



Massachusetts College of Art and Design

ADA Compliance Plan 2011

ADA Compliance Plan
Consultant Services
Contract #10-08

Prepared by

The Institute for Human Centered Design

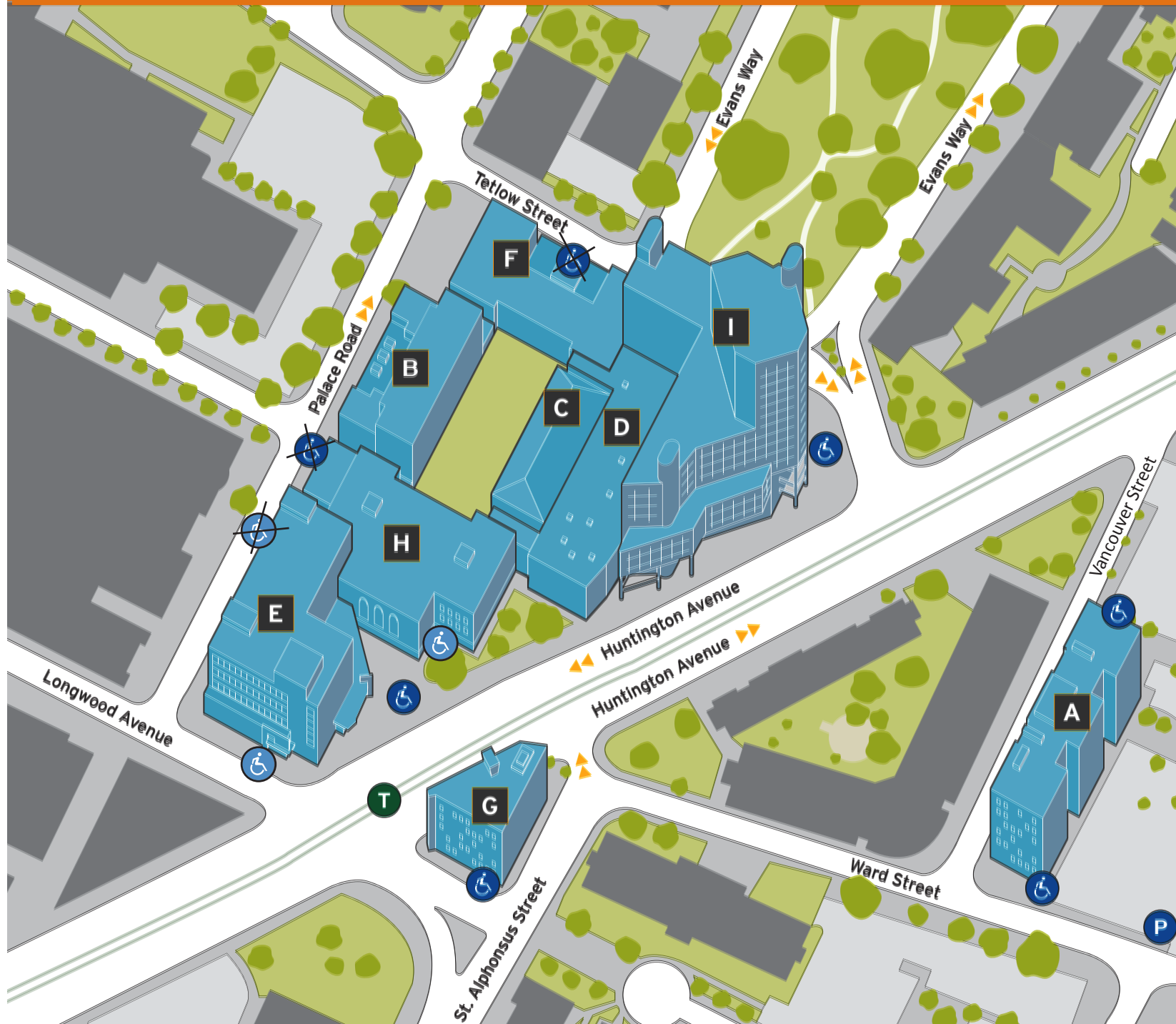
March, 2011



**Institute for
Human
Centered
Design**

200 Portland Street, First Floor
Boston, MA 02114
617-695-1225 voice/tty

KEY PLAN



Massachusetts College of Art and Design

ADA Compliance Plan 2011

CONTENTS

Executive Summary

Campus-Wide Issues
Wayfinding & Signage

Exterior Building Issues
X-Campus Exterior

Interior Building Issues
B-Collins Building
C-East Building
D-Gym Building
E-Kennedy Building
F-North Building
H-South Building
I-Tower Building
Hot Shop - Glassblowing Building

ADA & MAAB References | **APPENDIX A**

Policies & Procedures | **APPENDIX B**

Website Review | **APPENDIX C**

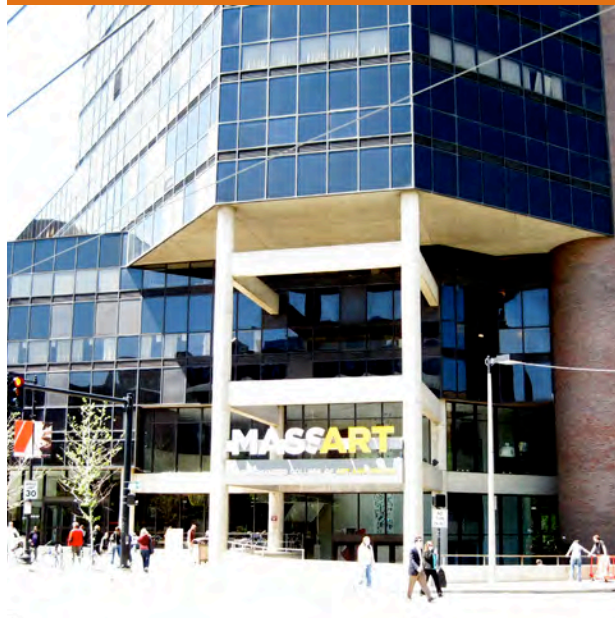
PROJECT TEAM
Mercedes Evans, MassArt
Howie LaRosee, MassArt

Altaf Mulla, DCAM
Polly Welch, DCAM

Tica deMoor, IHCD
Steve Demos, IHCD
Marissa Desmond, IHCD
Valerie Fletcher, IHCD
Erica Garfinkel
Kathy Gips, IHCD
Chris Hart, IHCD
Ana Julian, IHCD
Ivy Smith, IHCD
Josh Safdie, IHCD
Ruth Super, IHCD
David West, IHCD

March 2011

Executive Summary



Overview - Charge & Approach

The Institute for Human Centered Design (IHCD) has completed an update of the ADA Self-Evaluation and Transition Plan for Massachusetts College of Art and Design. This included an assessment of facilities, program and financial information of the original ADA Self-Evaluation and Transition Plan, as well as a review of policies and procedures. The final report identifies problem areas and recommends a sequenced and realistic five-year plan to provide a non-discriminatory teaching and learning environment that builds on the College's commitment to support diversity and full inclusion. In all cases, the obligation of Title II entities to provide program accessibility is a primary priority of the recommendations. The report is intended to expand the College's knowledge and confidence to take the next steps to improve the experience of students, staff, faculty and visitors with disabilities in a period of significant growth and change for the College.

Though it was not clear at the time of the contract award, the project coincided with President Obama signing new ADA Standards on the 24th of July, 2010, the 20th anniversary of the passage of the ADA. MassArt and DCAM made the decision, supported by IHCD, that it made sense to adopt the 2010 ADA Standards for design in this review largely because significant alterations would occur after the full implementation date of 15 March 2012. Compliance with the 2010 Standards will also shape major projects such as the Design and Media Center and the Center for Contemporary Arts. It is also true that elements that have been renovated based on the original ADA Accessibility Guidelines (ADAAG) but not compliant will need to be corrected to the 2010 ADA Standards. Note that Massachusetts Architectural Access Board (MAAB) standards have been used as the basis for corrective action when the requirements are more stringent than the 2010 ADA Standards (e.g., length and knurling of grab bars, toilet room dimensions). The MAAB cost formula also influences what must be done. If the cost of the work is less than 30% of the full and fair cash value of the building but more than \$100,000, then the work being performed is required to comply with 521 CMR (MAAB).

Institutional Challenges

MassArt is a unique institution in the region, the only public institution of art and design in the United States, and on the brink of both a leadership transition and implementation of the largest Capital Plan in its history. Experiential education is a special challenge inherent in schools of art and design – glassblowing, industrial design, fashion, architecture, sculpture, etc. – one learns by doing, most commonly in specialized environments unique to the work. This is a particularly important point in a public school, for which the Americans with Title II of the ADA stipulates “program accessibility” as a primary obligation and tool to ensure equal opportunity for people with disabilities. The challenge for a school of art and design is fundamentally different from a typical higher education institution, where classroom spaces are largely interchangeable. Architectural barrier removal becomes necessary when there is no other feasible way to make the program accessible.

Existing Physical Plant

MassArt's real estate has expanded over 27 years of acquisitions into a collection of eight very different buildings on one large city block. The buildings were constructed between 1906 and 1977 with a mix of renovations undertaken since then, all of them constructed before accessibility requirements were being implemented. The interface between buildings is largely at different levels relying on stairs to move from building to building. Of the thirteen (13) exterior entrances to MassArt, only four (4) are fully accessible. And there is no current signage posted at the inaccessible entrances advising of the location of accessible public entrances.

Toilet rooms are a significant issue with a mix of minor corrective action and significant work. Of the toilet rooms on campus that are on accessible routes, they break down as follows:

	# of FLOORS	TOTAL # FLOORS	TOTAL # TOIL. RMS	ACCESSIBLE REQ. SIGNS	NOT ACCESSIBLE REQ. MINOR MODS. < \$10,000/TOILET	NOT ACCESSIBLE REQ. MAJOR WORK > \$10,000/TOILET
B-Collins	3+1	4	8		4	4
C-East	2+1	3	3		0	3
D-Gym	4+1	5	6		1	5
E-Kennedy	6+1	7	14		14	
F-North	3+1	4	4	2	2	
H-South	3	3	3			3
I-Tower	13+2	15	25			25
Hot Shop	1	1	1		1	
		42	64	2	22	40

This ADA evaluation examined how compliance has been achieved to date, and, more significantly, what falls short and what strategic actions are needed to enhance the MassArt experience for the entire school community at this critical juncture.

Universal Design as a Framework for Thinking about Solutions at MassArt

Universal Design is a framework for the design of places, things, information, communication and policy that focuses on the user, on the widest range of people operating in the widest range of situations without special or separate design. Universal Design, may start with considerations for accessible design, but it calls for a more creative and imaginative engagement of designers to design places, products and experiences that will work seamlessly across the spectrum of ability, age and, increasingly, culture to facilitate and enhance everyone's experience.

Students at MassArt reflect the typical pattern of disability in higher education today. The overwhelming majority of students have functional limitations related to the brain (e.g., learning disabilities, ADHD, developmental delays, cognitive issues, and mental health issues). Universal Design is a way of thinking about design and the intersection of the person with all kinds of designed environments – physical, information, communication, policy and attitude. It recognizes that disability is contextual, that a person's functional limitations can be accentuated or minimized by design. Adopting the principles of Universal Design provides an extraordinary opportunity to demonstrate the power of design to shape experience



for the better and support everyone to be their best. And it's especially appropriate for a school of art and design and very much in line with the remarkably pervasive commitment at MassArt to help everyone to thrive.

In addition to a review and recommendations related to compliance, IHCD's recommendations include priority recommendations for capital improvements that include but go beyond compliance obligations. These two priorities emphasize creating a legible campus environment that would enhance everyone's experience but are significant improvements to the usability and experience of the typical MassArt student with a disability.

Lighting and acoustics are another common challenge in the MassArt environment that can compromise the experience of many students with disabilities. Close analysis was outside the scope of this contract. But, considering the prevalence of learning disabilities, ADHD and mental health issues among students with disabilities, better lighting and management of acoustical conditions are likely to help support students' performance in learning spaces. IHCD would recommend creating mock-ups of lighting and acoustical conditions to the extent possible in new construction and major renovation in order to give students with disabilities an opportunity to weigh in on what works best for them.

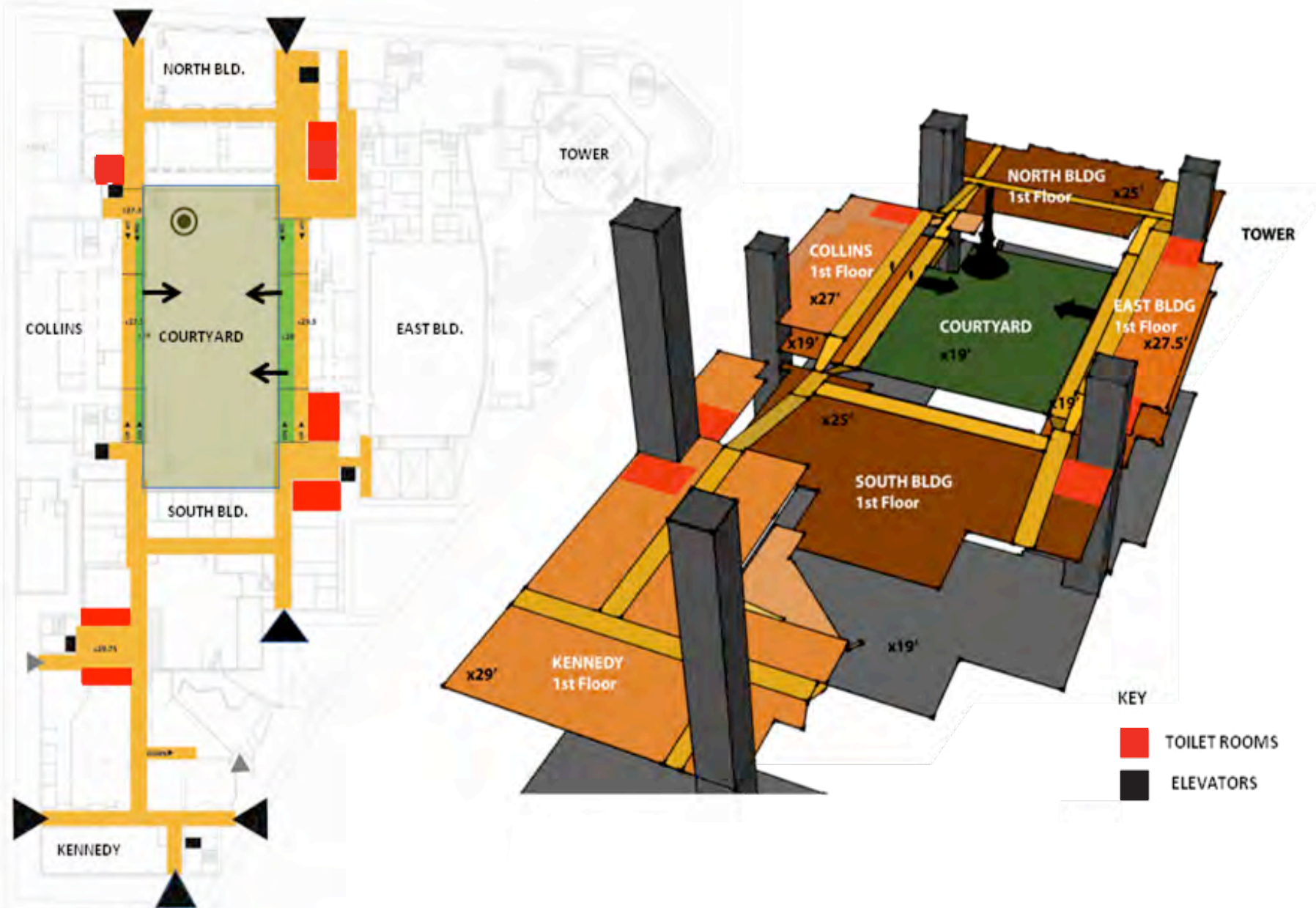
Two Campus-wide Big Ideas

In addition to the original scope of work, IHCD generated conceptual strategies for addressing the two most critical accessibility problems at MassArt. The goal is to help MassArt infuse its campus with the same excitement of opportunity that characterize its program and its commitment to students.

#1 Making a Legible Environment: Accessible Routes + Wayfinding

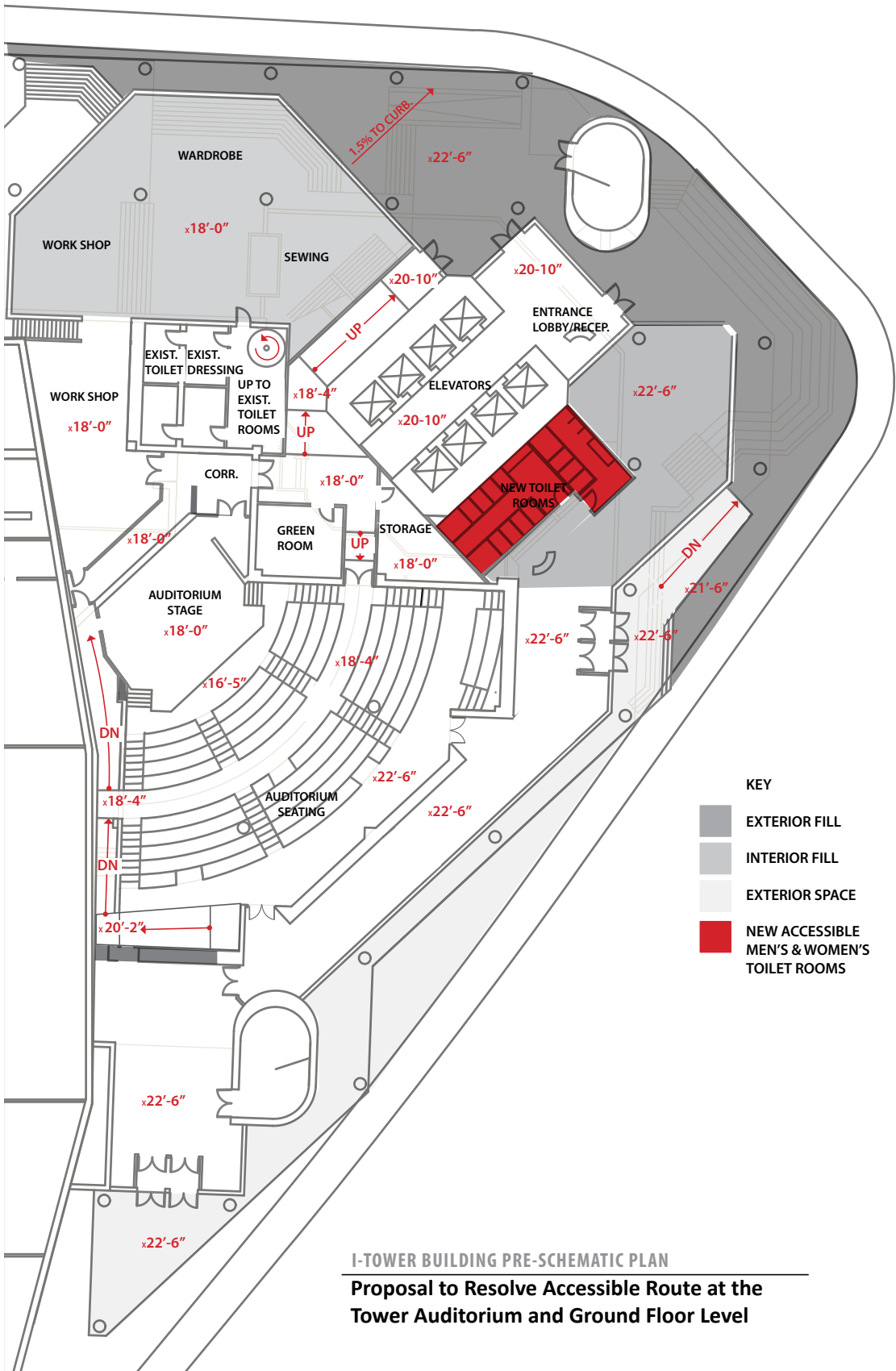
The lack of legibility in the physical environment at MassArt disables many members of the community. Despite years of effort, there is no accessible route across and through the campus. Getting lost is not just a rite of passage for first year students but a common and unfortunate signature experience for the school. Lack of clear circulation and connections between buildings inhibits everyone's ability to form

a clear cognitive map of their surroundings. Working with MassArt and DCAM, IHCD has developed a design concept for accessible routes and wayfinding, complementary to the Master Plan, which would make sense of the entire campus by focusing on the courtyard as a primary orientation device. It would also strengthen the contiguous first floor plane with accessible entrances and strategically placed vertical circulation for access to other floors. Such an accessible route/wayfinding strategy must be complemented with a comprehensive and coordinated signage system integrated throughout the campus addressing navigation, accessibility and safety as well as branding.



#2 TOWER BUILDING – CREATING A SAFER, MORE USABLE ASSET

The second idea is to transform MassArt’s dominant landmark, the Tower Building, into a true asset for accessibility, safety and usability. By rethinking the poor and wasteful allocation of space for circulation on the perimeter of the main floor, basement and mezzanine, the College can create truly welcoming entrances, open the Tower Auditorium to the public without risking security of the rest of Tower and thus the campus and actually generate usable space out of the volume of the ‘pit.’ [See diagram on page 5]



Accessibility Issues that Repeat Campus-wide

Accessible route & Obstructions

MassArt is so pressed for storage space that it is common for both staff and students to use every available floor space. Accessible routes require a 36" wide minimum unobstructed clear floor space in order to be compliant.

Assistive Listening Devices (ALD)

Develop policies and procedures so that existing Assistive Listening Devices are readily available, are easy to request at and prior to all performances but especially public events. Install signage indicating ALD availability at the box office, at the entrance to the Pozen, at the Auditorium, the Tower and Kennedy lecture halls, and online. Train staff and volunteers in its use and the particular issues of how to make it work for hearing aid users. Develop a regular testing procedure to ensure reliability.

Doors

A set of issues pertain to doors on accessible routes.

1. Adjust exterior doors to have an opening force no more than 15 lbs. Adjust all interior doors throughout the building to have an opening force of no more than 5 lbs. Develop a regular maintenance schedule to monitor and maintain door pressures. Given wind pressures as well as MassArt's commitment to improving access, installing automatic door openers at entrances at North/Pozen, Hot Shop, two of the three Kennedy entrances (Palace Road, Huntington), South, and the Auditorium Tower entrance would benefit everyone.
2. Replace existing inaccessible round door-knobs with lever sets. Prioritize doors that are part of an accessible route to each major and program.
3. Every door opening on an accessible route must have a clear 32" width when the door is opened to a 90' angle. If a double leaf, at least one side must have a 32" clear opening.

Drinking Fountains

In most buildings there is only one drinking fountain provided on each floor but in East and Gym there are no drinking fountains. If drinking fountains are to

be added to these areas, they would need to be the High-Low type able to accommodate a front approach by a wheelchair user and offer a higher option for people unable to bend low. There is only one accessible High-Low drinking fountain currently on campus and that is in the Kennedy Building near the Cafeteria toilet room. The other High-Low drinking fountains are not accessible because they protrude into the corridor (at Kennedy Basement and 2nd floor), creating a hazard. The simplest solution for the drinking fountains that protrude is to provide narrow wing walls on either side without impeding side approach by a wheelchair user. All other fountains are single height. The solution for allowing for different heights would be to provide a wall-mounted cup dispenser at an accessible height. Should this solution be adopted, regularly refilling the cup dispenser would become an obligation under maintenance of accessible features.

Fixtures, Furniture & Equipment

As furniture, fixtures and equipment are upgraded and replaced, make sure that 5% but not less than one item should allow an individual with a disability to use it. Make sure that those work surfaces and sinks are at 34" with knee spaces at least 27" A.F.F. 30" wide and 19" deep and that controls are within reach ranges described in General Notes. To support the various pieces of fabrication equipment that a student with a mobility limitation (wheelchair user or needing to sit or perch while working) may need to use, the best solution is adjustable casework that raises or lowers for convenience either automatically or mechanically. Low tables or carts also may supplement the counter top areas to provide additional space for equipment and provide program access in the area where fellow students are working. Ideally, having a set of rolling tables and carts with locking casters would provide efficient flexibility for many different majors.

Handrails on Ramps

Making existing handrails compliant and safer is a common issue throughout the campus. Handrails need to be continuous along both sides of ramp segments. The connecting route between North and Gym basements has no handrail but the slope determines that it is a ramp condition and requires there to be handrails on both sides. Handrails on ramps between Collins and North on all floors require extensions except for where it may interfere with a door.

Maintenance of Accessible Features

Accessible features must be maintained in working order so that they are accessible to and usable by those people they are intended to benefit. Lifts that are provided in Collins and North do not work and have not worked for some time. The controls for the lift at North are blocked by an electric scissor lift routinely used in the lighting class.

Protruding Objects

Remove all protruding objects from circulation paths. If they cannot be removed, add a cane-detectable wing-wall, base or object that extends to the ground as a warning barrier. Protruding objects include: Tel Data boxes especially in Kennedy and North, display cabinets, drinking fountains, telephones, fire hydrants, fire alarm pull boxes, ceiling hung electrical outlets, speakers.

Ramps

Ramps are a constant fixture throughout the campus. Beginning from the exterior, reaching MassArt buildings can be challenging because curb ramps along sidewalks rarely meet slope, cross slope and level landing requirements. Ramps that provide access to outdoor spaces and into buildings are equally problematic. Most notable are the ramps accessing Tower (from sidewalk & down to elevator lobby) and both ramps at the Courtyard, all of which will require reconstructing. The steepness and/or disrepair of the ramps effectively prevents access. Unfortunately, new walkways and ramps at Kennedy, the dormitory, and Artist Residence have problems and, to the extent that they can be addressed as punch list items, the better. Interior ramps, including those built between North and Collins and accessing the Tower Auditorium, have slopes that exceed maximum tolerances and surface degradation that will require significant work to correct. Finally, there are ramps that are not treated as ramps (they lack 48" clear width, lack handrails) but clearly exceed 5% running slope and in some cases, 8.3% running slope. These exist most often at building joints such as Tower, East & North. In all examples the conditions warrant attention promptly as well as a continued focus to address them through MassArt's Capital Plan.

Stairs

Stairs that connect levels not serviced by an elevator, ramp or lift must have continuous rails on both sides and a non-slip stair surface. There needs to be a new handrail installed at the South Crackerorium steps.

Toilet Rooms

This is a confusing challenge to creating a compliant campus at MassArt. The following breaks out the story of existing conditions.

1. Compliant with small corrective measures.

KENNEDY – All floors though especially important are the basement and cafeteria toilet rooms.

NORTH – Basement requires simple modifications to the single-user toilet room.

2. Can be made compliant through significant renovation that's justified by the circumstance of location.

COLLINS/NORTH – All floors – the required clearance at the door is not provided. A solution would be to make at least one of the toilets on each floor ADA compliant by either adding an automatic door opener and obviating the need for clearance space at the door or moving the sink to provide clearance at the door. The left hand toilet room provides the larger turning space and would be favored for modification. These toilet rooms serve both the North and Collins buildings.

GYM/EAST – require extensive renovations; this could be incorporated into the new Design Center renovation of these buildings

3. Needing to be created new because it's unrealistic to fix the current toilet room options serving the area.

TOWER - toilet rooms require costly and extensive renovations to become compliant – toilet locations, grab bars, dispensers, turning spaces, clearances, mirrors, door clearances, door hardware are all non-compliant through-out the building, the solution would be to create a new single-user ADA compliant toilet room for all floors. Because the Auditorium is open to the public and the occupancy is 500, there should be at least two new ADA compliant single-user toilet rooms.

SOUTH – First, second and third floors require at least one new accessible single-user toilet room per floor as the galleries are open to the public and there is no elevator.

COURTYARD EVENTS – The South toilet rooms and the Collins/North toilet rooms could be used but that would require a new elevator tower to be inserted between Collins and South, an extensive and costly renovations. Alternatively, it's a well-timed opportunity to solve the problem in the development of the Center for Design and Media and the Center for Contemporary Arts.

NOTE: signage for toilets - In all cases the ADA compliant toilets must be identified with the International Symbol for Accessibility and locations must be noted on directories and plans and public information. All ADA non-compliant toilets must have signage with directions to the nearest ADA compliant toilets unless they are adjacent to the ADA compliant toilet room.

Utility Sinks

Typical to art schools, there are many utility sinks required for cleaning equipment such as brushes, paint and containers for chemicals. A common utility sink used by maintenance staff is not required to be accessible but its use in art schools makes it a part of the educational experience. Short of having someone else help with this chore, provide enough space around the sink for a side approach and add an adjacent work counter at 34" AFF with room for knee space. Adding a faucet on a flexible hose accessible features would give greater usability with accessible features would give greater usability.

Summary of Policies & Procedures Review & Recommendations

IHCD reviewed MassArt's existing policies and procedures for compliance with legal responsibilities as an ADA Title II entity and Section 504 of the Rehabilitation Act, which prohibits discrimination against qualified individuals with a disability by recipients of Federal funds. The scope of the IHCD project does not include Title I on employment so this assessment focused on policies and procedures affecting students, prospective students, and other people who interact with the college.

IHCD's review indicated that MassArt is mostly in compliance with Section 504 and the ADA. The high level of commitment to inclusion for students with disabilities is affirmed by pervasive awareness among staff and faculty and a significant infrastructure of pol-

icies and procedures. Additional steps are necessary to ensure that people with disabilities enjoy the same opportunities to participate in MassArt's programs and services as other everyone else.

Emergency Management

Our most significant concern is that there are not adequate policies and procedures in place to ensure that students and others with disabilities can be aware of an emergency and be able to safely exit the physical environment. The revised emergency plan only addresses people with physical disabilities and even for them it will be difficult to disclose their location in case of emergency and very difficult for someone to exit quickly, safely and independently from many locations. For the kinds of disabilities so prevalent at MassArt that cluster in learning disabilities, ADHD, developmental disabilities and mental health conditions, there needs to be a multi-faceted and redundant strategy to ensure they are aware that there is an emergency and understand how to exit safely.

Regarding emergency preparedness there is an impressive 'Emergency Notification System' – students enter their contact information to be notified in case of emergency - but is hard to find on the website and likely impossible to find for people who are not regular enrolled students. IHCD recommends that MassArt clarify and expand methods of communication in case of campus emergencies for students with disabilities, especially students who are Deaf, hard-of-hearing, with learning disabilities, mental health, cognitive or developmental issues or who may need redundant communication, such as a text message, to understand the seriousness of the situation. In addition, emergency evacuation signage, including clarity about accessible routes, is a critical priority to integrate into a campus-wide wayfinding system.

Improving Information and Communication of Policies and Procedures

The other primary corrective actions in policies and procedures center on improving information and communication to everyone with a disability interacting with MassArt. Registered students with disabilities get an unusually robust quality of attention and support to pursue an equal opportunity art and design education at MassArt – particularly rare among art and design schools. Expanding the awareness of MassArt's welcome to people with disabilities

is needed for prospective students, including people interested in continuing education and programs for children and youth, for families of prospective and current students and for the public attending events on campus.

IHCD recommendations are as follows:

- There is no more practical or far-reaching strategy that promises more impact than creating a page with an appropriate home page link on the MassArt website that contains all the disability non-discrimination policies. We strongly recommend that the link directly from the home page is an important priority.
- Provide all staff, faculty, students, prospective students and members of the public the complete contact information of the designated responsible employee who serves as a point person for coordinating their obligations under Section 504 and ADA. There has been impressive stability of a caring and committed leader. But, unless you are already in the system, it is difficult to find the information you need about accessibility, policies, and procedures.
- Disseminate grievance procedures relative to disability.
- Clarify the procedure for requesting academic adjustments and modification of policies, practices and procedures on MassArt's written materials as well as website postings.

Add a map of campus accessibility to the MassArt website. If people can know what to expect, especially during a transition phase - know-before-they-go- it earns good will toward the College.

Website Accessibility Evaluation – www.massart.edu

IHCD included in the scope of work for MassArt a commitment to provide 'a detailed analysis of the MassArt website with detailed recommendations related to its current level of accessibility and how to improve it.' As the Commonwealth's policy advises, accessibility has been reviewed of both functional characteristics in line with Section 508 of the federal Rehabilitation Act and content guidance as Web Content Accessibility Guidelines of the World Wide Web Consortium Web Accessibility Initiative (W3C/WAI).

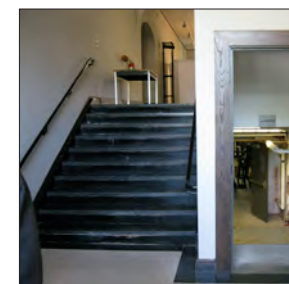
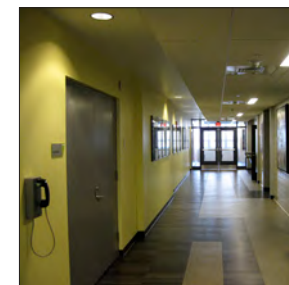
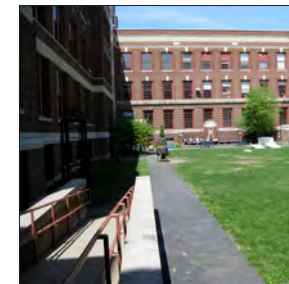
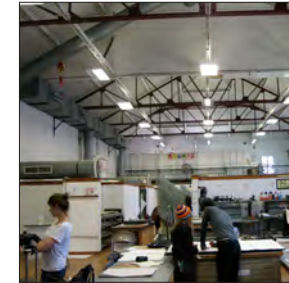
Findings

There is a mix of strengths and weaknesses in the MassArt website. Detailed comments and recommendations are captured in the full Website Accessibility Evaluation.

In general, the website reflects attention to the usability by people who are blind and use screen readers though there are gaps in consistency. The site misses opportunities to make a website more responsive to the typical profile of MassArt students with disabilities.

- The home page is not accessible because it requires at least Flash 9 and Java Script.
- Color contrast and brightness does not recommended standards.
- Hierarchy of information is unclear in some section – what do I need to pay attention to?
- Forms could be designed to more user-friendly including the addition of prompts and the elimination of color as the sole means of conveying meaning (e.g., areas in red are required).

The Commonwealth, through the Executive Office of Administration and Finance, provides detailed guidance on expectations of web accessibility that can be reviewed on the website www.mass.gov/accessibility or through this PDF of state policy: http://www.mass.gov/Eoaf/docs/itd/policies_standards/web-access-std.pdf



**Institute for
Human
Centered
Design**

200 Portland Street, First Floor
Boston, MA 02114
617-695-1225 voice/tty



CONTENTS

How To Use This Report |02

Signage Summary |03

Five-Year ADA
Compliance Plan |05

Wayfinding & Signage Issues |12

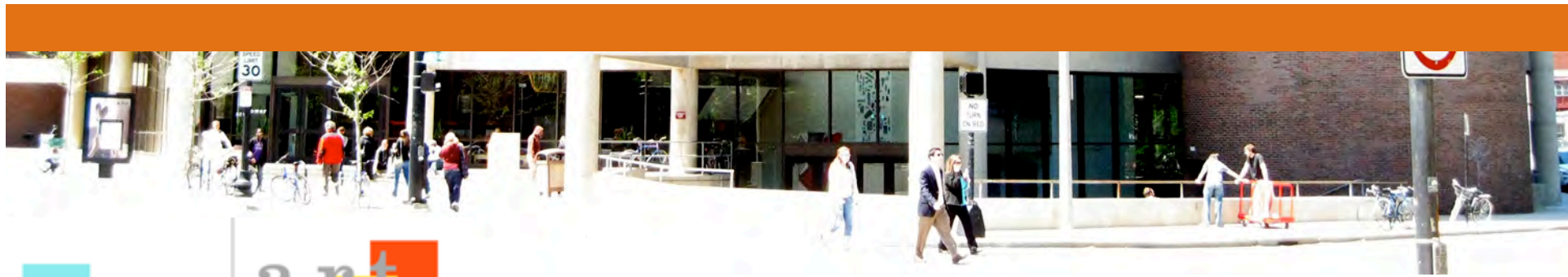
ADA & MAAB References |APPENDIX A

PROJECT TEAM
Mercedes Evans, MassArt
Howie LaRosee, MassArt

Altaf Mulla, DCAM
Polly Welch, DCAM

Steve Demos, IHCD
Marissa Desmond, IHCD
Valerie Fletcher, IHCD
Erica Garfinkel
Kathy Gips, IHCD
Chris Hart, IHCD
Ana Julian, IHCD
Ivy Smith, IHCD
Josh Safdie, IHCD
Ruth Super, IHCD
David West, IHCD

March 2011



WAYFINDING OVERVIEW

Wayfinding is a much overlooked accessibility asset:

- It contributes to the ease of use, efficiency and safety of the campus.
- It provides public relations opportunities to demonstrate that MassArt cares for its communities.
- It becomes an obvious place to showcase the quality of design, especially at an art and design school.

The key objectives of an effective campus-wide wayfinding program is to clearly and effectively orientate and guide the building users and visitors to and throughout the campus. The main aim is to do this with the use of as few signs as possible. To accomplish this the physical environment must provide relational information. Employing strategies such as predictability and consistent adjacencies and locations, for example a men's toilet room should always be next to a women's toilet room and should have a drinking fountain associated with it. Elevators should be situated at predictable intersections next to stairways. Directories should always be close by. Major routes should be planned based on long and short views with landmarks enabling easy navigation.

Visual or other non-verbal cues, such as the color coding of floor and/or wall surfaces can be keyed to orientation brochures, online maps and directories to provide at-a glance guides for new or frequent visitors. These measures will help everyone using the campus not only people with low vision or with cognitive or perception disabilities. Designing for all levels

of ability negates the need for multiple systems and it is economically advantageous.

Color is an important but not the only navigational and ordering tool, a successful wayfinding program takes into account that some people may not be able to discriminate between all colors, especially those of similar contrast and value no matter how clear the color-cueing system appears to be. Some people may be able differentiate between a dark and a light blue better than the difference between a blue and a red of the same tone. Other visual and tactile cues to be utilized are landmarks, shapes, numbering, architectural features, finish selections and lighting. These strategies can be effectively employed to identify current location and provide directions to other locations and can enable all new visitors and members of the campus community.

As previously mentioned, wayfinding is a far greater concept than just signage. However, signage is cited in the ADA standards and it is a useful communication tool aiding in improving program accessibility. The signage part of a campus-wide wayfinding program will encompass: building identification signage, permanent room designation signage, directional signage, temporary and/or public information signage and evacuation signage and will be able to be used by all. Factors to be given careful consideration are: use of clear simple typefaces, appropriate type size, clear letter and spacing, short lines, short common language words, concise information, arrows and pictograms closely associated with their text, and intuitively understood layouts.

EXISTING CONDITIONS DESCRIPTION

The lack of a comprehensive and cohesive wayfinding program and signage has become a critical barrier to accessibility and usability of the campus buildings.

The existing eight-building Mass Art Campus has grown organically through the cumulative acquisition of the 'urban block' over a 27-year period. As a result of this type of growth there has been asymmetrical development in wayfinding and signage. Many uncoordinated efforts, signage systems and handwritten iterations exist side-by-side throughout the MassArt Campus both internally and externally.

Notices, signage and directories often found in inconsistent and unpredictable locations undermining navigation, orientation and safety confidence. Additionally a great deal of essential or required signage is missing.

MassArt's student population includes a significantly high proportion of learning, ADD, ADHD, cognitive, and psychological disabilities. An erratic wayfinding system contributes to and exacerbates the confusion, disorientation and frustration of these students. Anecdotal evidence reports students unable to find their correct classroom opt to join a class where the classroom could more easily be found, or student not participating in an activity because they could not find their way to the venue.

Additionally the building users: artists, architects, graphic & visual communication designers have a high level of aesthetic and visual sophistication and sensibility that is not being met by the existing wayfinding system.

CAMPUS-WIDE WAYFINDING | Overview

Program Accessibility can be improved with the following measures:

OPERATIONAL IMPROVEMENTS - *Low cost projects involving behavioral or policy changes that can be completed within 90-days and will require ongoing maintenance.*

Public Access: Make certain that all publications, collateral pieces, safety and emergency plans, marketing materials, program event signage, and website content coordinate with directories, room numbers, building and floor names and other facilities that exist in the built environment.

Assistive Listening Devices: Install signage and notification indicating the availability of assistive listening at the box office, at the entrance to the hall and online.

Personnel recommendation: Identify personnel to oversee and maintain policy for wayfinding and signage design. This person should have a design background and be part of the in-house design team. Unless this happens the large capital investment of a campus-wide program could easily be wasted.

CAPITAL IMPROVEMENTS PROJECTS - *Projects that will require significant planning, will involve outside contractors, will require a substantial capital outlay, and may take 1-5 years to complete.*

Comprehensive campus-wide wayfinding program: Create and install a comprehensive and cohesive wayfinding program that includes but distinguishes between ADA Accessible facilities, Fire and Safety and Wayfinding. Directory information and signage should be coordinated between website, marketing materials, program/event signage, egress plans and wayfinding.

Include the following in the comprehensive campus-wide wayfinding program

Signage for Accessible Facilities & Safety: Provide signage for all accessible facilities including entrance doors, toilet rooms, drinking fountains, public telephones, and egress routes. If the toilet room or entrance is not accessible, provide ADA compliant signage that gives directions to the to the nearest accessible one.

Emergency Signs: Provide emergency egress signage and plans that are compliant with the International and Massachusetts' Building Codes. Ensure that all directional signage is orientated correctly.






Accessible Routes and Path of Travel: Provide signage and/or markings that help to define 36" wide min. accessible routes, aisles and pathways throughout the building. Markings should be intuitive and help to keep accessible route and paths free of furniture and other obstructions.

Designation Signs: Provide ADA compliant permanent room and space signage.

Directories: Although there is no ADA requirement for directories, their use is critical to wayfinding. Ensure that all information on directories and directory placement is consistent and predictable.

Noticeboards: To ensure effective and accessible noticeboards they should be installed and maintained to meet the ADA **Standards for reach ranges and character heights.**

Five-Year ADA Compliance Plan




KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	2011	2012	2013	2014	2015	2016
A	<p>As part of a comprehensive campus-wide wayfinding program - Create and install the following ADA and MAAB compliant signs:</p> <p>A1 - ADA Facilities & Safety - Create and install signs for accessible facilities & safety SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide a 2010 ADA compliant sign with the International Symbol of Accessibility at the accessible entrance on Huntington Avenue.</p> <p>For amenities that are not accessible provide signs with directions to the nearest ADA compliant amenity such as toilet rooms, telephones, drinking fountains, entrances, exits and egress routes that are on an accessible route.</p> <p>Make sure that these signs meet 2010 ADA Standards for height and location, and that they use the International Symbol of Accessibility. Signs indicating ADA compliant entrances should be placed to avoid backtracking.</p> <p>Ensure that all ADA compliant amenities are noted on any directories at each floor level.</p> <p>SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide 2010 ADA Standards compliant signs for exit signs at doors, exit passageways, exit discharge points, and exit stairways. Consider installing permanent emergency egress plans throughout the building at ends of corridors, and at stairs. Also, verify that all current emergency signs are placed correctly and are not blocked from view.</p> <p>CAPITAL IMPROVEMENT: This signage should be installed as soon as possible but should be coordinated with the design for the campus-wide wayfinding program. Ongoing (this will require periodic updating).</p>	All buildings	2010 ADA Standards Chap. 216 Signs & Chap. 703.1, 703.2, & 703.5 MAAB 41	\$50/temp sign \$150/sign includes installation but not design fees						
	<p>A2 - Room Designation, Directional & Informational Signs SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Create and install signs for all permanent facilities and room locations, directional signage, and Informational signage. Ongoing (this will require periodic updating).</p>	All buildings	2010 ADA Standards Chap. 216 Signs & 703 & MAAB 41	\$150/sign includes installation but not design fees						
	<p>A3 - Wayfinding Signs & Directories CAPITAL IMPROVEMENT: To improve safety and user experience consider creating directories that improve the ability to navigate through the building. The directories should be designed so that they have characters and contrast levels that allow them to be easily read by a person with low vision and at low light levels. They should also be mounted so that the top most characters can be read while sitting. Ongoing (this will require periodic updating).</p>	Vertical circulation	N/A	\$1,500/directory includes installation but not design fees						
<p>*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.</p>										

NOTES ABOUT THIS CHART




This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

SYMBOL KEY

Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Interior and exterior signs identifying permanent rooms and spaces visual, tactile and braille compliance required.

SIGNAGE- Designation Signage

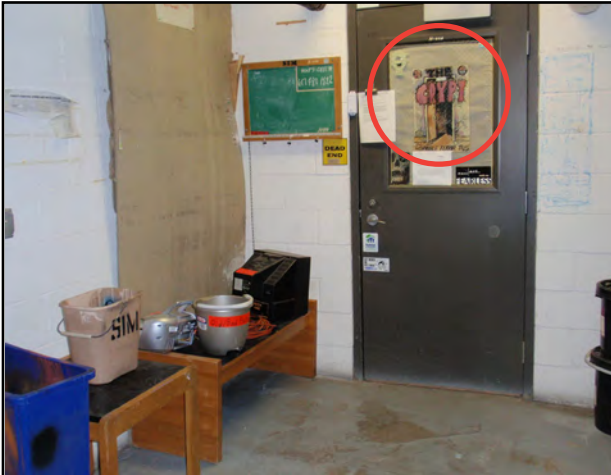


FIG. 1 NORTH BASEMENT - 'The Crypt' wrong location and non-compliant for char-



FIG.2 TOWER - 8th Floor missing signage



FIG.3 EAST - Basement Woodshop wrong location and non-compliant for character proportion and size



FIG.4 NORTH BASEMENT - Storage signage wrong location and non-compliant for character proportion and size



FIG.5 SOUTH - 2nd Floor wrong location and non-compliant for character proportion and size

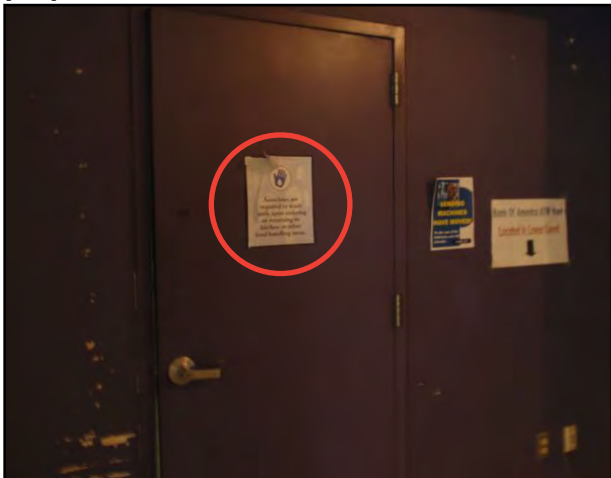


FIG.6 KENNEDY - 1st Floor - 'temporary signage' in use more than 7 days cannot be considered temporary signage



FIG.7 NORTH FIRST FLOOR - Student



FIG.8 KENNEDY - 2nd Floor signage too high and non-compliant for character pro-



FIG.9 NORTH - 2nd Floor "doors locked for your safety" signage too high and non-compliant for character proportion and size

Designation Signage

[See Appendix - A-2010 ADA Standards Signs-Communication Elements 216, 703.1,703.2,703.3, 2010 ADA Standards]

Designation signage throughout the campus is missing. Missing signage especially for rooms can cause confusion and delay in an emergency situation. Additionally it can be very frustrating if a room number is missing and if students and faculty cannot locate their destination easily. It can cause disruption to classes. Designation signage throughout the campus does not conform to mounting locations and height requirements.

Ensure that all permanent room locations have signs required according to CMR 521. In many instances character proportion and size requirements are not met.

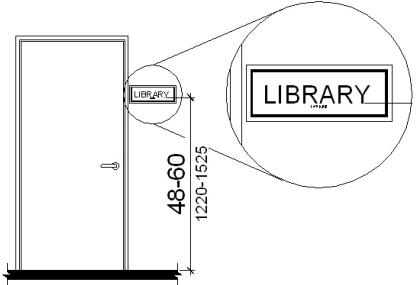
Signs that are required to be read tactilely do not have raised characters or Braille.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Develop a campus-wide wayfinding program that includes ADA compliant signage installed at correct locations and heights.

Ensure that all accessible facilities and amenities are marked with the International symbol of Accessibility. If an amenity or facility is required to be accessible and is not install ADA compliant signage with directions to the nearest accessible amenity or facility.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
Coordinate room numbers with the course schedules, programs and events.

Make sure that there is no duplication of room numbers. For instance currently in North Building there are two rooms labeled with N-181. Additionally ensure that rooms are numbered consecutively. Ensure that room location signage is distinct from ADA facilities, wayfinding, emergency egress and safety signage.



SIGNAGE - Directional Informational Signage

Signs that provide direction to or information about interior spaces and facilities of the site. Includes rules of conduct, occupant load, and similar signs. Signs providing direction to rooms or spaces include those that identify egress routes.



FIG.1 KENNEDY - 3rd Floor signage missing



FIG.2 KENNEDY - 4th Floor signage ADA non-compliant



FIG.3 EAST - Basement Woodshop-signage ADA non-compliant

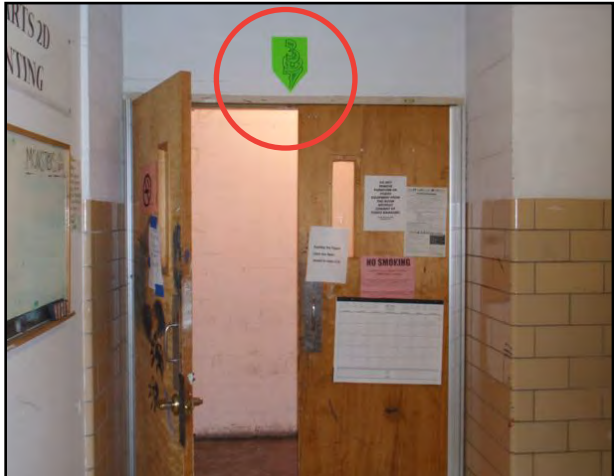


FIG.4 KENNEDY - 3rd Floor signage too high



FIG.5 EAST - Basement Woodshop - signage



FIG.6 KENNEDY - Basement Elevator Lobby Directory confusing & non-compliant for text height and contrast



FIG.7 KENNEDY - 2nd Floor signage missing



FIG.8 EAST - 2nd Floor - signage ADA non-compliant



FIG.9 SOUTH - 2nd Floor - Signage missing

Directional & Informational Signs

Directional and Informational signs that are required by the International Building Code (IBC 2009-1007.10 Directional Signage) throughout the campus are either missing or do not conform to mounting locations and height requirements.

In many instances contrast with background, case, style, character proportions, height, stroke thickness and line spacing requirements are not met.

Signs that are required to be read tactilely such as doors to areas of refuge do not have raised characters or Braille.

[See Appendix - A-2010 ADA Standards Signs-216.3- Directional Informational & 703.4 Installation Height & Location, Signs - 216.2 Designations]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Develop a comprehensive, campus-wide wayfinding and signage plan and install ADA compliant signage at correct locations and heights.

[See Appendix - A-2010 ADA Standards Signs-Designations]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Coordinate exit arrows with egress direction. Missing or inaccurate signage can cause confusion and delay in an emergency situation.

Coordinate the directional signage with its physical location ensuring that arrows and placement are indicating the intended direction.

Ensure that signage is distinct for ADA facilities, wayfinding, emergency egress and safety signage.

All signage at egress doors, areas of rescue and accessible routes

SIGNAGE - Means of Egress Doors



FIG. NORTH - 2nd Floor "doors locked for your safety" signage too high and non-compliant for character proportion and size



FIG. SOUTH - 2nd Floor exit sign missing



FIG. TOWER - 10th Floor exit sign as been turned to face wall so it can't be seen.

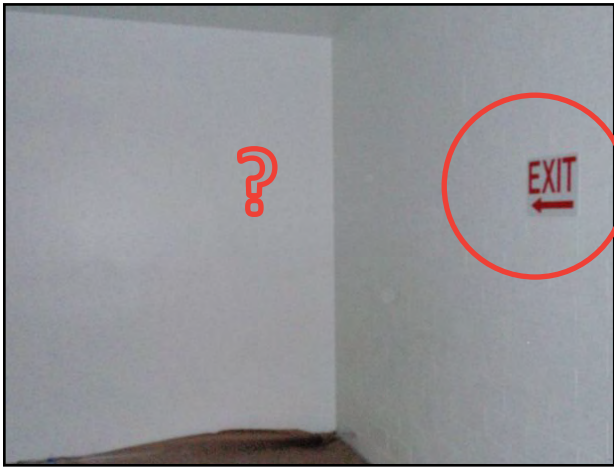


FIG. SOUTH - 2nd Floor exit arrow direction points to blank wall there is no exit



FIG. NORTH - Basement Exit sign cannot be seen as it is obstructed by plumbing



FIG. EAST - Basement exit sign missing in room



FIG. BETWEEN TOWER & EAST - 2nd Floor exit sign missing



FIG. EAST - Basement egress signage hand-written on masking tape that is peeling off



FIG. SOUTH - 2nd Floor exit sign missing

Exit Doors

Egress signage throughout the campus is often missing

Egress signage does not meet the ADA requirements for location, letter size, and design. [See Appendix - A-2010 ADA Standards Signs-Means of Egress]

Some Exit signs are turned or point to the wrong direction for egress. In some instances the exit sign is obscured by objects in the ceiling.

Accessible egress routes are not marked or do not have consistent signage.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE Provide for Egress signage in a comprehensive way-finding design and installation program.

Provide ADA compliant tactile signage at doors at exit passageways, exit discharge points, and exit stairways [See Appendix - A-2010 ADA Standards Signs-Means of Egress]

Coordinate exit arrows with egress direction.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Ensure that emergency egress, safety signage and ADA facilities is distinct from wayfinding, designation and informational signage.

SIGNAGE - Directories

Directories that provide information about location of services, classrooms, theaters, galleries, accessible amenities



FIG. TOWER- 10th Floor Elevator Lobby Directory missing



FIG. TOWER- 11th Floor Elevator Lobby Directory is too high. Height makes it difficult for a seated person to read



FIG. KENNEDY - Basement elevator lobby new directory confusing, non-compliant for text height, contrast & content not coord.

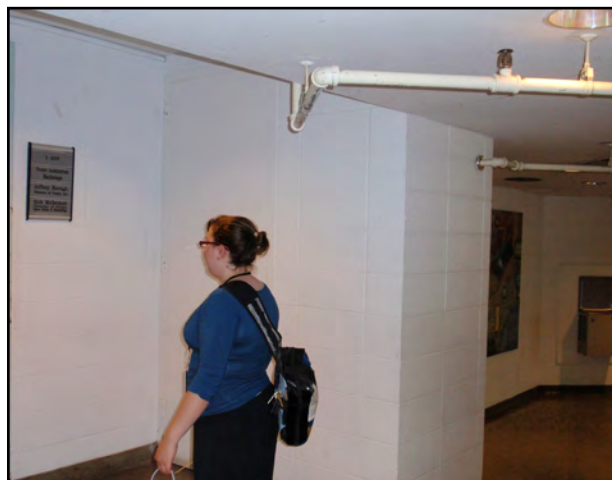


FIG. TOWER- 10th Floor Elevator Lobby Directory located too high

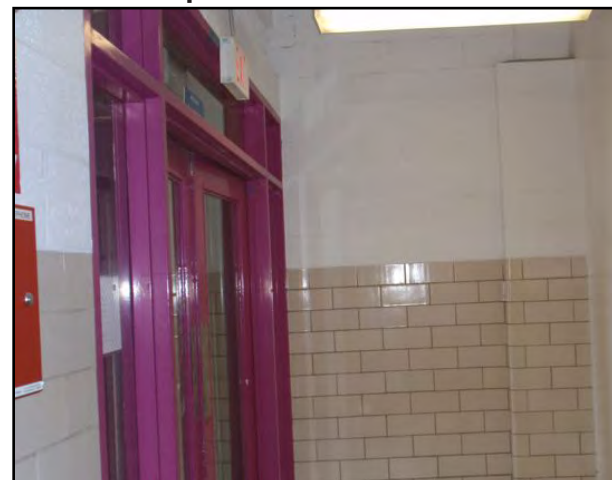


FIG. KENNEDY - 4th Floor Elevator Lobby

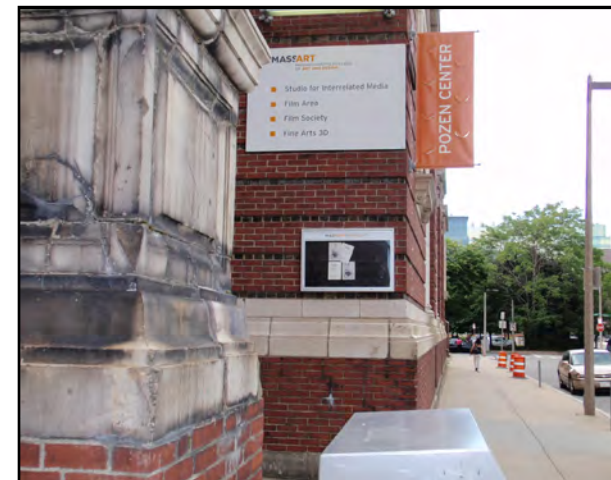


FIG. EXTERIOR - North Building directory content not coordinated with campus map and interior space usage.



FIG. TOWER- 2nd Floor Program information that is not on any other directory



FIG. EXTERIOR- Longwood/Huntington directory difficult to read small characters are too high for a person who is seated.



EXTERIOR - Palace/Tetlow curb and grass makes directory inaccessible

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Although directories are not required for ADA compliance they are essential for wayfinding.

Ensure that directories are distinct from ADA facilities, emergency egress and safety signage. Directories should be positioned so that the center of the sign is at 48" AFF.

Directories should be located in all elevator lobbies in a place where the floor level can be seen from within the elevator cab.

Character height of directories is based on viewing distance and should be no less than 2010 ADA Standards for 703.5.5 Visual Character height.

[See Appendix - A-2010 ADA Standards 703.5.5]

Directory information and signage should be coordinated and consistent between website, marketing materials, program/event signage, egress plans, wayfinding, directional signage and designation signage. ADA accessible toilet rooms should be noted on the directory.

WAYFINDING - Parking Signage



FIG.1 BLD

Parking Signs

There are very few accessible parking areas and the ones that there are at the dormitories do not have accessible signage.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

The signage must be 60" above parking surface, include the international symbol of accessibility and specifically say, "Handicapped Parking: Special Plate Required. Unauthorized Vehicles May be Removed at Owner's Expense [MGL Chapter 40 Section 22A]". Ensure that required "Van Accessible" spaces have signage identifying them as such. For additional information see ADA & MAAB References 502

*[See Appendix - A-2010 ADA Standards
502 Signs-Parking]*

Signs that indicate entrances to the building.

SIGNAGE - Entrances



FIG. 1 KENNEDY-Front Entrance



FIG. 2 NORTH-Entrance from sidewalk



FIG. 3 KENNEDY-Back Entrance

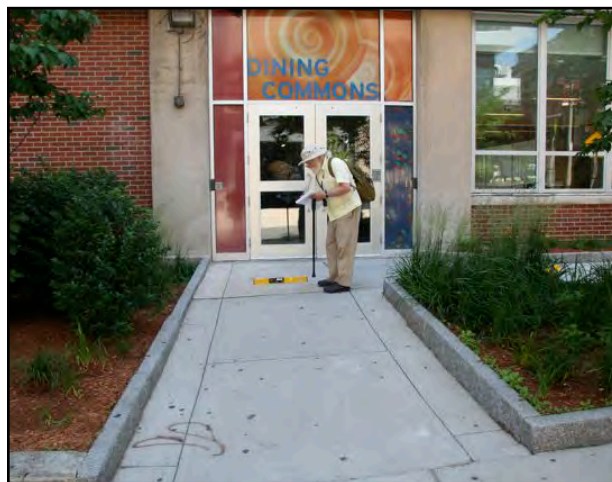


FIG. 4 KENNEDY-Back Entrance



FIG. 5 NORTH-Service Entrance



FIG. 6 EAST-Entrance

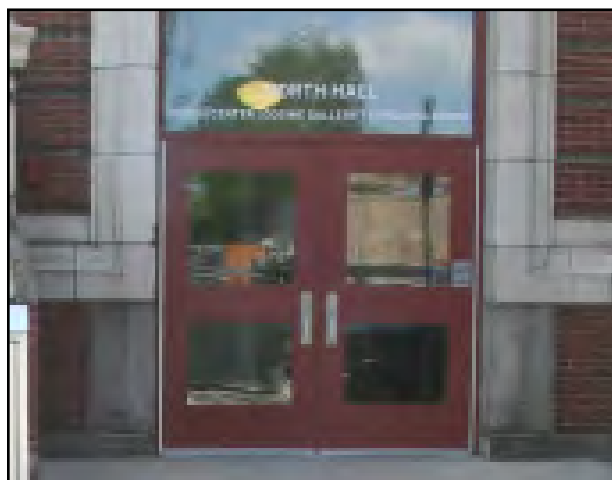


FIG. 7 NORTH-Entrance

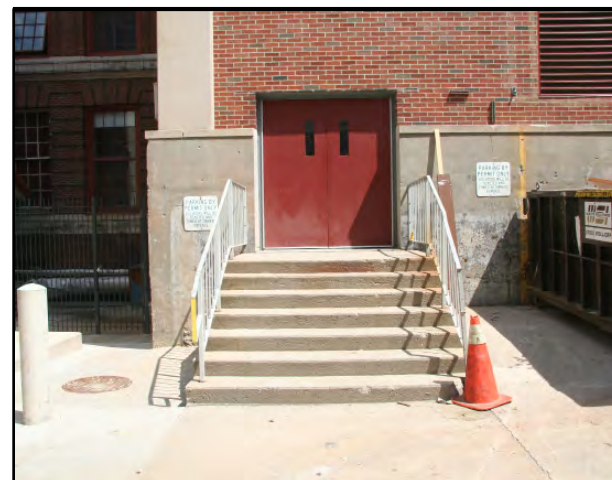


FIG. 8 KENNEDY REAR-Entrance



FIG. 9 COURTYARD-Entrance

Entrances

[See Appendix - A-2010 ADA Standards Signs-Entrances]

ADA accessible entrances are not marked with the International Symbol of Accessibility, Fig. 1,2,4

At the inaccessible or locked entrances there are no directions to the locations of the nearest ADA accessible entrance. Fig. 2,7

Building numbers, names and titles are missing or are inconsistent throughout the campus. Fig. 1,3,5,6,8,9

ADA accessibility requirements for letter size, proportion and weight, and contrast with background are not met.

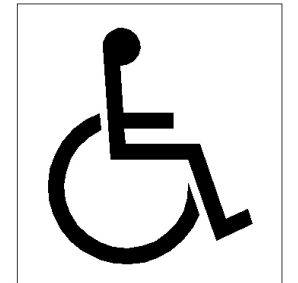
RECOMMENDATION TO IMPROVE ADA COMPLIANCE
All entrances to MassArt are not ADA compliant, the entrances that are ADA compliant are required to have the international symbol of accessibility and the non-compliant entrances must have directions to the accessible entrances.

[See Appendix - A-2010 ADA Standards Signs-Entrances]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

The street number and/or address is often missing from the entrance, this makes it difficult to locate an address and could cause delay and confusion especially in an emergency situation.

The campus directory map labels each building with a letter - staff, faculty and students all know the buildings by their names and have no knowledge of this lettering system. Additionally the letters used seem to be randomly attributed to the buildings and do not follow an alphabetized order of building adjacency. It is recommended that if an ordering system is used that it have a direct relationship to the building orientation and adjacencies and that it be coordinated campus and policy-wide to denote the building, if this system is adopted in conjunction with the building names, in all instances it must appear associated with the building name eg. Kennedy - Building A, South - Building B, etc.



703.7.2.1 International Symbol of Accessibility. Where the International Symbol of Accessibility is required, it shall comply with Figure 703.7.2.1.

SIGNAGE - Toilet Room Signage



FIG. EAST - 1st Floor non-compliant toilet

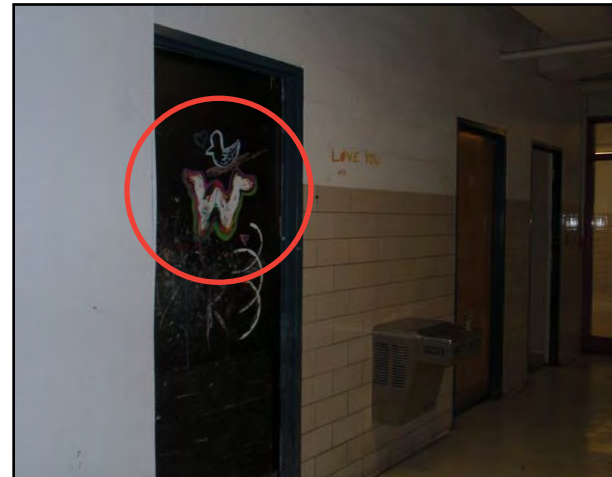


FIG. KENNEDY - 4th Floor non-compliant



FIG. NORTH- 1st Floor non-compliant toilet



FIG. EAST - Basement handwritten non-compliant toilet room signage



FIG. NORTH - 1st Floor non-compliant toilet

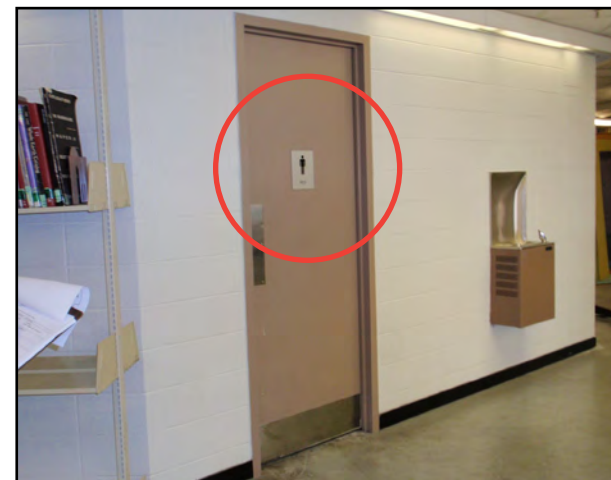


FIG.TOWER - 13th Floor non-compliant toi-



FIG.TOWER - 12th Floor non-compliant toi-



FIG.SOUTH 2nd Floor non-compliant toilet



FIG KENNEDY - Basement non-compliant

ISSUE - TOILET ROOM SIGNAGE

[See Appendix - A-2010 ADA Standards Signs-Toilet Rooms]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

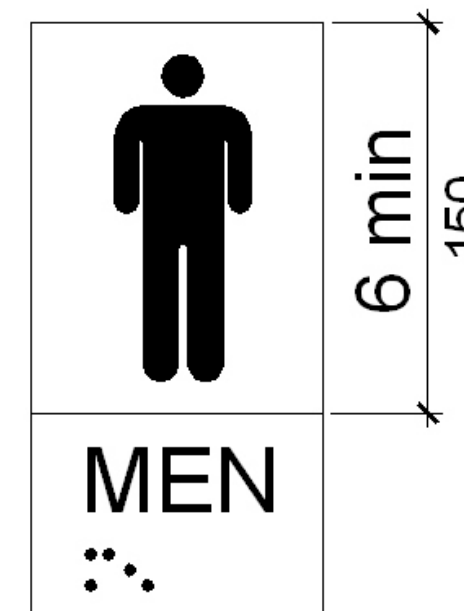
Provide ADA compliant signage on the latch side of the door mounted at 48" min. AFF to the baseline of the tactile characters on signs and 60" max. AFF, measured from the baseline of the highest tactile character.

[See Appendix - A-2010 ADA Standards Signs-Tactile Signs -Location]

Ensure that signs containing tactile characters shall be located so that a clear floor space of 18" min. by 18" min., centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

[See Appendix - A-2010 ADA Standards Signs-Tactile Signs -Location]

If the toilet room is not ADA accessible provide signage that directs to the nearest accessible toilet room.

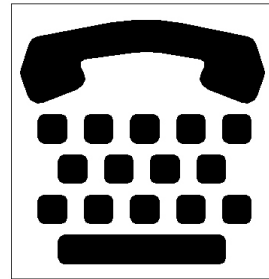


Signs that indicate TTY facilities.

SIGNAGE - TTY Signage & Telephones



FIG. TOWER --1ST Floor



703.7.2.2 International Symbol of TTY. Where the International Symbol of TTY is required, it shall comply with Figure 703.7.2.2.



703.7.2.4 Assistive Listening Systems. Where assistive listening systems are required to be identified by the International Symbol of Access for Hearing Loss, it shall comply with Figure 703.7.2.4.



703.7.2.3 Volume Controlled Telephones. Telephones required to have a volume control shall be identified by a sign containing a pictogram of a telephone handset with radiating sound waves on a square field such as shown in Figure 703.7.2.3.

TTY Signage and Instructions

[See Appendix - A-2010 ADA Standards Signs-Means of Egress]

TTY identification signage missing or out of sight.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Install signage using the International TTY symbol to identify TTY telephones

[See Appendix - A-2010 ADA Standards Signs-TTY]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

TTY (sometimes called text telephone or TTD) enables someone with hearing or speech impairment to communicate using the phone. A public telephone, with a TTY keyboard and display, is important not only for accessibility but can be vital in an emergency situation.

SIGNAGE - Assistive Listening Device Signage Information & Instructions



FIG. NORTH - Godine Gallery



FIG. NORTH - Pozen Box Office



FIG. NORTH - Pozen Center



703.7.2.4 Assistive Listening Systems. Where assistive listening systems are required to be identified by the International Symbol of Access for Hearing Loss, it shall comply with Figure 703.7.2.4.



703.7.2.3 Volume Controlled Telephones. Telephones required to have a volume control shall be identified by a sign containing a pictogram of a telephone handset with radiating sound waves on a square field such as shown in Figure 703.7.2.3.



FIG. TOWER -Auditorium

ISSUE

Although there is an assistive listening device system in this room there is no signage indicating that Assistive Listening devices are available for use.

[See Appendix - A-2010 ADA Standards Signs-Assistive Listening Devices]

There are no directions on how to obtain the headsets for the devices.

There are no instructions on the use of these devices.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

As part of a comprehensive Campus-wide wayfinding program install signage that provides directions and instructions on how to obtain and use the existing Assistive Listening System. The International Symbol of Access for Hearing Loss must be included and the signs must 2010 ADA standards 703.4 compliant.

[See Appendix - A-2010 ADA Standards Signs-Assistive Listening Device]

If there is a sign for the Assistive Listening Device posted at the Box Office then it is not necessary to have another notice in the space where the devices will be used.

[See Appendix - A-2010 ADA Standards Signs-Assistive Listening Device]

The box office counter is 36" high and therefore not ADA accessible. To correct for this set up an alternative ticket distribution table at 34" high next to the box office. Post TTY information here.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Ensure that there is information posted on the website and for on all public event materials informing the public that Assistive Listening Devices are available on request. Also post instructions on how to obtain and use these devices.

SIGNAGE - Noticeboards & Notifications



FIG. NORTH - Upper level



FIG. GYM - First floor

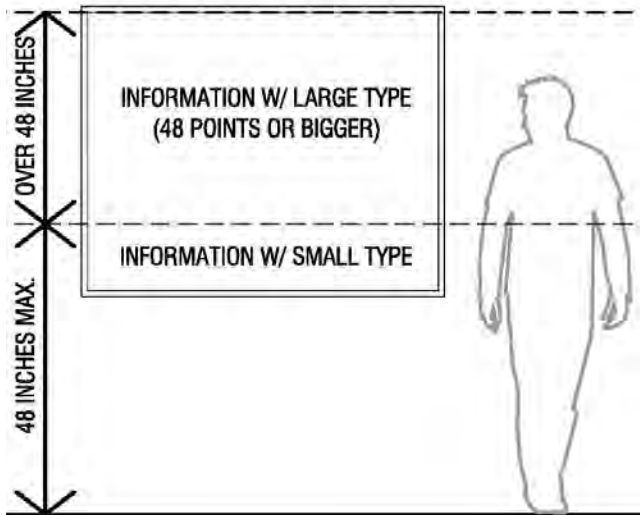


FIG. COLLINS - Third floor

Notices, Noticeboards and Bulletin Boards

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Noticeboards are an important means of communication. Notices, noticeboards and bulletin boards should not be located at a height that makes it difficult or impossible for anyone to read the information. Further, they should not be located behind furniture which makes it more difficult to read the information. Rearrange information so that large-type (over 48 points) announcements and posters are at the top and typed material is at the bottom. Establish criteria for bulletin boards as part of the wayfinding/signage up-grading program.



X - Campus Exterior



CONTENTS

How To Use This Report	02
Campus Exterior Summary	03
Five-Year ADA Compliance Plan	05
Campus Exterior Issues	06
ADA & MAAB References	APPENDIX A

PROJECT TEAM
 Mercedes Evans, MassArt
 Howie LaRosee, MassArt

Altaf Mulla, DCAM
 Polly Welch, DCAM

Steve Demos, IHCD
 Marissa Desmond, IHCD
 Valerie Fletcher, IHCD
 Erica Garfinkel
 Kathy Gips, IHCD
 Chris Hart, IHCD
 Ana Julian, IHCD
 Ivy Smith, IHCD
 Josh Safdie, IHCD
 Ruth Super, IHCD
 David West, IHCD

March 2011

How to Use This Report

General Comments

This document is designed with a hierarchical structure to provide flexibility and utility for the different stakeholders that need access to this information. The report has been divided into five different sections::

- 1] Building Summary
- 2] Five-year ADA Compliance Plan
- 3] Summary Plans
- 4] Building Issues
- 5] ADA & MAAB References

LAYOUT 1| Summary



This is an overview narrative summarizing the major problem accessibility issues and key recommendations in South Building.

Key Recommendations have been divided into: Operational Improvements, Small Maintenance Projects and Capital Improvements reflecting the differences in expected budget, time frames and level of complexity.

LAYOUT 2| Five-Year ADA Compliance Plan

CHOR	DESCRIPTION	LOCATION	STATUS	COST RANGE	2011	2012	2013	2014	2015
A	COMPREHENSIVE SIGNAGE & WAYFINDING PROGRAM ADA - ACCESSIBILITY AND SAFETY Design of signage program consistent with ADA requirements. Signage should be consistent with ADA requirements and include Braille and tactile characters. Signage should be consistent with ADA requirements and include Braille and tactile characters.	Basement Chap. 21A Chap. 21B	Current	\$500/Sign \$150/Sign	●	●	●	●	●
B	AD - ROOM IDENTIFICATION Review all room numbers, signage of signs 201, 202, 203 and consider the use of signs 202 and signage 203 with visually impaired.	Basement Chap. 21A Chap. 21B	Current	\$150/Sign	●	●	●	●	●
C	PROTRUDING OBJECTS Review all signs that protrude into the path of travel and that may not give the minimum clearance of 35" A117.	Basement Chap. 21A Chap. 21B	Current	\$750/Sign	●	●	●	●	●
D	DOOR CLEARANCE Review all doors to ensure they meet the minimum clearance of 32" A117. Review all doors to ensure they meet the minimum clearance of 32" A117.	Basement Chap. 21A Chap. 21B	Current	\$750/Sign	●	●	●	●	●

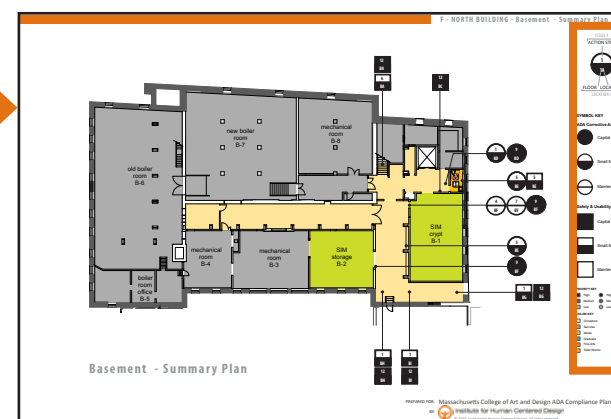
Recommendations

Symbol Key - explanation of icons

Location & Cost 5-year strategy

This is a five-year compliance plan showing the Key Recommendations and their financial implications. This plan separates the ADA Recommendations to Improve Compliance and the Safety and User Experience Recommendations

LAYOUT 3| Summary Plans

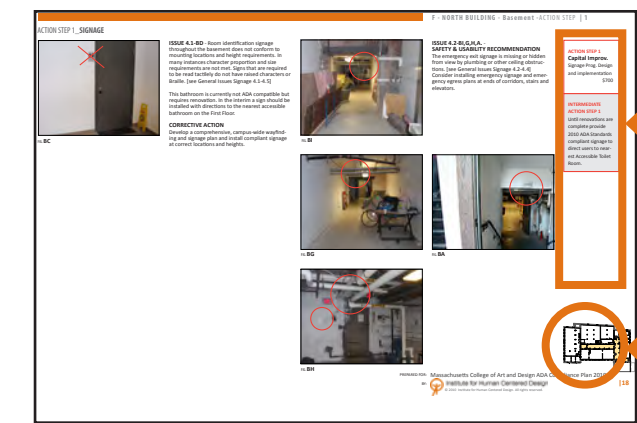


Summary Plan Indicating Recommendations and locations

Symbol Key - explanation of icons

The summary plans locate the recommendations and photograph locations at each floor and the site plan.

LAYOUT 4| Issues



Summary of Recommendations

Key plan locating issue on floor

This is a catalog of building issues and corresponding recommendations, organized by location. It includes citations and references to the ADA & MAAB.

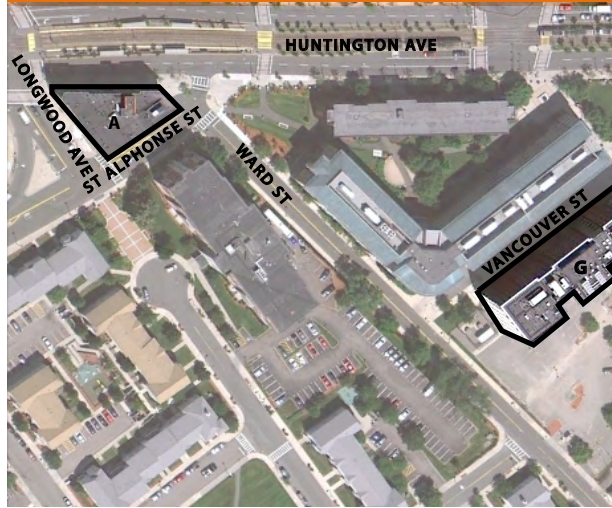
LAYOUT 5| ADA & MAAB Reference

ISSUE	ISSUE	RECOMMENDATION	APPLICABLE CODE
ISSUE 1: TOILET ROOMS	ISSUE 2: TOILET ROOMS	ISSUE 3: TOILET ROOMS	ISSUE 4: TOILET ROOMS
ISSUE 5: TOILET ROOMS	ISSUE 6: TOILET ROOMS	ISSUE 7: TOILET ROOMS	ISSUE 8: TOILET ROOMS
ISSUE 9: TOILET ROOMS	ISSUE 10: TOILET ROOMS	ISSUE 11: TOILET ROOMS	ISSUE 12: TOILET ROOMS

Customized illustrated handbook of ADA & MAAB citations

This chart presents ADA and MAAB citations customized for this particular building. It can be used as an ADA reference handbook. The separate issues are illustrated, described and explained.

Campus Exterior Summary



KEY ISSUES

Campus Exterior overview

- MassArt's core campus is contained within one city block in an amalgam of eight distinct buildings that present understandable challenges to internal circulation because of varying floor elevations. Many students and staff use external sidewalks to navigate between buildings. In some cases, the exterior route is the only current route between two places. In light of this, and acknowledging that addressing internal circulation routes may take years, there's a need to pay heightened attention to the external environment.

Entrances, a primary focus

- Currently, there are only four completely compliant accessible entrances to the core MassArt campus because of issues with doors and level landings at the exterior entrances: two at Kennedy, one at South and one at Tower. The level entrances at Tower, Glass, and North buildings are not compliant entrances because ramps and landings exceed maximum running and cross slopes.
- MassArt's courtyard is also inaccessible because of the hazardous ramp condition at its base and steep stairs with uneven riser heights. The courtyard lacks an accessible route to an accessible bathroom. It should not be used for events until these issues are remedied.
- Recent work done at the Kennedy Building entrance on Palace Road involved creating a new walkway and entrance. Unfortunately, the entrance is missing a level landing at the entry door and the walkways have cross slopes ranging from 4.2% to 6% when maximum compliant slope is 2%.
- Although the interiors of the MassArt dormitories were outside the scope of our consultation, we did review the exterior conditions and found that there are issues with entrances lacking level landings, a significant tripping hazard at the convenience store entrance, stairs with

non-compliant handrails, ramps with excessive running and cross slopes as well as a lack of accessible parking in MassArt's parking lot.

External paths of travel

- MassArt needs to prioritize creating a fully accessible entrance for the Tower Building, and corrective action on its wholly owned external areas such as the courtyard, the Glass Building entrance, the North/Pozen entrance, and the recent non-compliant entrance work at the Kennedy Building on Palace Road. Likewise, as part of the upcoming capital project, the walkways between Kennedy & South should be addressed to resolve compliance issues and tripping hazards
- Although in many instances MassArt will need to work with other public and private entities to address external access issues, the pursuit of collaborative resolution is still an opportunity to improve accessibility and equal opportunity for people with disabilities to the MassArt campus. MassArt should pursue joint solutions with the City of Boston, Wentworth, the Massachusetts Department of Conservation and Recreation, etc. and document these efforts since they will likely involve some extended negotiation.

KEY RECOMMENDATIONS

OPERATIONAL IMPROVEMENTS - Behavioral or policy changes that can be enacted at minimal cost, could be completed within 90 days, and will require ongoing maintenance and supervision.

- Accessible Signage:** It is a priority to create signage for all accessible and inaccessible entrances to comply with ADA requirements but also as a first step in a comprehensive wayfinding program. Since not all entrances are accessible, accessible entrances should be identified by the International Symbol of Accessibility. For inaccessible entrances, directional signs are required that indicate the location of the nearest accessible entrance. Where a directional sign

is required, it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route, not just at the inaccessible entrances to a building.

- MassArt website information** about accessibility on the campus: Include the exterior in a comprehensive communication about campus accessibility to allow people to understand what to expect and to be able to plan their route.

SMALL MAINTENANCE PROJECTS - Projects that will require planning, may involve outside contractors, may be expected to be absorbed by an annual maintenance budget, and could take up to a year to be completed.

- Accessible Parking** – Striping & Signage: Establish accessible parking in MassArt-owned lot. If approximately 75 spaces, four (4) must be accessible.
- Sidewalks and Walkways** - Surfaces: Replace broken, heaved, or uneven surfaces throughout campus such as in the courtyard and between Kennedy & South Buildings.
- Railings:** Install compliant railings on both sides of each exterior stair or ramp.
- Grates:** Install compliant grate covers with openings of ½" or less, and patch around grates that could be a tripping hazard along all walkways controlled by MassArt.
- Accessible Benches and Resting Areas:** As an amenity to the MassArt community and visitors, consider installing exterior seating – benches and/or chairs along Huntington Ave. In order to be inclusive, some of the seating should have armrests and benches should be open to transfer from a wheelchair as well as having an adjacent surface large enough for a wheelchair user to sit with a companion.

- **Accessible Picnic Tables:** In the courtyard, between Kennedy & South buildings, and anywhere picnic tables are provided, ensure that at least one accessible picnic table is provided in each location.

CAPITAL IMPROVEMENTS PROJECTS - *Projects that will require significant planning, will involve outside contractors, will require a substantial capital outlay, and may take 1-5 years to complete.*




- **Accessible Entrances:** Create accessible entrances to the Courtyard, Tower, Glass, and Collins. MassArt's legal obligation is to provide one accessible route and therefore only one accessible entrance but, due to the fact that there is no continuous accessible routes throughout the buildings, there needs to be one accessible entrance at Kennedy, one at South, one at Tower, one at North and one at Glass. Title II compliance requires 60" deep level landings at exterior doorways and doors that provide space for approach and reach at least 18" (24 inches preferred) on the latch side. Ensure that there is at least 32" clear width on a single panel door and on at least one side of a double door with the door open at a 90 degree angle; adjust the door opening force to 15 lb or less, and provide lever hardware. This entrance work is in the context of the need to develop an internal accessible route linking the campus buildings.
- **Informational Kiosks and Steles:** Redesign and relocate informational steles and kiosks so that a person using wheeled mobility, with other mobility limitations, with sight limitations or a person of short stature so that everyone can approach and read the type. The current iterations are not compliant due to placement as well font sizes and contrasts. New versions will require attention to ensure that font styles, colors, and sizes are legible from a distance and compliant. Further, locate kiosks and steles on accessible routes and surfaces. They are steps toward a more legible campus that can also be tools for creating a sense of welcome to everyone.

Five-Year ADA Compliance Plan




ACTION	DESCRIPTION	LOCATION	GENERAL ISSUES CITATION	COST RANGE*	COMPLETION DATE						
					2010	2011	2012	2013	2014	2015	
B	Accessible Routes Design and institute a plan to ensure staff, faculty and student compliance to maintaining 36" wide, 60" or more preferred, for the accessible routes around the exterior of the campus as well as to amenities, lifts, elevators and paths. Ensure that accessible routes have 2% or less cross slope, vertical displacements less than 1/2", and grate openings are less than 1/2". Maintenance of accessible features is required. Ongoing.		2010 ADA Standards Chap. 206,207 Signs & Chap. 401, 28 CFR 35.133	\$25/hr staff	⊖						
C	Protruding Objects Remove all objects from accessible path including any objects that protrude more than 4" into the path, are higher than 27"a.f.f. and that may not give the minimum headroom of 80" a.f.f. For trees, head up to 96" to allow for branch sag when wet.		2010 ADA Standards Chap. 204 Signs & Chap. 307	\$25/hr staff	⊖						
D	Doors - D6 - Level Landings Provide 5' deep level landings at all entry doors.		2010 ADA Standards Chap. 404	\$25/hr staff		◐					
E	Stairs & Handrails Re-install handrails or install handrails with extensions. Re-cover treads with contrasting slip resistant material. Install curved wedges to the underside of the stair nosings to create a smooth transition. Consider using an integrated nosing and tread.		2010 ADA Standards Chap. 504,505	\$600/Stair run	⊖						
						⊖					
K	Curb Ramps or Ramps & Handrails Re-surface and re-grade slope to achieve even surface no steeper than 8.33% run incline and 2% cross slope with level landings. Provide handrails or extensions to handrails or replace handrails where necessary, install handrail wherever running slope is more than 5%.		2010 ADA Standards Chap. 405, MAAB 21 & 24	\$2/ft ramp run		◐					
					◐						
L	Accessible Parking Spaces Provide signage and striping per ADA and MAAB requirements. Re-surface and re-grade where indicated to provide 2% cross slope in all directions.		2010 ADA Standards Chap. 502		⊖						
S	Accessible Parking Spaces Establish compliant accessible parking spaces. Stripe the accessible spaces and access aisles. Install and mount compliant signage at each accessible parking space. The signage must be 60" above parking surface, include the international symbol of accessibility and specifically say, "Handicapped Parking: Special Plate Required. Unauthorized Vehicles May be Removed at Owner's Expense [MGL Chapter 40 Section 22A]". Ensure that required "Van Accessible" spaces have signage identifying them as such. For additional information see ADA & MAAB References 502		2010 ADA Standards Chap 502		◐						
T	Picnic Tables Provide accessible picnic tables with extensions that are 19" deep, have at least 30" clear width and 27" clear height to the underside of table.		2010 ADA Standards MAAB 19.5.2		⊖						

NOTES ABOUT THIS CHART
This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

SYMBOL KEY
Recommendations to Improve ADA Compliance

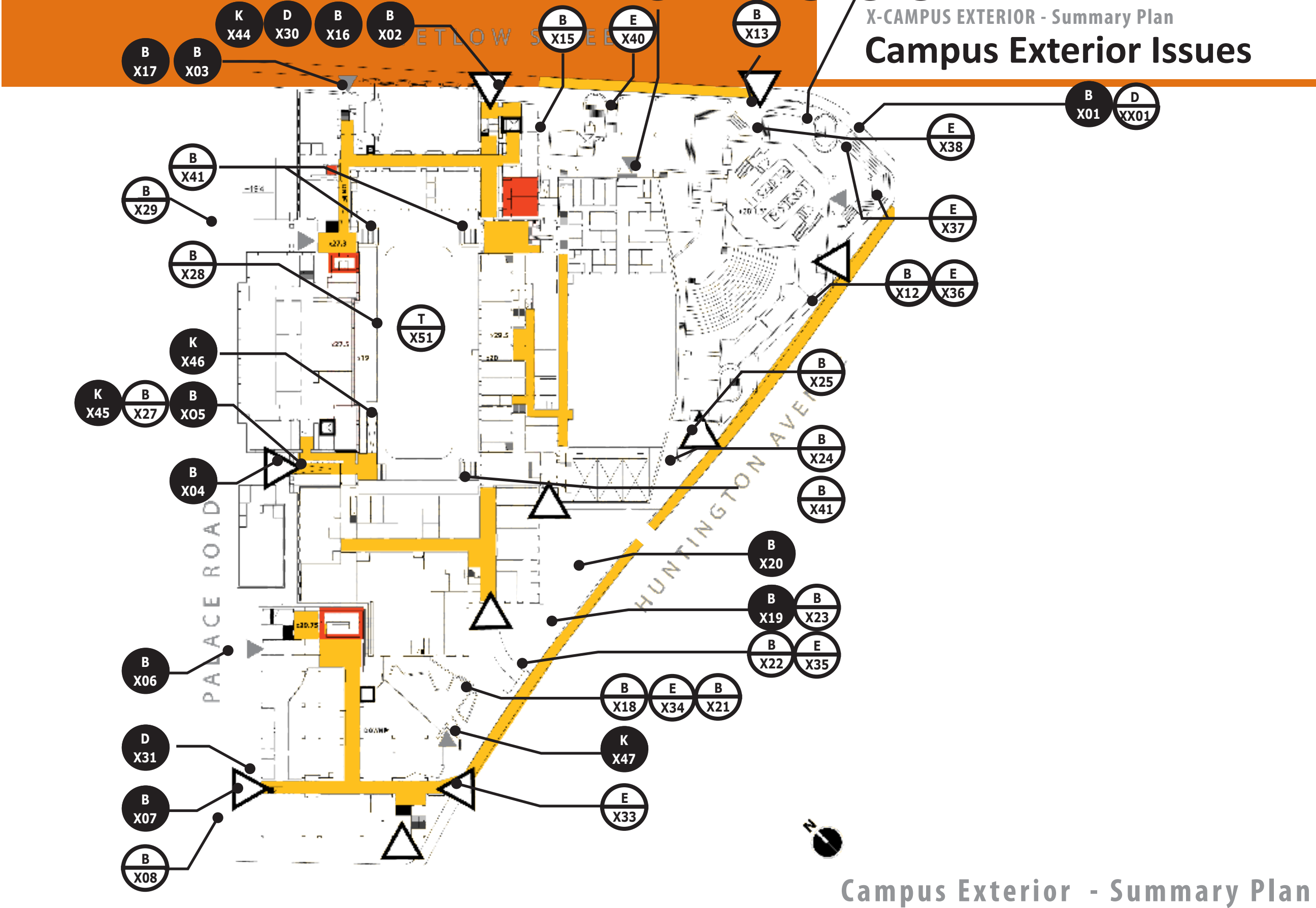
-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 204 and a factor of 1.5 applied to account for inflation. Where signage is noted the cost given is materials, fabrication and installation, associated design costs are not included.

X-CAMPUS EXTERIOR - Summary Plan
Campus Exterior Issues



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement (circle with horizontal line)
- Small Maintenance Project (circle with top half shaded)
- Capital Improvement (solid black circle)

Recommendations to Improve Safety & User Experience

- Operational Improvement (square with horizontal line)
- Small Maintenance Project (square with top half shaded)
- Capital Improvement (solid black square)

Campus Exterior - Summary Plan

Campus Exterior Issues



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Campus Exterior - Summary Plan

B_Accessible Route

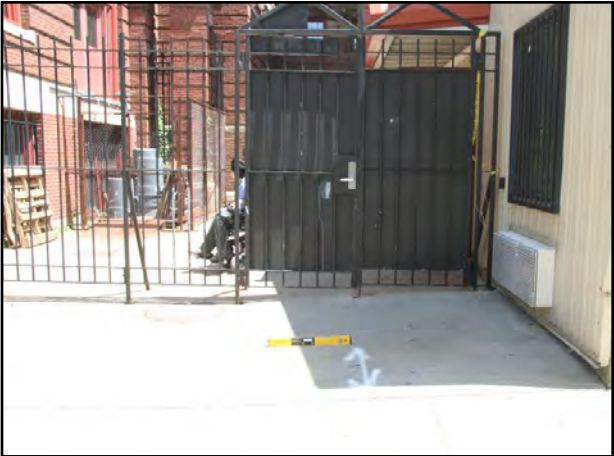


LOCATION | X01

Excess Cross Slope (Typ)
 The photos depict areas in which sidewalk or walkway cross slope exceeds the 2% maximum. Depending on the location, the cross slope may range from 3% to over 7%.
[See Appendix - A-2010 ADA Standards 403 Accessible Routes]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: For surfaces controlled by MassArt, the surfaces should be removed and replaced with surfaces that have cross slopes less than 2%. Design for 1.5% to allow for construction tolerance.

OPERATIONAL: For surfaces controlled by other entities such as the City of Boston, MassArt should work with and document efforts with the City to have the surfaces removed and replaced with surfaces that have cross slopes less than 2%. Design for 1.5% to allow for construction tolerance.



LOCATION | X04



LOCATION | X02



LOCATION | X05

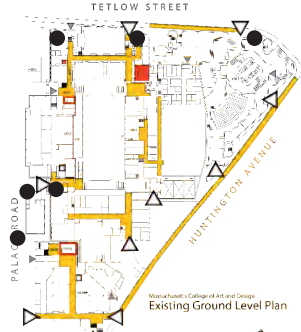


LOCATION | X03

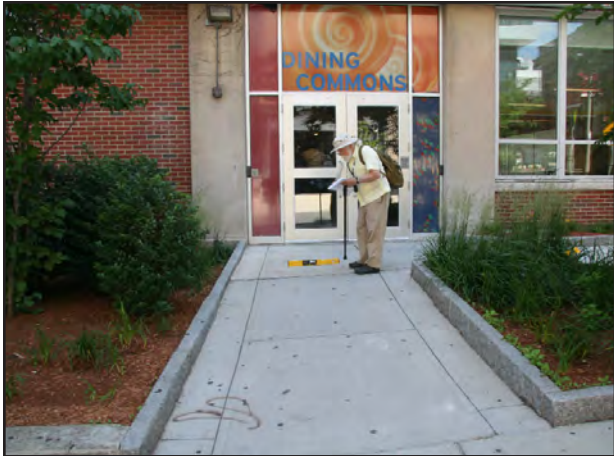


LOCATION | X06

ISSUE B
CAPITAL IMPROV.
 Replace walkway surfaces with cross slope that does not exceed 2%.



B_ Accessible Route



LOCATION | X07a

Excess Running and Cross Slopes at Building E Kennedy entrance on Palace Rd

Photos X07a & X07b depict areas in which the walkway cross slope exceeds the 2% maximum. Depending on the location of measurement, the cross slope may be between 4% and 6.6%.

Photo X07a also shows a walkway that exceeds 5% and therefore is considered a ramp.

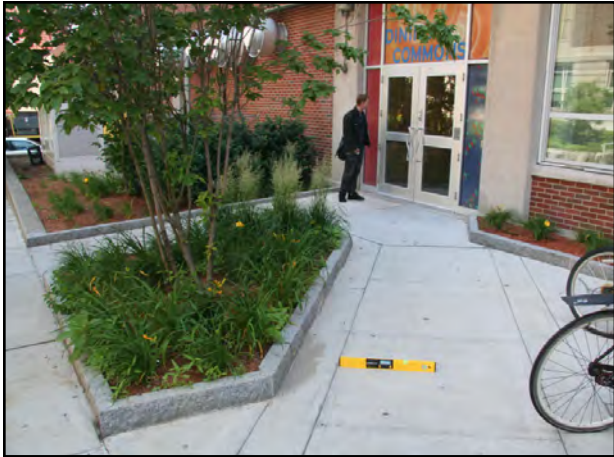
The entry door landing has a 3.7% slope toward the road and therefore exceeds 2% maximum.

[See Appendix - A-2010 ADA Standards 403 Walking Surfaces, 405 Ramps, MAAB 24 Ramps]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: These surfaces were installed recently by a MassArt contractor and they should be removed and replaced with surfaces that have cross slopes less than 2%. Design for 1.5% to allow for construction tolerance. Ensure that a 5' deep level landing is provided at the doors.

CAPITAL IMPROVEMENT: Remove door landing and walkway shown in Photo X07a, then install a new 5' deep level landing at the entrance doors and a new ramp that meets cross slope and handrail requirements.



LOCATION | X07b



LOCATION | X08

Bench at Building E on Palace Rd

The Bench does not have 36" minimum clear on one side for accessible seating because of the trash can location.

[See Appendix - A-2010 ADA Standards 903 Benches]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Relocate the trash can.



LOCATION | X09

Parking and Deliveries create accessible route obstruction

The accessible route on the sidewalk on Tetlow nad Palace Road is prioritized for vehicle access rather than pedestrian access. It can be very difficult for a person pushing a stroller or using a wheeled mobility device – such as wheelchairs, power chairs, and walkers – to use the sidewalk [photos X09 & X10]. The pedestrian path of travel along the sidewalk is often obstructed by:

Vehicles parked on the sidewalk due to narrow street width [photo X10];

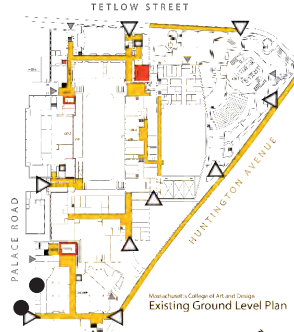
Vehicles using the sidewalk for delivery parking [photo X09].

[See Appendix - A-2010 ADA Standards 403 Walking Surfaces, 405 Ramps, MAAB 24 Ramps]

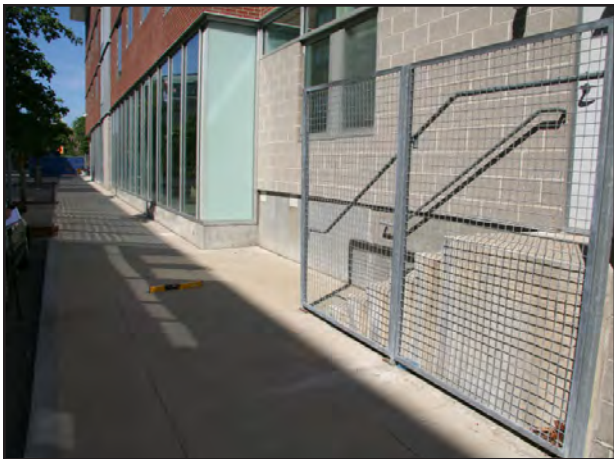


LOCATION | X10

ISSUE B
CAPITAL IMPROV.
 Replace walkway surfaces with cross slope that does not exceed 2%.



B_Accessible Route



LOCATION | X09a

Excess Cross Slope at Artist Residence sidewalk - New Construction

Photos X09a-c depict areas in which cross slope exceeds the 2% maximum. As one walks down the sidewalk, the cross slope changes from 5% at the stairs to 5.2% and then 8.2% near the building entrance.

[See Appendix - A-2010 ADA Standards 403 Walking Surfaces]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: These surfaces were installed recently by a MassArt contractor and the surfaces should be removed and replaced with surfaces that have cross slopes less than 2%. Design for 1.5% to allow for construction tolerance. Ensure that a 5' deep level landing is provided at the doors and stairs.



LOCATION | X09b



LOCATION | X09c



LOCATION | X10a

Tripping Hazard at Artist Residence & Store Entrances - New Construction

These two photos depict a vertical displacement of 2-2.5", and the landing at the store entrance exceeds 2%. Photo X10b shows how close the vertical displacement is to the store entrance

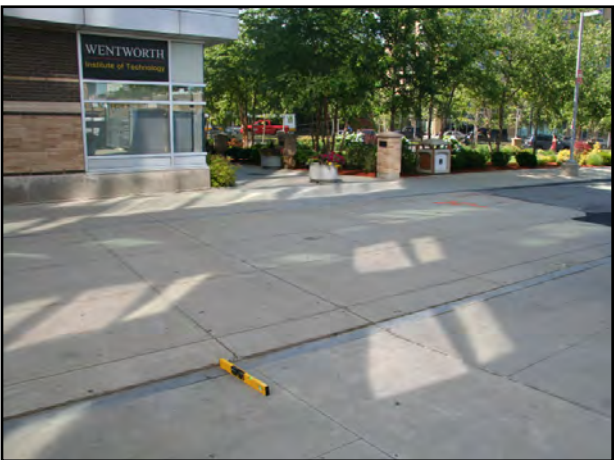
[See Appendix - A-2010 ADA Standards 403 Walking Surfaces]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: Remove 2.5" vertical displacement.

CAPITAL IMPROVEMENT: Provide a 5' deep level landing at store entrance.



LOCATION | X10b



LOCATION | X11

Walkway from Artist Residences to Tower Building - New Construction

The photo shows where surfaces have vertical displacements greater than 1/2".

[See Appendix - A-2010 ADA Standards 403 Walking Surfaces]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
MAINTENANCE: Repair surfaces.

ISSUE B CAPITAL IMPROV.

Replace walkway surfaces with cross slope that does not exceed 2%.

Remove 2.5" vertical displacement.

Provide a 5' deep level landing at store entrance.

ISSUE B MAINTENANCE

Repair surfaces.



B_Accessible Route - Vertical Displacements



LOCATION | X12

Tower Building

Photos at left depict a sampling of areas where surfaces have vertical displacements greater than 1/2".

[See Appendix - A-2010 ADA Standards 403 Walking Surfaces]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: Repair surfaces to eliminate vertical displacements.



LOCATION | X15

Campus Exterior Issues continued
X-CAMPUS EXTERIOR | B - Accessible Route- Vertical Displacements

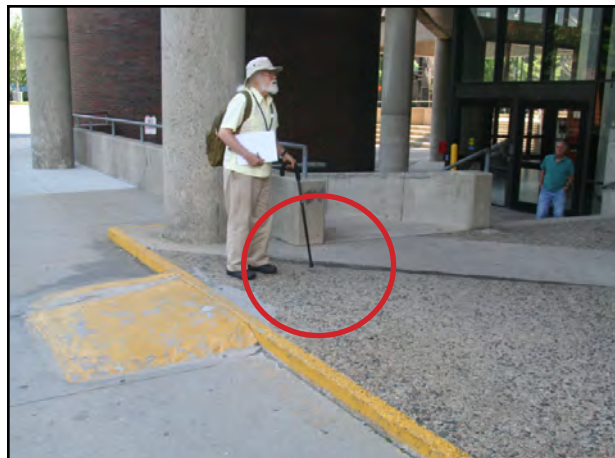
Tower Building Loading Dock

The photo X15 depicts a 3" step where pieces of wood have been placed so dollies can get over the vertical displacement.

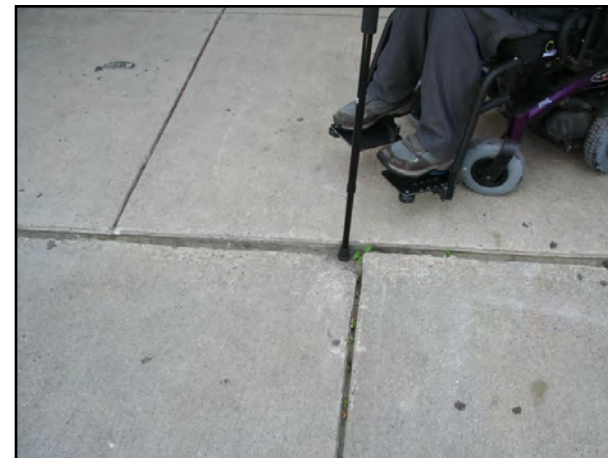
[See Appendix - A-2010 ADA Standards 403 Walking Surfaces]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
CAPITAL IMPROVEMENT: Install short ramp.

ISSUE B
CAPITAL IMPROV.
 Replace or repair walkway surfaces with surfaces that meet MAAB & 2010 ADA Standards.



LOCATION | X13



LOCATION | X16

Pozen Entrances/Exits @ Evans & Tetlow

The photos depict the entrance areas where surfaces have vertical displacements greater than 1/2".

[See Appendix - A-2010 ADA Standards 403 Walking Surfaces]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: Repair surfaces to eliminate vertical displacements.



LOCATION | X14



LOCATION | X17



B_Accessible Route - Vertical Displacements



LOCATION | X18

South Building
 The photos on this page depict a sampling of areas where people were observed tripping on surfaces that have vertical displacements greater than 1/2".
[See Appendix - A-2010 ADA Standards 403 Walking Surfaces]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: Repair or replace surfaces to eliminate vertical displacements.



LOCATION | X19c



LOCATION | X19a



LOCATION | X20



LOCATION | X19b

ISSUE B
CAPITAL IMPROV.
 Replace or repair walkway surfaces with surfaces that meet MAAB & 2010 ADA Standards.



B_Accessible Route - Grates



LOCATION | X21



LOCATION | X24 Tower Auditorium



LOCATION | X26 Glass Building



LOCATION | X22



LOCATION | X25 Tower Auditorium



LOCATION | X27 Courtyard



LOCATION | X23

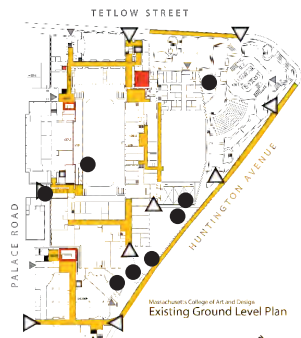


LOCATION | X26 Bottom of Tower Ramp - hazard to ramp users

Grates
 The photos on this page depict a sampling of grates that have openings larger than 1/2" and may also have vertical displacements greater than 1/2" around their edges. The grate in photo X26 is of a collapsed grate and is a hazard for users of the ramp at Tower.
[See Appendix - A-2010 ADA Standards 403 Walking Surfaces]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Replace grates with openings of 1/2" or less and repair surfaces to eliminate vertical displacements.

ISSUE B
SMALL MAINT.
 Install grates with openings that meet 2010 ADA Standards.



B_ Accessible Route



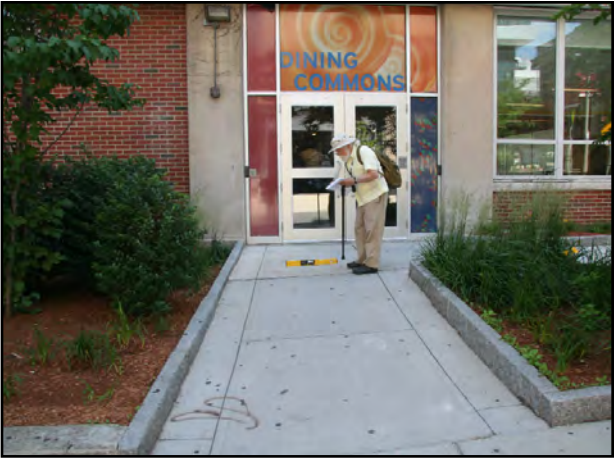
LOCATION | X28

Palace Road Trees - Protruding Objects
 The tree limbs hang substantially below 80" when dry; they are even lower when wet and are a hazard.

[See Appendix - A-2010 ADA Standards 206 Accessible Routes 404 Accessible Routes]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Trim or otherwise Head up trees above 96" to ensure limbs do not hang below 80" when wet.

D_ Door-Level Landings



LOCATION | X29

Level Landings at Entry Doors
 The landings at each of these doorways are not level and substantially exceed the 2% maximum cross slope allowed.
[see General Issues-2010 ADA Standards 404 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: Provide a 5' deep level landing for the width of the entrance as well as wherever swipe card / locks are. Ensure that swipe card reader



LOCATION | X30

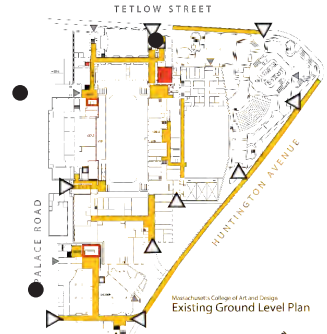


LOCATION | X31

ISSUE B
CAPITAL IMPROV.
 Provide a 5' deep level landing at entrance.

Install grates with openings that meet 2010 ADA Standards.

INTERIM
RECOMMENDATION
 Trim or head up trees above 96".



E-Stairways



LOCATION | X32

Stairs-Handrail
 Stairs are missing one or more handrails.
 Handrail does not have extensions.
*[See Appendix - A-2010 ADA Standards
 504 Stairways, MAAB 27]*

**RECOMMENDATION TO IMPROVE SAFETY
 & USER EXPERIENCE**
 SMALL MAINTENANCE: Provide continuous
 handrails on both sides.
 SMALL MAINTENANCE: Provide handrail exten-
 sions, wrap as needed to avoid extension becom-
 ing a protruding object.



LOCATION | X35



LOCATION | X33



LOCATION | X36a

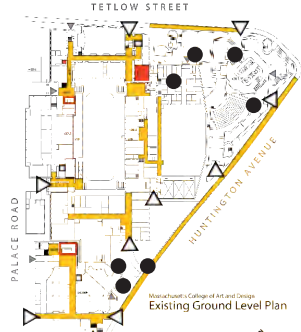


LOCATION | X34



LOCATION | X36a

ISSUE E
CAPITAL IMPROV.
 Install railings with
 extensions that meet
 MAAB and 2010 ADA
 Standards.



E-Stairways



LOCATION | X37

Stairs-Handrail
 Stairs are missing one or more handrails.
 Handrail does not have extensions.
*[See Appendix - A-2010 ADA Standards
 504 Stairways, MAAB 27)*

**RECOMMENDATION TO IMPROVE SAFETY
 & USER EXPERIENCE**
SMALL MAINTENANCE: Provide continuous
 handrails on both sides.

SMALL MAINTENANCE: Provide handrail exten-
 sions.



LOCATION | X40A

**ISSUE E
 MAINTENANCE**
 Install railings with
 extensions that meet
 MAAB and 2010 ADA
 Standards.



LOCATION | X38



LOCATION | X40B



LOCATION | X39



LOCATION | X40C



K_Ramps



Ramp on Evans Way Sidewalk at Tower Bldg
 The built up ramp slope exceeds 11%.
[See Appendix - A-2010 ADA Standards 405 Ramps]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Implement a design similar to what is drawn for a new entrance to the Tower Building.

 Work with the City of Boston to remove 4-5 sidewalk panels, then raise grade of sidewalk to provide accessible route.

LOCATION | X41a



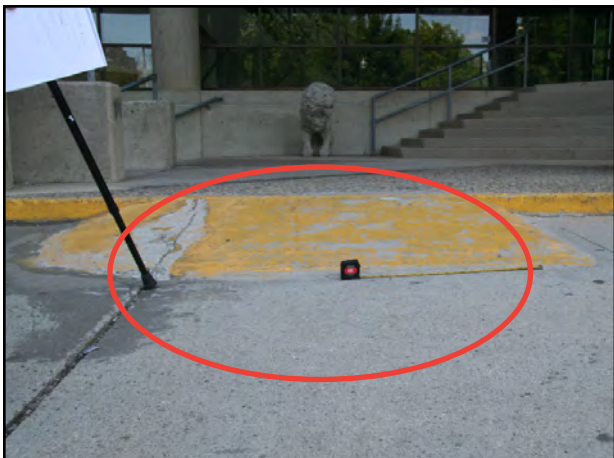
LOCATION | X43a

Curb Ramp
 Curb ramp does not have level landing at top because of City of Boston utility cabinet.
[See Appendix - A-2010 ADA Standards 405 Ramps]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Work with City of Boston to either relocate curb ramp to align with Pozen entrance or relocate utility cabinet. If curb ramp is relocated, attention will be needed to achieve ramp compliance as well as at least a 5' deep level landing at the Pozen entrance.

ISSUE K CAPITAL IMPROV.
 Install curb ramps that meet MAAB & 2010 ADA Standards.

Install ramps that have railings with extensions that meet MAAB & 2010 ADA Standards.



LOCATION | X41b



LOCATION | X43b

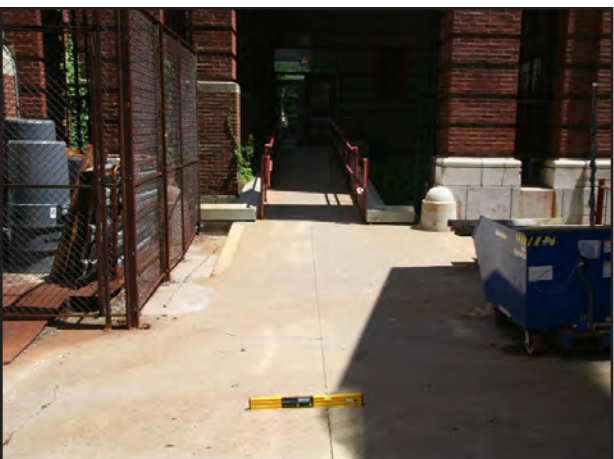


Tower Ramp
 Ramp does not have handrails with extensions and lacks lower railing.
[See Appendix - A-2010 ADA Standards 405 Ramps, MAAB 24.5]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Provide handrails with extensions on either side.

 Provide lower handrails.

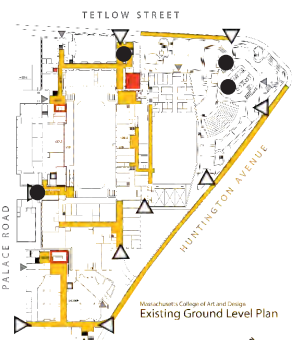
LOCATION | X42



LOCATION | X44

Ramp next to Glass Building
 The ramp slope does not end where the handrails end. In fact, the slope continues almost to where the level is in the photo.
[See Appendix - A-2010 ADA Standards 405 Ramps, MAAB 24.5]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Implement a new entry sequence in this location that serves all three buildings as well as the courtyard.
 Where the slope exceeds 5% running slope, provide handrails in accordance with ADAAG & MAAB requirements.



K_Ramps



LOCATION | X45a

Ramp to Courtyard

The ramp is compliant with accessibility regulations however the end of it has a 4-6" step down to the courtyard walkway. This is covered by an unattached metal plate that is not safe.
[See Appendix - A-2010 ADA Standards 405 Ramps, MAAB 24]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Immediately discontinue courtyard usage for school and public events until the bottom of the courtyard ramp is fixed and meets MAAB & 2010 ADA Standards.

CAPITAL IMPROVEMENT: Reconstruct the courtyard path to provide an accessible route to the ramp and a 5' deep level landing.



LOCATION | X47

Building Ramp & Curb Ramp at St. Alphonsus
 Neither the building ramp nor curb ramp have level landings. The slope is 4.4%.
[See Appendix - A-2010 ADA Standards 405 Ramps, MAAB 24]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Work with City of Boston to regrade area 2% or less in all directions and install a parallel curb ramp.

ISSUE K CAPITAL IMPROV.
 Install curb ramps that meet MAAB & 2010 ADA Standards.
 Install ramps that have railings with extensions that meet MAAB & 2010 ADA Standards.



LOCATION | X45b



LOCATION | X48

Artist Residence SW Entry/Exit Ramp at Vancouver Drive
 The building ramp does not have a level landing at bottom. The sidewalk slope is 2.9% and thus the landing has a 2.9% cross slope.
 The toe of the ramp has a 1" threshold.
[See Appendix - A-2010 ADA Standards 403 Walking Surfaces, 405 Ramps, MAAB 24]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE CAPITAL IMPROVEMENT: Work with City of Boston and Wentworth to regrade area to get a 2% or less landing in all directions and eliminate 1" threshold.

INTERIM RECOMMENDATION
 Immediately discontinue courtyard usage for school and public events until the bottom of the courtyard ramp is fixed.



LOCATION | X46

Building E Ramp

The ramp slope does not end where the handrails end. In fact, the slope continues almost to where the level is in the photo.
[See Appendix - A-2010 ADA Standards 405 Ramps, MAAB 24]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE CAPITAL IMPROVEMENT: Where the running slope exceeds 5% running slope, provide handrails with extensions either side.



S_ Accessible Parking



LOCATION | X49a

Route to MassArt Parking Lot

The driveway apron slope extends across the sidewalk, thus the sidewalk cross slope exceeds 2% and is not compliant.

The campus map and directory are not located on an accessible route or along the sidewalk. This prevents access.

[See Appendix - A-2010 ADA Standards 402 Accessible Route]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: Reconstruct the driveway apron to provide an accessible sidewalk across the apron, ensure less than 2% slope in all directions.

CAPITAL IMPROVEMENT: Construct an accessible route to reach campus map and directory.



LOCATION | X49b



LOCATION | X50

MassArt Parking Lot

The lot does not have any properly designated accessible parking spaces. The emergency call box is located beyond an accessible reach range and lacks clear approach space because of the curb.

[See Appendix - A-2010 ADA Standards 305 Clear Ground Space, 308 Reach Ranges, 502 Parking Spaces]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: Stripe and sign accessible parking spaces; ensure that these connect to an accessible route, ie sidewalk.
CAPITAL IMPROVEMENT: Relocate call box or remove curbing.

T_ Picnic Tables



LOCATION | X51a



LOCATION | X51b



LOCATION | X53

Picnic Tables (Typical)

MassArt provides picnic tables in the courtyard, along Huntington Ave but no tables provide the required 19" extension and 30" wide clear space.

[See Appendix - A-2010 ADA Standards Picnic Tables, MAAB 19.5]

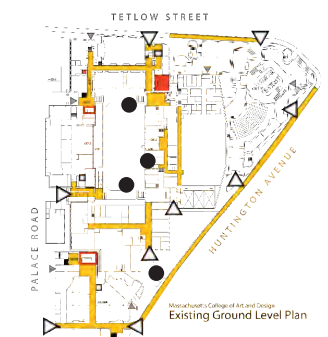
RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: At each location ensure that at least 1 or 5%, whichever is greater, of the picnic tables are accessible by providing a 19" extension that gives at least a 27" high and 30" wide clear space.

ISSUE S & T
CAPITAL IMPROV.

Install compliant accessible parking spaces, ensure that these connect to an accessible route or sidewalk.

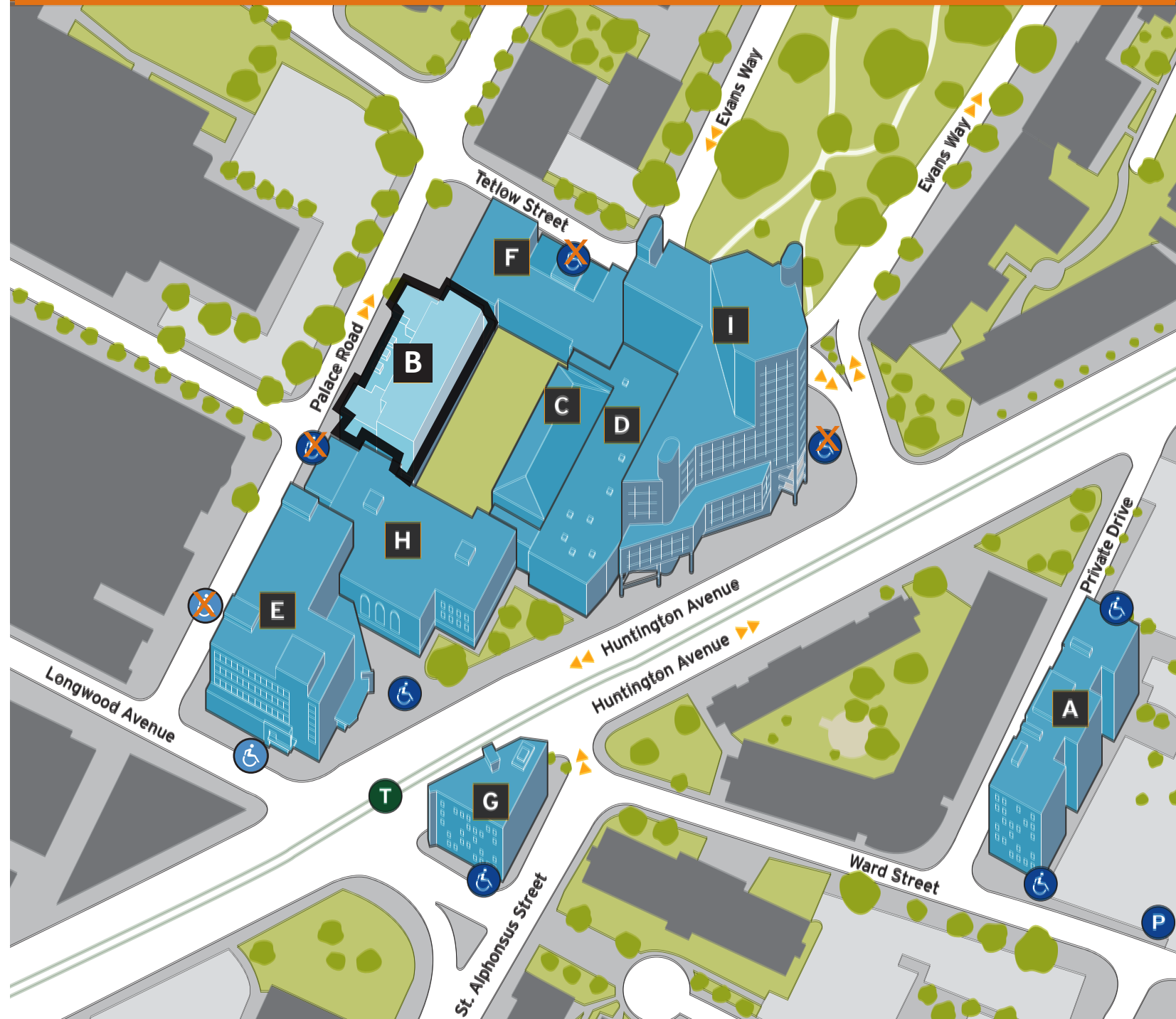
Reconstruct driveway apron to create accessible sidewalk. Relocate emergency call box or remove curbing.

Provide 1 or 5%, whichever is greater, accessible picnic table where tables are provided.



B - Collins Building

KEY PLAN



CONTENTS

How To Use This Report |02

Building Summary |03

Five-Year ADA
Compliance Plan |05

Building Issues |08

ADA & MAAB References |APPENDIX A

PROJECT TEAM

Mercedes Evans, MassArt
Howie LaRosee, MassArt

Altaf Mulla, DCAM
Polly Welch, DCAM

Tica deMoor, IHCD
Steve Demos, IHCD
Marissa Desmond, IHCD
Valerie Fletcher, IHCD
Erica Garfinkel
Kathy Gips, IHCD
Chris Hart, IHCD
Ana Julian, IHCD
Ivy Smith, IHCD
Josh Safdie, IHCD
Ruth Super, IHCD
David West, IHCD

March 2011

How to Use This Report

General Comments

This document is designed with a hierarchical structure to provide flexibility and utility for the different stakeholders that need access to this information. The report has been divided into five different sections::

- 1] Building Summary
- 2] Five-year ADA Compliance Plan
- 3] Summary Plans
- 4] Building Issues
- 5] ADA & MAAB References

LAYOUT 1| Building Summary

This is an overview narrative summarizing the major problem accessibility issues and key recommendations in Collins Building.

Key Recommendations have been divided into: Operational Improvements, Small Maintenance Projects and Capital Improvements reflecting the differences in expected budget, time frames and level of complexity.

LAYOUT 2| 5-Year ADA Compliance Plan

Recommendations

Location & Cost
5-year strategy

Symbol Key - explanation of icons

This is a five-year compliance plan showing the Key Recommendations and their financial implications. This plan separates the ADA Recommendations to Improve Compliance and the Safety and User Experience Recommendations

LAYOUT 3| Summary Plans

Summary Plan Indicating Recommendations and locations

Symbol Key - explanation of icons

The summary plans locate the recommendations and photograph locations at each floor and the site plan.

LAYOUT 4| Building Issues

Summary of Recommendations

Key plan locating issue on floor

This is a catalog of building issues and corresponding recommendations, organized by location. It includes citations and references to the ADA & MAAB.

LAYOUT 5| ADA & MAAB Reference

Customized illustrated handbook of ADA & MAAB citations

This chart presents ADA and MAAB citations customized for this particular building. It can be used as an ADA and MAAB reference handbook. The separate issues are illustrated, described and explained.

Building Summary



BUILDING DESCRIPTION

The Collins Building was built after North and South in 1907 and renovated in the 1960s and then again in 1991. It is a three-story building with a basement. It is located to the West portion of the Campus adjacent to Palace Road. It has no accessible entrance of its own but access can be gained either by using a noncompliant exterior ramp from the delivery area to the basement or through North Building using the elevator to the second floor, taking another noncompliant ramp and then the elevator in Collins. Wayfinding is lacking and it is very difficult to know these routes even exist if you are a new visitor.

Collins Building is where some of the most hazardous processes and materials are used because of the nature of courses housed there. This is a building that benefits from rigorous and ongoing testing of indoor air quality to protect the safety of student with allergies, respiratory conditions and/or multiple chemical sensitivity.

The basement of Collins houses the Foundry and Welding Shop, the first and second floors the Ceramics Studios and the third floors the Jewelry and Metalsmithing Workshops.

There are two non-accessible single-user toilet rooms on each floor of the building that are shared with North Building.

There are drinking fountains and emergency phones on all floors.

KEY BUILDING ISSUES

Typical for a building of this age, Collins Building has issues concerning program accessibility including inadequate signage and wayfinding, obstructed accessible routes throughout floors, and stairs and handrails that don't meet ADA standards. In addition, Collins Building has the following significant barriers to accessibility:

- No direct accessible entrance or egress from and to the street.
- No accessible toilet rooms - The toilet rooms on all floors in Collins are stacked and have similar issues. As these single-user toilet rooms in Collins serve North Building as well at least

one on each floor should be made ADA compliant. The toilet room to be made compliant should be the left hand side one as the width and length dimensions of these rooms are adequate.

- The equipment in the Foundry, Welding shop, Ceramics, Glass, Metalworking and Jewelry Studios is specialized, often hazardous and difficult to make accessible. Controls being with in easy reach and indoor air quality are significant issues in this building.
- Ramps on the first, second and third floors have slopes steeper than the ADA standards require. Additionally the floor surfaces are in need of repair. Handrails do not have extensions.

In order to facilitate the organization of key building recommendations in the following section, Key Building Issues have been grouped under the following headings:

- A-Signage & Wayfinding
- B-Accessible Route
- C-Protruding Objects
- D-Doors
- E-Stairs and Handrails
- F-Toilet Rooms
- G-Sinks
- H-Drinking Fountains
- I-Assistive Listening Devices N/A
- J-Lockers, Furniture and Equipment
- K-Ramps N/A
- L-Elevators
- M-Areas of Rescue Assistance

KEY RECOMMENDATIONS

The following key recommendations should be implemented to improve program accessibility, safety, and user experience. Recommendations listed under the categories of Operational Improvements and Small Maintenance Projects can and should be given priority. Recommendations for Capital Improvements Projects are indicated as such and are followed by interim recommendations intended to help the college achieve the greatest level of accessibility even while awaiting renovation.

Additional technical data to support the implementation of all recommendations may be found in Part 4-Building Issues and Part 5-ADA and MAAB References.

OPERATIONAL IMPROVEMENTS - Behavioral or policy changes that can be enacted at minimal cost, could be completed within 90 days, and will require ongoing maintenance and supervision.

Improve public access: Develop and implement policies and procedures so that people with disabilities are accommodated, including but not limited to policies and procedures concerning public notifications, and emergency egress plans.

Maintain accessible routes and paths of travel: Develop and implement a plan to ensure staff, faculty, and student compliance in maintaining a 36" min. wide aisle throughout the building and especially at accessible routes, amenities, and circulation paths. Provide signs using the International Symbol for Accessibility indicating accessible doors, entrances and exits or with directions to the nearest accessible door, entrance or exit if they are not ADA Standards compliant and even if they are in another building. Wherever possible and especially at accessible locker area do not double load corridors with lockers provide enough space so that there is room for lockers on both sides of the corridor to be opened plus a 36" min. wide route through the corridor.

Maintain accessible door clearances: Develop and implement a plan to ensure staff, faculty and student compliance in maintaining furniture- and obstruction-free areas around doors and openings.

NOTE: This survey was carried out during daylight hours over the summer vacation period. As a result classes, performances, exhibitions and events were not in session. Actual use of space, quality of acoustics, and lighting conditions at night in all spaces were unable to be verified. Floor slipperiness in wet weather conditions and use of temporary mats was also not observed. These are areas worth further study.

BUILDING PROGRAM AREAS

BASEMENT

Foundry & Welding Shop
Toilet Rooms

1ST FLOOR

Ceramics
Glass
Toilet Rooms
Entrance from North Building

2ND FLOOR

Ceramics
Toilet Rooms

3RD FLOOR

Jewelry & Metalsmithing
Toilet Rooms





SMALL MAINTENANCE PROJECTS - Projects that will require planning, may involve outside contractors, may be expected to be absorbed by an annual maintenance budget, and could take up to a year to be completed.

Remove protruding object hazards: Along accessible routes, relocate, recess, or provide protective barriers for objects that protrude more than 4" into the path, are higher than 27" AFF, and that may not give the minimum headroom of 80" AFF. This includes but is not limited to: shelving, drinking fountains, emergency fire equipment, fixtures, and specialized equipment.

Maintain accessible doorways: Develop and implement a comprehensive maintenance program and schedule to check and adjust doors so that the necessary door opening force for interior doors is 5lb or less and 15lb or less for exterior doors.

Replace doors along the accessible route that have at least one leaf with 32" min. clear width when opened at an angle of 90 degrees. In the case of the double doors, they may have to become asymmetrical with only one of the doors having the full 32" min. clear width, or, the doors could be secured open during hours of building operation. If doors are kept open make sure that the door props do not protrude into the clear width or become tripping hazards.

Replace door knob hardware: For doors along accessible routes replace existing door knobs with lever sets. Prioritize egress doors.

Modify stairs & handrails: For stairs that are part of an egress route, since there is no elevator, install new handrails that are 34-36" above the nosing, with a circular cross section of 1 1/2" diameter, and 12" rail extensions at the top and bottom of the stair on both sides.

Modify nosing on these stairs so that they do not have more than a 1/2" overhang. Consider a luminous integral tread and nosing strip.

Replace or modify student utility sinks to be accessible: Replace at least one sink with a sink that meets ADA Standards in each of the specialized studios or at this type of sink provide enough space around the sink for a side approach, add an adjacent work counter at 34" AFF max. with room for knee space. Replace the faucet with a flexible hose attachment to provide added useability.

Provide accessible drinking fountains: To benefit people of all statures and abilities replace the existing drinking fountains on the accessible route with a High-Low type, or add an additional drinking fountain with a spout between 38" and 43" AFF or add a cup dispenser making sure that the dispenser doesn't stick out more than 4" from the wall and is mounted such that the cups are dispensed at a height of 48".

CAPITAL IMPROVEMENTS PROJECTS - Projects that will require significant planning, will involve outside contractors, will require a substantial capital outlay, and may take 1-5 years to complete.

As part of a comprehensive campus-wide wayfinding program create a signage system: Design and install a signage system that includes ADA Facilities and Safety Signs; Room Designations and Directional and Informational Signs; and wayfinding signage and Directories. Design all information to be accessible and predictable across physical, print, and digital environments in order to ensure legibility and to support branding strategies. Signs shall meet ADA Standards for height and location and use the International Symbol of Accessibility.

Signs indicating ADA compliant entrances shall be placed to avoid backtracking. Directories at each floor level should indicate the location of all ADA compliant amenities.

ADA Facilities and Safety signs should include:

- 2010 ADA Standard compliant signs with directions to the nearest ADA compliant amenity for all noncompliant amenities such as toilet rooms, telephones, drinking fountains, and exits that are on an accessible route.
- 2010 ADA Standard compliant signs for exit signs at doors, exit passageways, exit discharge points, and exit stairways.
- Permanent emergency egress plans at stairs and elevator lobbies
- A 2010 ADA Standards compliant sign with the International Symbol of Accessibility at the accessible entrance on Huntington Avenue.

Provide accessible toilet rooms: The toilet rooms on all floors in Collins are stacked and have similar issues. As these single user toilet rooms in Collins serve North Building, as well at least one on each floor should be made ADA compliant. The toilet room to be made compliant should be the left hand side one as the width and length dimensions of the room are adequate.

Interim recommendation: Until renovations are complete, design and install ADA compliant signs to direct users to the nearest accessible toilet room even if it is in another building.

Provide accessible furniture, fixtures, and equipment: As furniture and equipment is upgraded and replaced, make sure that 5% of all items but not less than one should allow an individual with disabilities to use it. Make sure that work surfaces and sinks are at 34" AFF, with knee spaces at least 27" AFF, 30" wide and 19" deep, and make sure that controls, especially emergency shut-offs are unobstructed and are located within accessible reach ranges. To support all programs, provide adjustable casework and a few low tables or carts with locking casters that would supplement the counter top areas and provide additional space for equipment for multiple programs.

Controls: Reinstall controls that are higher than 48" AFF and maintain clear space around them so they can be reached, especially in an emergency.

Interim recommendation: Until controls can be lowered in the context of significant renovation, implement a plan to ensure that staff are available at all times to assist with controls.

Ramps & handrails: Re-surface and re-grade slope to achieve even surface no steeper than 8.33% run incline and 2% cross slope. Provide handrails or extensions to handrails or replace handrails where necessary, install handrail wherever running slope is more than 5%.




Five-Year ADA Compliance Plan

NOTES ABOUT THIS CHART




This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.






SYMBOL KEY

Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	2011	2012	2013	2014	2015	2016
A	<p>As part of a comprehensive campus-wide wayfinding program - Create and install the following ADA and MAAB compliant signs:</p> <p>A1 - ADA Amenities & Facilities - Create and install signs for accessible facilities & safety SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide a 2010 ADA compliant sign with the International Symbol of Accessibility at the accessible entrance on Huntington Avenue.</p> <p>For amenities that are not accessible provide signs with directions to the nearest ADA accessible amenity such as toilet rooms, telephones, drinking fountains, entrances, exits and egress routes that are on an accessible route.</p> <p>Make sure that these signs meet ADA Standards for height and location, and that they use the International Symbol of Accessibility. Signs indicating ADA compliant entrances should be placed to avoid backtracking.</p> <p>Ensure that all ADA accessible amenities are noted on any Directories at each floor level.</p> <p>SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide ADA Standard compliant signs for exit signs at doors, exit passageways, exit discharge points, and exit stairways. Consider installing permanent emergency egress plans throughout the building at ends of corridors and at stairs. Also, verify that all current emergency signs are placed correctly and are not blocked from view.</p>	All floors	2010 ADA Standards Chap. 216 Signs & Chap. 703.1, 703.2, & 703.5	\$50/temp sign \$150/sign includes installation but not design fees						
	<p>A2 - Room Designation, Directional & Informational Signs SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Create and install signs for all permanent facilities and room locations, directional signage, and Informational signage. <i>Ongoing (this will require periodic updating).</i></p>	All floors	2010 ADA Standards Chap. 216 Signs & 703	\$150/sign includes installation but not design fees						
	<p>A3 - Wayfinding signs & Directories CAPITAL IMPROVEMENT: To improve safety and user experience consider creating directories that improve the ability to navigate through the building. The directories should be designed so that they have characters and contrast levels that allow them to be easily read by a person with low vision and at low light levels. They should also be mounted so that the top most characters can be read while sitting. <i>Ongoing (this will require periodic updating).</i></p>	All elevators and stairs		\$1,500/directory includes installation but not design fees						
B	<p>Accessible Routes Design and institute a plan to ensure staff, faculty and student compliance to maintaining 36" min. aisle throughout the building and especially at doors, doorways, accessible routes, amenities, lifts, elevators and paths. <i>Ongoing.</i></p>	All floors	2010 ADA Standards Chap. 206, 207 Signs & Chap. 401	\$25/hr. staff						
<p>*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.</p>										

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	2011	2012	2013	2014	2015	2016
C	Protruding Objects - Remove protruding object hazards: OPERATIONAL/SMALL MAINTENANCE: Along accessible routes, relocate, recess, or provide protective barriers for objects that protrude more than 4" into the path, are higher than 27" AFF, and that may not give the minimum headroom of 80" AFF. This includes but is not limited to: shelving, drinking fountains, and emergency fire equipment. Attention should also be paid to under-stair areas. Prioritize for the most hazardous objects. <i>Ongoing.</i>	All floors	2010 ADA Standards Chap. 204 Signs & Chap. 307	\$25/hr. staff						
D	Doors D1 - Door Clearance - Maintain accessible doorways OPERATIONAL: Develop and implement a plan to ensure staff, faculty and student compliance in maintaining furniture- and obstruction-free areas around doors and openings. If exit doors are not accessible provide ADA Standards compliant signs to redirect to nearest accessible exit door. SMALL MAINTENANCE: Provide doors and especially egress double doors in the accessible route that have at least one leaf with 32" min. clear width when opened at an angle of 90 degrees. In the case of the double doors, they may have to become asymmetrical with at least one of the active leaves having the full 32" min. clear width <u>or</u> secure doors open during office hours. If doors are kept open make sure that the door props do not protrude into the clear width or become tripping hazards.	All floors prioritize for doors on accessible routes, toilet rooms and classrooms	2010 ADA Standards Chap. 204,206.1 Signs & Chap. 404	\$25/hr. staff						
	D2 - Door Opening Force - Maintain accessible doorways: OPERATIONAL: Develop and implement a comprehensive maintenance program and schedule to check and adjust doors so that the necessary door opening force for interior doors is 5lbs. max. and 15lbs. max. for exterior doors. <i>Ongoing.</i>	All floors - prioritize for doors in accessible routes, toilet rooms and classrooms	2010 ADA Standards Chap. 204,206.1 Signs & Chap. 404	\$25/hr. staff		→				
	D3 - Door Hardware For doors along accessible routes and at accessible toilet rooms and classrooms, replace existing door knobs with lever sets. <i>Ongoing.</i>	All floors on accessible routes, toilet rooms and classrooms	2010 ADA Standards Chap.309	\$400/lever set			→			
E	Stairs & Handrails For stairs on egress routes reinstall handrails or install handrails with extensions. Re-cover treads with contrasting slip resistant material. Install curved wedges to the underside of the stair nosing to create a smooth transition. Consider using an integrated nosing and tread.	Stairs - all floors @ egress routes	2010 ADA Standards Chap 504,505	\$600/Stair run						
F	Toilet Rooms - Provide accessible toilet rooms or redirect to accessible toilet rooms The toilet rooms on all floors in Collins are stacked and have similar issues. As these single-user toilet rooms in Collins are the only toilet rooms in the building and are shared by North Building at least one on each floor should meet ADA Standards for accessibility. The toilet room to be made accessible should be the left hand side one as the width and length dimensions of the room are adequate. <i>Interim recommendation</i> Until renovations are complete provide 2010 ADA Standards compliant signs to direct users to nearest ADA accessible toilet room.	All floors	2010 ADA Standards Chap.213 & 603,604,605,606 MAAB 30.8, 30.7.3	\$2000-3000/ Toilet Room						
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.										

NOTES ABOUT THIS CHART
This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

SYMBOL KEY

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

B-COLLINS BUILDING | Five-Year ADA Compliance Summary continued

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	COMPLETION DATE					
					2011	2012	2013	2014	2015	2016
G	Classroom Sinks - Replace or modify sinks to be accessible SMALL MAINTENANCE Replace at least one sink with a sink that meets ADA Standards on each of the second and third floors, <u>or</u> at this type of sink provide enough space around the sink for a side approach, add an adjacent work counter with room for knee space, replace the faucet with a flexible hose attachment.	All floors	2010 ADA Standards Chap.212, & 606	\$1,000/sink						
H	Drinking Fountains - Replace or modify drinking fountains to be accessible SMALL MAINTENANCE: To benefit people of all statures and abilities replace the existing drinking fountains on the accessible route with a High-Low type, <u>or</u> add an additional drinking fountain with a spout between 38" and 43" AFF <u>or</u> add a cup dispenser making sure that the dispenser doesn't stick out more than 4" from the wall and is mounted at a height no greater than 48" AFF to where the cups are dispensed from. Make sure that the availability of cups are checked regularly. Provide at least one accessible drinking fountain per floor.	All floors	2010 ADA Standards Chap-307,602	\$4,800/ Drinking fountain						
I	Assistive Listening Devices & Telephones OPERATIONAL/SMALL MAINTENANCE: If alarms, such as fire alarms are installed they must provide audible and visual notification.	All floors	2010 ADA Standards 215, 219, 407, 702, 708							
J	Lockers & Furniture - Provide furniture, fixtures, and equipment that are accessible SMALL MAINTENANCE: Modify 5% or no fewer than 1 locker on each of the floors 2 and 3 to meet ADA standards, reach ranges, and operable parts. Modifications include lowering shelves to within reach ranges, and providing locks that don't require tight grasping, pinching or twisting of the wrist. If modifications cannot be made replace locker with one that meets ADA Standards for accessibility. <i>Ongoing.</i> CAPITAL IMPROVEMENT: Purchase adjustable furniture to add flexibility and functionality to rooms. <i>Ongoing.</i>	All floors	2010 ADA Standards 225,226	\$Dependent on requirements						
K	Ramps & Handrails Re-surface and re-grade slope to achieve even surface no steeper than 8.33% run incline and 2% cross slope. Provide handrails or extensions to handrails or replace handrails where necessary, install handrail wherever running slope is more than 5%. Regrade ramps to meet MAAB and 2010 ADA requirements including having a running slope no steeper than 1:12, a cross slope no steeper than 1:50 and a ramp width of at least 48" clear between handrails. (Recommendation: Design for a maximum 1:13 running slope and 1.5 cross slope to ensure that once constructed, the running slopes meet the ADA Standards.) Ensure that for every 30 feet of run and at top and bottom a landing 60" deep is provided. Wherever a ramp changes directions, provide level landings that are a minimum of 60" deep. Provide an upper handrail at 34-38" above ramp surface and a lower handrail at 18-20" above ramp surface (measured to top of rail). For additional information see Appendix A - ADA & MAAB References 405.	2nd & 3rd Floors	2010 ADA Standards 205,308,309	\$45-75 l/ft						
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.										

NOTES ABOUT THIS CHART
This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

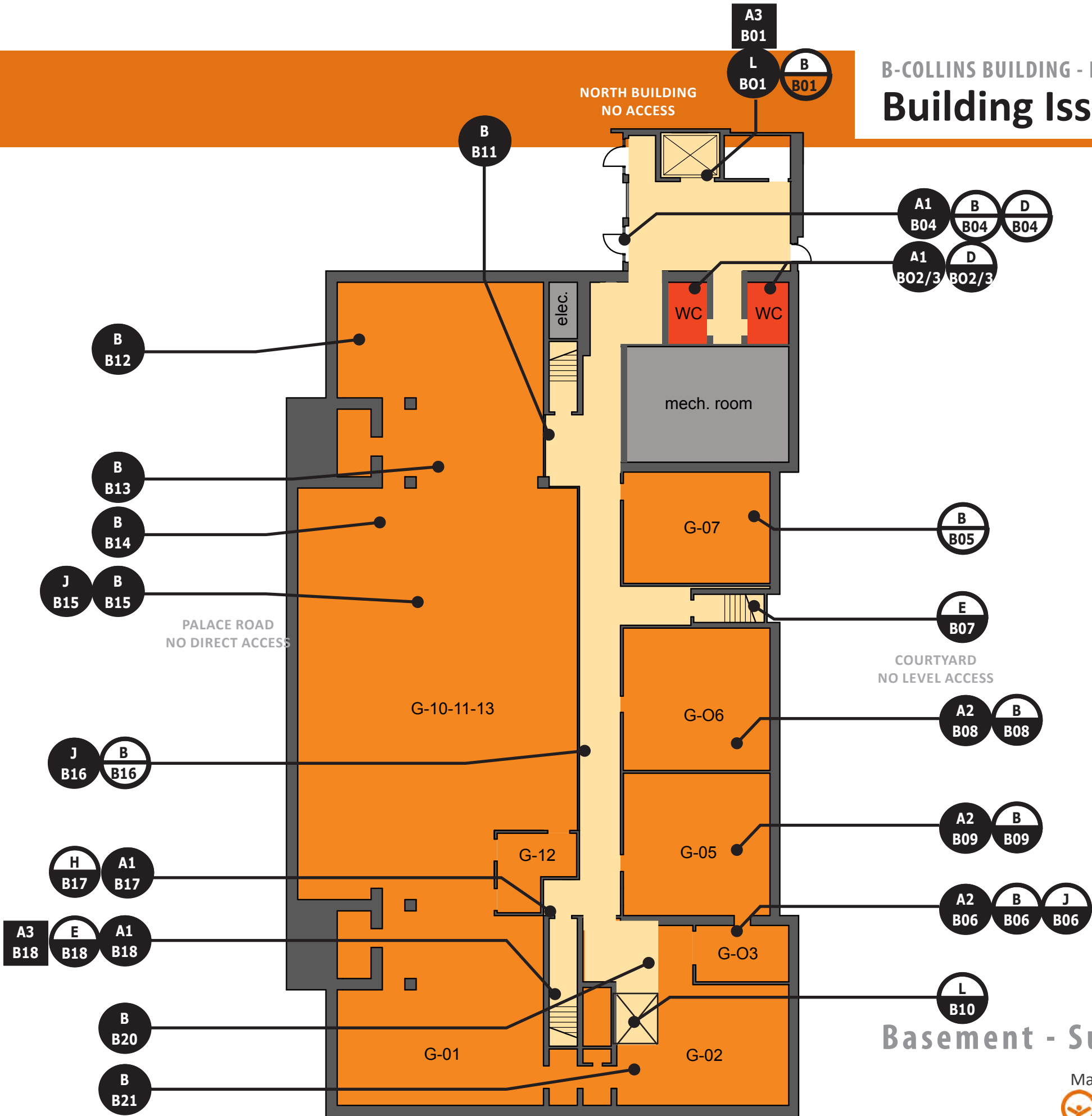
SYMBOL KEY
Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

B-COLLINS BUILDING - Basement Building Issues



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

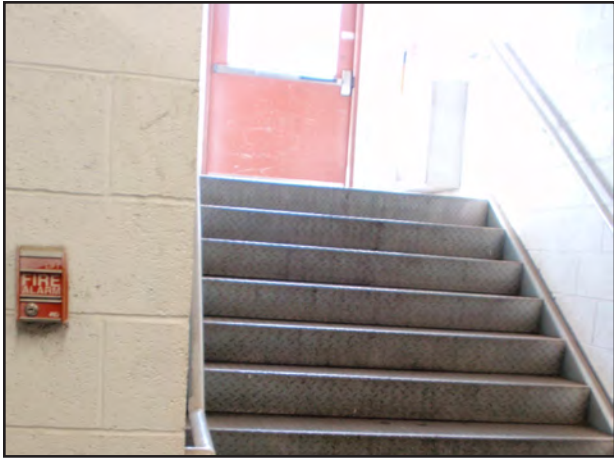
Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Basement - Summary Plan



LOCATION | B07

Stairs - Contrast

The egress stairs have no contrast between tread and riser. This makes them difficult to be discerned for people with low vision and when there is dim light. **LOCATION| B07**

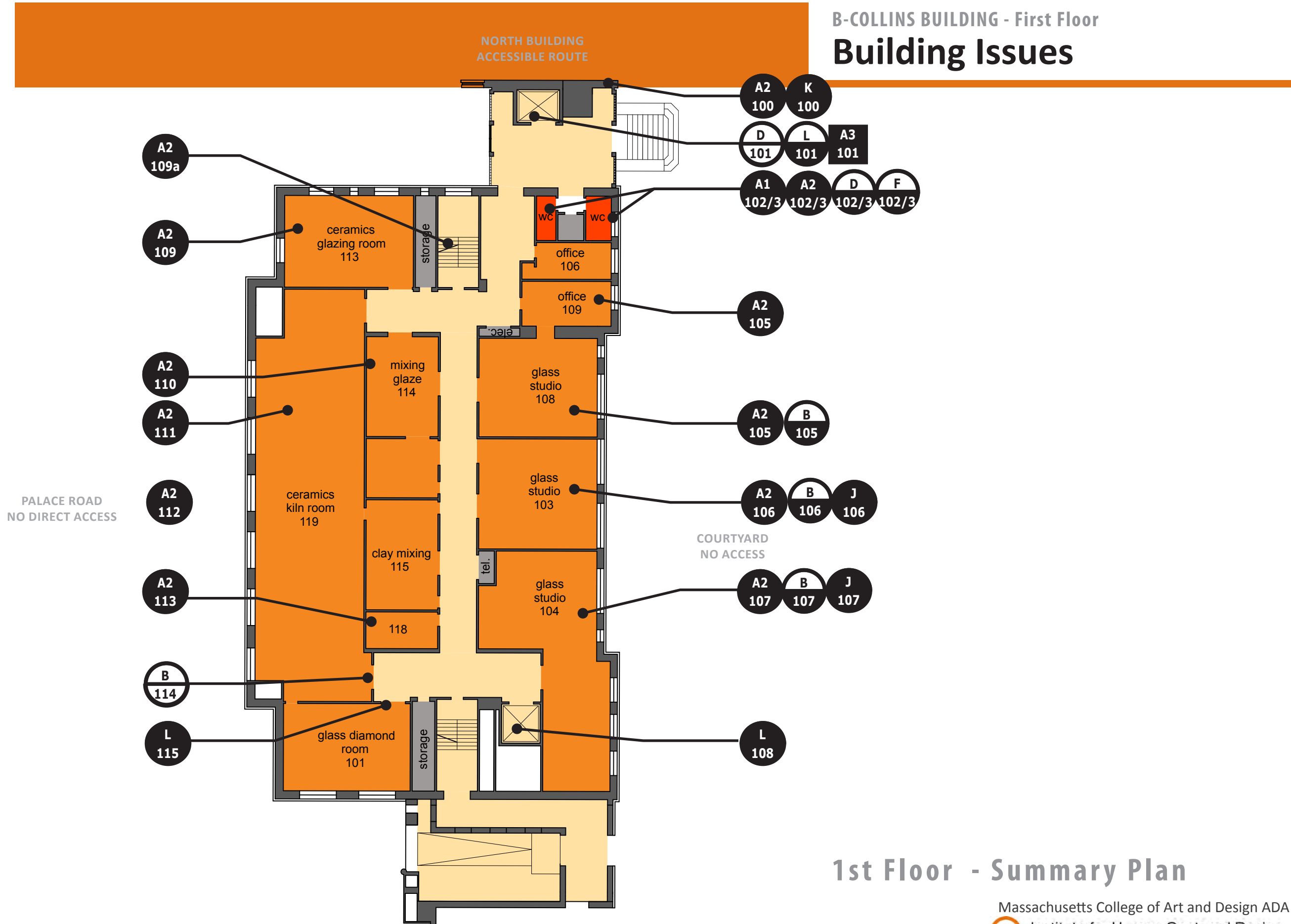
*[See Appendix A -2010 ADA Standards
Advisory-Stairs 504.4]*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE/CAPITAL IMPROVEMENT:
Consider providing visual contrast on tread nosing, or at the leading edges of treads without nosing, so that stair treads are more visible for people with low vision.

ISSUE E
SMALL MAINT. PROJECT
Apply required modifications to stairs to comply with 2010 ADA advisory.
\$200/stair run

B-COLLINS BUILDING - First Floor
Building Issues



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

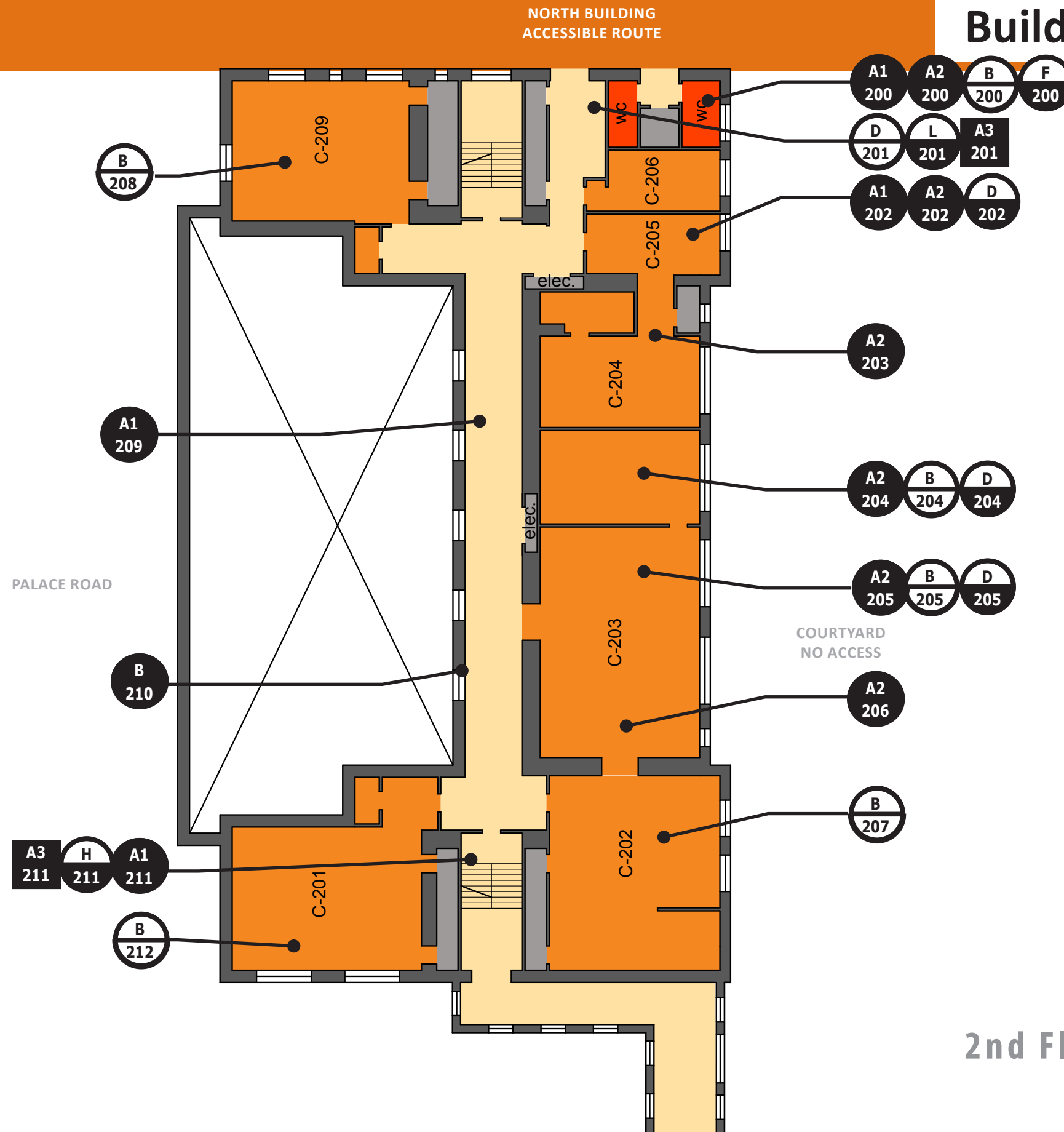
- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

1st Floor - Summary Plan

Building Issues



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

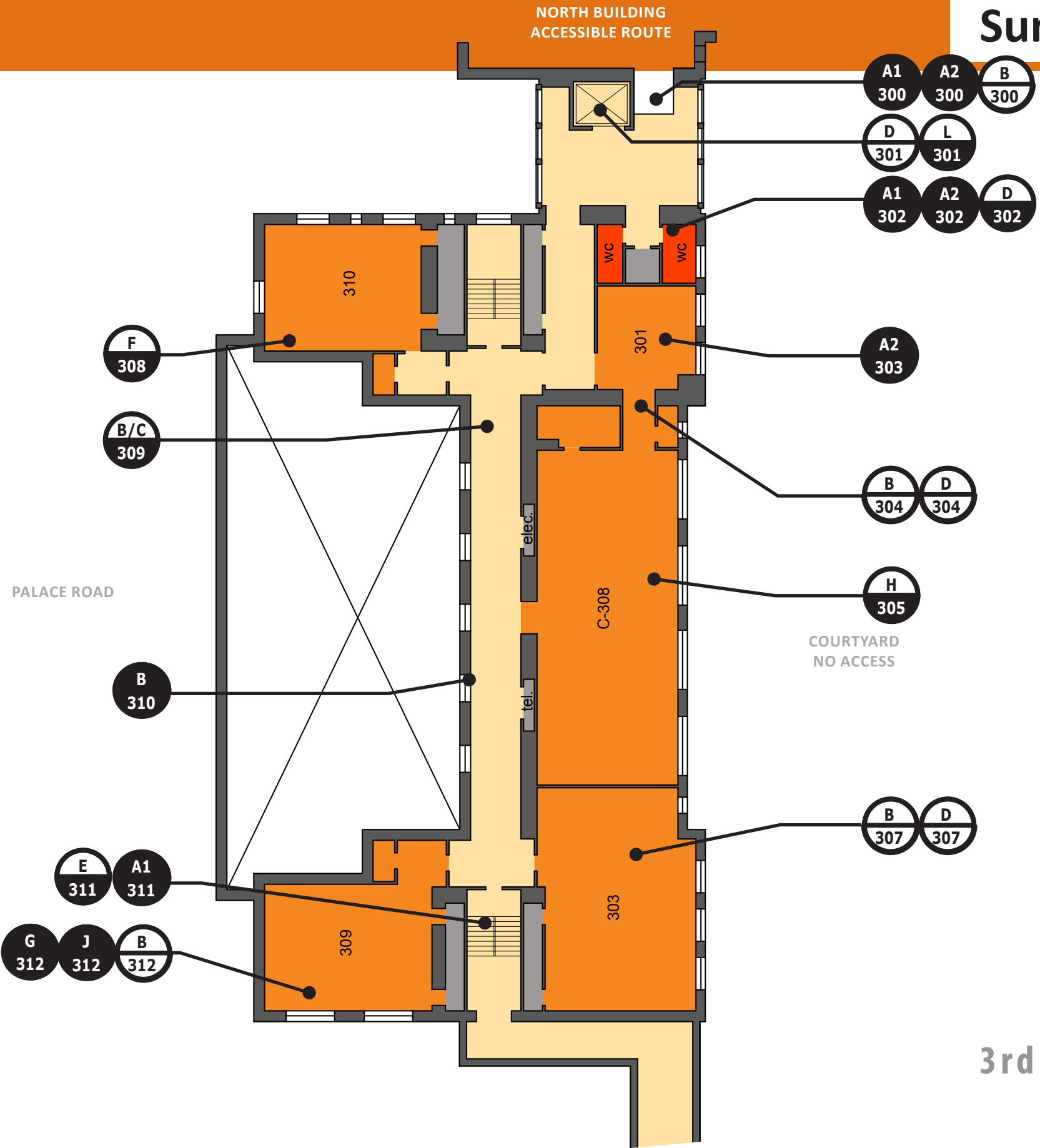
- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

2nd Floor - Summary Plan

B-COLLINS BUILDING - Third Floor
Summary Plans



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

3rd Floor - Summary Plan

A1_Signs - ADA Facilities



LOCATION | 303

Signs - ADA Facilities and Amenities

The toilet rooms, telephones and drinking fountains are not ADA compliant and do not have signs with directions to the nearest ADA compliant amenities.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: For toilet rooms, telephones, drinking fountains, entrances, exits and egress routes that are not accessible, design and install signs with directions to the nearest ADA compliant amenity.

Make sure that these signs meet 2010 ADA Standards for height and location, and that they use the International Symbol of Accessibility. Signs indicating ADA compliant entrances should be placed to avoid backtracking.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

CAPITAL IMPROVEMENT: Ensure that all ADA compliant amenities are noted on the Directories on each floor level.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT: Tactile read ADA compliant exit signs are missing from doors at exit passageways, exit discharge points, and exit stairways.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Implement an overall inspection of fire safety signs making sure they are ADA and NFPA compliant, are lit if required and are in the correct locations according to building code.

See section 103.2.13.6 of the International Building Code(200 edition) or section 107.7 of the International Building Code (203 edition)



LOCATION | B18

A2_Signs - Room Designation, Directional, Informational



LOCATION | B08

Signs - Designation Signs

Designation signs are missing or are not ADA compliant. There are no signs on the Storage Room doors between the toilet rooms this can cause confusion in an emergency situation.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE/CAPITAL IMPROVEMENT: All permanent rooms must have ADA compliant room designation signs. Rooms that do not have room numbers lead to confusion especially in an emergency situation. As part of the campus-wide wayfinding program provide ADA compliant signs on the latch side of the door mounted at 48" min. AFF to the baseline of the tactile characters on signs and 60 " max. AFF or ground surface, measured from the baseline of the highest tactile character. If there is no room on the latch side place signs on wall perpendicular to the latch or on the door as long as the person reading the sign tactilely will not be injured if the door is opened.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

Where a directional sign is required, such as thresholds to buildings it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route.

CAPITAL IMPROVEMENT: as part of the campus-wide wayfinding program ensure that all floors have signs that indicate floor level. These signs should always be located adjacent to stairs and they should be able to be seen from inside the elevator.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Consider providing permanent egress maps at stairs and elevator lobbies on all floors. This will help occupants to navigate their way out of the building in case of emergency.



LOCATION | B09



LOCATION | 303

ISSUE A1
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes ADA facilities & safety signs and that meet ADA standards

\$150-200/sign

INTERIM RECOMMENDATION
 Until modifications are complete provide ADA Standards compliant signage to direct users to nearest accessible toilet room and other accessible amenities.

\$150-200/sign

ISSUE A2
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes ADA Standards compliant designation, directional and informational signs.

\$150-200/sign

B_ Accessible Routes



LOCATION | 300



LOCATION | 212



LOCATION | B04



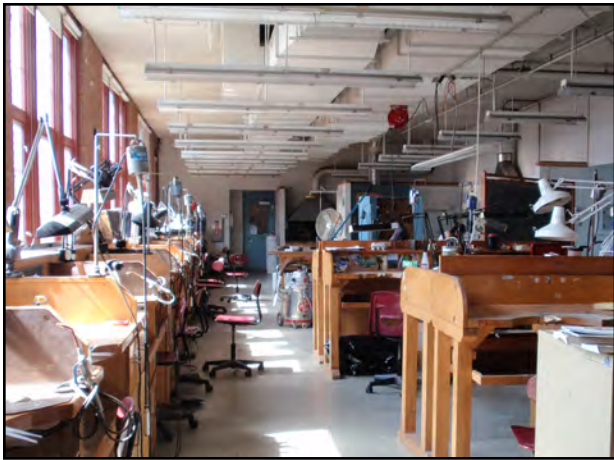
LOCATION | 312



LOCATION | 307



LOCATION | B01



LOCATION | 307



LOCATION | 110



LOCATION | B16

Collins has no direct accessible entry from the street. The partially accessible route begins by using the accessible Huntington Ave entry in the Tower, from there the elevator is taken to the second floor and then there is an unmarked route to the 2nd floor of North Building past the 3rd floor of the East building over a noncompliant ramp through the North second floor over another ADA noncompliant ramp to the Collins Building where through use of elevators all floors except the basement can be accessed. There is no accessible entry from South as the lift does not work.

ISSUE B
OPERATIONAL
 Implement plan to maintain 36" min. clear areas through accessible routes and paths.

 \$25/hr Staff labor

The following issues occur many times throughout all the floors.

Accessible Aisle Obstruction

Aisles and pathways through rooms and in accessible routes are obstructed by furniture, equipment and other objects.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances

Controls and emergency shut-offs are blocked and cannot be reached.

Elevator controls are blocked and cannot be reached.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL/SMALL MAINTENANCE/CAPITAL IMPROV.: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Lockers on two sides of the corridor require adequate space to accommodate both doors being opened simultaneously and 36" min. clear space between. The corridor should be at least 7'-0" wide between the lockers. A solution would be to relocate lockers so only one side is used for a portion of the lockers.

B_ Accessible Routes - Reach Range & Operable Parts



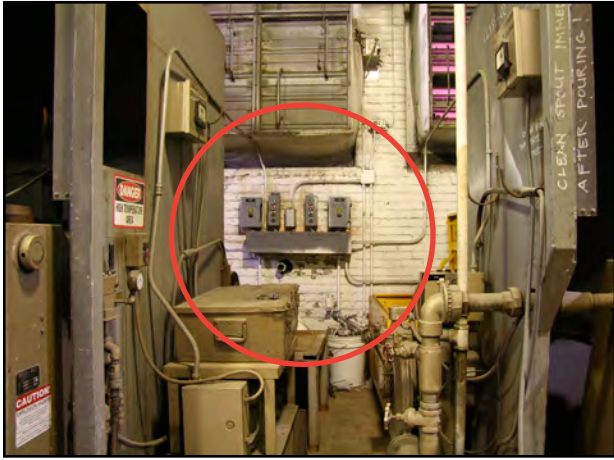
LOCATION | B18



LOCATION | B21



LOCATION | B06



LOCATION | B12



LOCATION | B06



LOCATION | B11



LOCATION | B21



LOCATION | B06



LOCATION | B20

Much of the machinery and equipment in Collins is specialized. The following issues occur many times throughout all the floors.

Emergency Shut-offs
 Emergency shut-offs and controls are blocked and/or are out of reach ranges. This is hazardous for all.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances , 308 Reach Ranges, 309 Operable parts]

Emergency Equipment
 Emergency eye-wash stations (42" AFF), showers (69" AFF), and fire safety equipment are difficult to find or reach and/or access is obstructed.

[See Appendix A -2010 ADA Standards 308 Reach Ranges, 309 Operable parts]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes to all equipment and controls.

ISSUE B OPERATIONAL
 Implement plan to maintain 36" min. clear areas through accessible routes and paths.

\$25/hr Staff labor



LOCATION | 309

D-1_Clearances



LOCATION | 110

Doors throughout Collins have similar issues.

Door - Clearances

Furniture or objects blocks door clearances.
[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove all obstructions from around entrances and doorways.

If a door is to be kept open do not use heavy object on the floor that could become a tripping hazard and accessible route obstruction. Provide a doorstop mechanism that doesn't cause an obstruction such as good examples below:



LOCATION | 110



LOCATION | B09



D-2_Door-Closer



LOCATION | B



LOCATION | 300



LOCATION | 307

Door - Adjustment

Doors have door opening forces that are greater than 5lbs, this is too heavy for easy opening and means that the door closes too fast to be able to enter easily. This could cause delay in an emergency.

[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Adjust and maintain all interior doors so that they have opening forces that don't exceed 5lbs. Prioritize for doors on an accessible route, toilet room or classroom.

ISSUE D1 & D2 SMALL MAINT.
 Implement plan to maintain clear areas around doors and adjust door closing pressures to achieve correct opening forces.

\$25/hr
 various mechanisms ranging from \$12-\$35 each

E_ Stairs



LOCATION | 308

The stairs on all floors in Collins have similar issues.

Exit signs, designations signs

There are no signs identifying the floor level. There are no ADA compliant exit signs indicating an exit or emergency egress.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Provide ADA compliant signs at stair wells indicating floor level. Ensure that these signs are mounted at the correct height and location.

Provide ADA compliant exit signs. Ensure that these signs are mounted at the correct height and location.

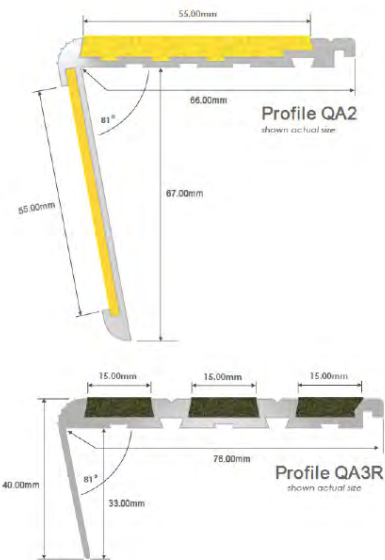
Stair - Nosing

The stairs used as an egress route if elevators are not available have nosing that are greater than 1" and are tripping hazards

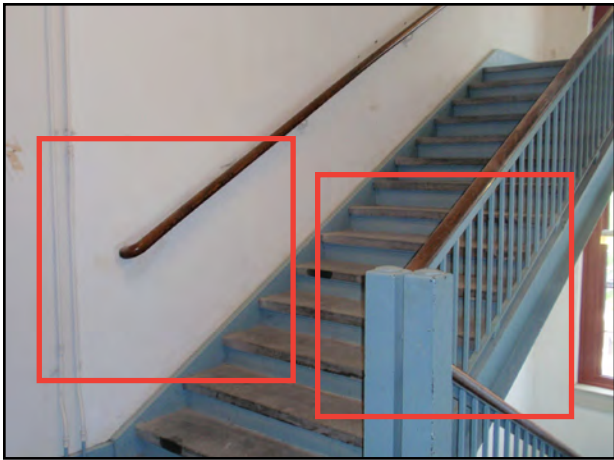
[See Appendix A -2010 ADA Standards 504.5 Nosing]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

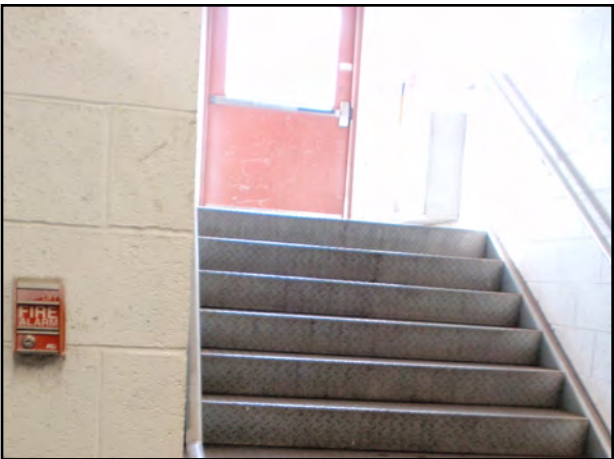
MAINTENANCE: Install treads that will cover nosing overhang see diagram. For additional safety consider an edge strip with an integrated photo-luminescent strip that glows in the dark.



LOCATION | 308



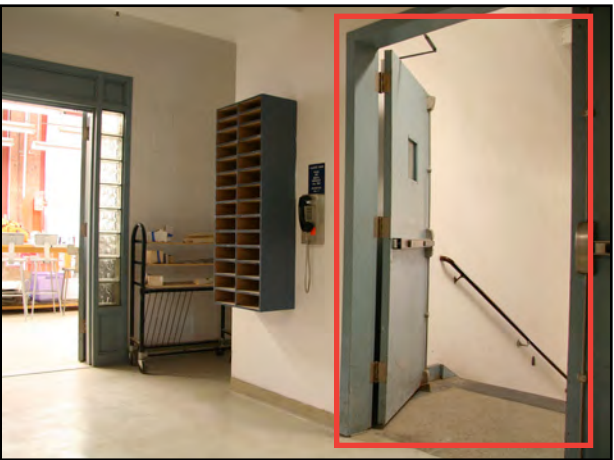
LOCATION | 308



LOCATION | B07



LOCATION | 109a



LOCATION | 109a

Hand rails - Dimension

Stair handrails do not comply for dimension of handrail.

[See Appendix A -2010 ADA Standards 505.7.1 Handrail cross section]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4" min. and 2" max.

Hand rails - Continuous Rail

There is no continuous handrail on the inside switchback

[See Appendix A -2010 ADA Standards 505.3 Continuity]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

On egress routes where elevators cannot be used modify existing handrail to be continuous.

Handrails - Extensions

There are no top and bottom handrail extensions.

[See Appendix A -2010 ADA Standards 505.10.2 & 505.10.3 Handrail Extensions]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

On egress routes where elevators cannot be used install handrail with extensions.

Doors - Opening Force

The doors at the stairwells have an opening force of over 5lbs. This makes it difficult to open the door and it closes too fast to be able to pass through easily.

[See Appendix A -2010 ADA Standards 603 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Adjust door opening forces to reach a max. 5lb.

Doors - Landing clearances

Doors open out onto landing areas with no passing space this is dangerous to anyone using the stair.

[See Appendix A -2010 ADA Standards 603 Stair]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Keep door open during work hours.

ISSUE E
OPERATIONAL
 Maintain clearances around stair landings.

SMALL MAINT. PROJECT
 Apply required modifications to stairs to comply with 2010 ADA requirements.

\$600/stair run

F_ Toilet Rooms



LOCATION | 200

The toilet rooms on all floors in Collins are stacked and have similar issues. As these single-user toilet rooms in Collins are the only toilet rooms in the building and are shared by North Building at least one on each floor should be made ADA compliant. The toilet room to be made ADA compliant should be the left hand side one as the width and length dimensions of the room are adequate.

ADA Facilities and Amenities

The single-user toilet rooms on all floors do not meet ADA standards for accessibility and do not have signs with directions to the nearest ADA compliant toilet rooms.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: Provide ADA compliant signs with directions to the nearest ADA compliant toilet room (which are in North Building adjacent to Pozen). Ensure that these signs are mounted at the correct height and location.

Doors - Clearance

There is only 10" clearance between the sink and the latch pull side of the door on exiting.

[General Issues-2010 ADA Standards 404, Doors, 603 Toilet and Bathing Rooms]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: Reinstall the sink and mirror so that there is an 18" min. clearance between the sink and the latch side of the door. Ensure that the required maneuvering clearances between the sink and the water closet are maintained.

Doors - Opening Force

The door has an opening force of over 5 lbs. This makes it difficult to open and it closes too fast to be able to pass through easily.

[See Appendix A -2010 ADA Standards 603 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Adjust door closer to max. 5lbs. opening force.



LOCATION | 200



LOCATION | 200



LOCATION | 200

Exposed pipes and surfaces

The lavatory (sink) pipes are not wrapped and could cause injury.

Radiator covers are missing or broken and infringe on maneuvering space.

[See Appendix A -2010 ADA Standards 606.5 Toilet Rooms]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: Wrap lavatory (sink) pipes with insulating material and repair broken radiator covers.

Mirror

The bottom of the reflective surface of the mirror is at 46" AFF so a person of short stature or a seated person cannot use the mirror.

[See Appendix A -2010 ADA Standards 603.3 Mirrors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: Move the mirror so that the bottom of the reflective surface is 40" AFF or provide a full length mirror in the lavatory (sink) area in the toilet room.



LOCATION | 200

Faucets

The lavatory (sink) faucet is not a lever-type faucet and requires tight grasping, pinching, and twisting of the wrist.

[See Appendix A -2010 ADA Standards 606.4 Faucets]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: Install lever-type faucets.

Grab bars

The grab bars are installed incorrectly. They are at different levels and/or incorrect heights so that they are in the wrong location to be used as supports.

[See Appendix A -2010 ADA Standards 609 Grab Bars]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: Reinstall grab bars to be ADA compliant.



LOCATION | 200

ISSUE F

CAPITAL IMPROV.

As toilet room modifications throughout the building are extensive, consider requesting capital improvement funding. Otherwise each issue could be addressed as a small maintenance project over time.

ISSUE A2

CAPITAL IMPROV.

Provide ADA compliant designation signs.

INTERIM

RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room.

F_ Toilet Rooms



LOCATION | 203

Flush Control

The flush control is on the wrong side and is out of reach range for some users.

[See Appendix A - MAAB 30.7.5 & 521 CMR 39.5,]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 CAPITAL IMPROVEMENT: If possible reinstall flush on the open side or install an automatic flush if plumbing allows.

Floor - Threshold

The threshold at the 3rd floor toilet room is more than 1/2" high and can be a tripping hazard.

[See Appendix A -2010 ADA Standards 302 Floor or Ground Surfaces & 404.2.5 Thresholds]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 CAPITAL IMPROVEMENT: Replace threshold to ensure that it is no higher than 1/2".

Dispensers - Toilet Paper

The toilet paper dispensers are too far from the water closet.

[See Appendix A -2010 ADA Standards 309.4 & 604.7 Dispensers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 CAPITAL IMPROVEMENT: Reinstall toilet paper dispensers so that they are 7" min. and 9" max. in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser needs to be 15 " min. and 48 " max. AFF and not located behind grab bars.

Floor - Surface

The flooring is uneven and is a tripping hazard that could cause injury.

[See Appendix A -2010 ADA Standards 302 Floor or Ground Surfaces]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Repair tile flooring so that it is stable, firm and slip resistant.



LOCATION | 203

Once these toilet rooms have been modified to become ADA compliant, provide ADA compliant signs on the latch pull side of the door mounted at 48" min. AFF to the baseline of the tactile characters on signs and 60 " maximum AFF or ground surface, measured from the baseline of the highest tactile character.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

When these toilet rooms have been modified to become ADA compliant, provide ADA compliant signs on the latch pull side of the door. Mount at 48" min. AFF to the baseline of the tactile characters, and 60 " maximum AFF, measured from the baseline of the highest tactile character. Use the International symbol for Accessibility to designate that it is a ADA compliant toilet room.

The use of blackboards as a measure to prevent graffiti is commendable and it is recommended that they become a standard toilet room installation throughout the campus.

Consider providing hooks on the door so that bags and coats can be kept out of the way and off the floor. The hooks should be within reach ranges so should be located 40" min. and 48" max. AFF.

Consider installing audible and visual alarms.

ISSUE A1
CAPITAL IMPROV.
 As toilet room modifications throughout the building are extensive, consider requesting capital improvement funding. Otherwise each issue could be addressed as a small maintenance project over time.

INTERIM RECOMMENDATION
 Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible toilet room.



LOCATION | 203



LOCATION | 203

G_Sinks



LOCATION | B

The sinks throughout Collins do not meet ADA standards of accessibility for height, clearance or knee space.

[C General Issues-2010 ADA Standards
 606 Sinks]

Sinks - Height
 The top of the sink is greater than 34" AFF.

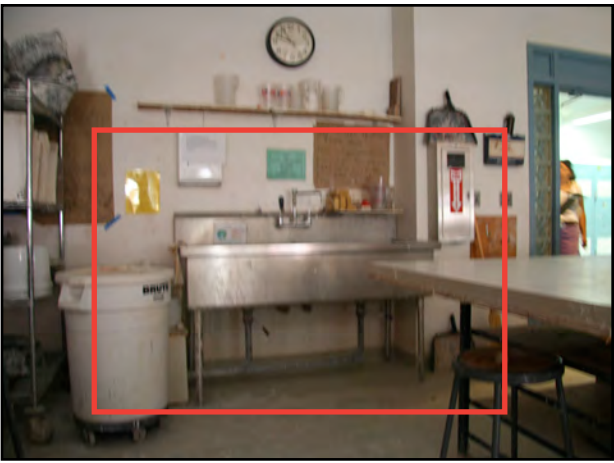
Sinks - Clearance
 The clear space around the sink is not 30" by 48" for a front approach.

Sinks - Knee space
 The underside of the sink doesn't allow for knee space.

Sinks - Faucet
 The faucets are too high and out of reach range.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Where required install 1 or 5% ADA compliant sinks that are no higher than 34" AFF, and have the required knee space, faucet reach and type and clear space around it.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
Replace or modify student utility sinks to be accessible: Replace at least one sink with a sink that meets 2010 ADA Standards on each of the 2nd and 3rd floors, or at this type of sink provide enough space around the sink for a side approach, add an adjacent work counter at 34" AFF with room for knee space. Replace the faucet with a flexible hose attachment.



LOCATION | B



LOCATION | B



LOCATION | B06



LOCATION | 312

ISSUE G
SMALL MAINT. PROJECT
 Install new or modify sink.

 \$1,000 / new ADA sink or
 \$150 / modify sink

H_Drinking Fountains



LOCATION | 300

The drinking fountains on all floors in Collins have similar issues.

ADA Facilities and Amenities

The drinking fountains on all floors do not meet ADA standards for accessibility and do not have signs with directions to the nearest ADA compliant drinking fountains.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

Drinking Fountain - Spout heights

The drinking fountain does not allow for a person sitting and a person who finds it difficult to bend to easily use the drinking fountain.

[See Appendix A -2010 ADA Standards 211 & 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE CAPITAL IMPROVEMENT: To benefit people of all statures and abilities replace drinking fountain with a High-Low fountain,

or

install an additional drinking fountain with a spout between 38" and 43" AFF

or

SMALL MAINTENANCE: install a paper cup dispenser ensuring that level of paper cups is maintained and that the dispenser is not a protruding object and is mounted such that the cups are dispensed at a height of 48".



LOCATION | B20



LOCATION | B15



LOCATION | 200



LOCATION | 100

Drinking Fountain - Clearance

The drinking fountain has not got sufficient clearance for a front approach. The required space is 30" x 48".

[See Appendix A -2010 ADA Standards 307 & 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Remove all obstructions from around the drinking fountains to allow a clearance of 30" centered on the drinking fountain and 48" clear floor space in front of the fountain.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Consider removing the drinking fountain in the basement in the foundry - it could be a health hazard.

On the second and third floors consider extending the clear space around the drinking fountains to include the emergency telephones. This clear space can be created by the correct placement of the benches and brochure holder.

ISSUE H
SMALL MAINT.
PROJECT
 Replace or make suggested modifications to drinking fountain.

 Add another drinking fountain
\$2000/ fountain/ plumbing
or
 Replace drinking fountain with a new High-Low drinking fountain
\$4,800/ High-Low
or
 Provide cup dispenser with ongoing fillup of paper cups
\$50 plus cups

J- Lockers & Furniture



LOCATION | 106



LOCATION | B14



LOCATION | 112



LOCATION | 111



LOCATION | B15



LOCATION | 2



LOCATION | 111



LOCATION | B15

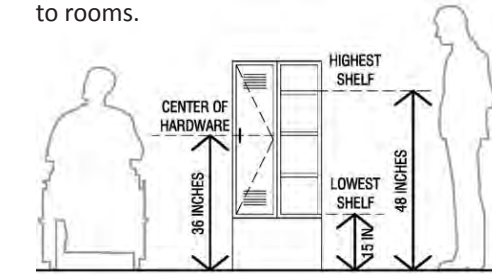


LOCATION | 304

Storage - Lockers

Storage Lockers do not meet ADA standards for height, reach range and hardware.
[See Appendix A Storage 6.1]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: At each locker area replace or modify 5% or no fewer than one locker at each of the locker areas on each of floors to meet ADA accessibility standards for reach range and operable parts. Modifications include lowering shelves to within reach ranges ie. the lowest surface at 15" AFF and the highest shelf or coat hook no more than 48" AFF. and providing locks that don't require tight grasping, pinching or twisting of the wrist. If modifications cannot be made replace locker with an ADA compliant version. **CAPITAL IMPROVEMENT:** Purchase adjustable furniture to add flexibility and functionality to rooms.



RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

For easy orientation and wayfinding lockers should have a conspicuous numbering or alpha-betized lettering identification system.

Furniture and Equipment

Specialized equipment does not meet ADA standards for accessibility for reach ranges for controls, operable parts, knee space and clearances or counter heights.

[See Appendix A -2010 ADA Standards 308 Reach Ranges & 309 Operable Parts, 308 Reach Ranges & 309 Operable Parts]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Many pieces of equipment in the Ceramics Studios and the Foundry are necessary but are not accessible. Accessible versions may not available. Where ever possible at least 1 or 5% pieces of equipment should be accessible. If this is not feasible students with a disability needing to use this equipment will require individual educational accommodations based on their abilities.

ISSUE J
OPERATIONAL
 Modify existing lockers and furniture
OR
CAPITAL IMPROV.
 Provide new ADA compliant furniture, equipment & lockers.



K_Ramps



LOCATION | 200

The ramps on 1st, 2nd and 3rd floors in Collins have similar issues.

Exit signs, designations signs

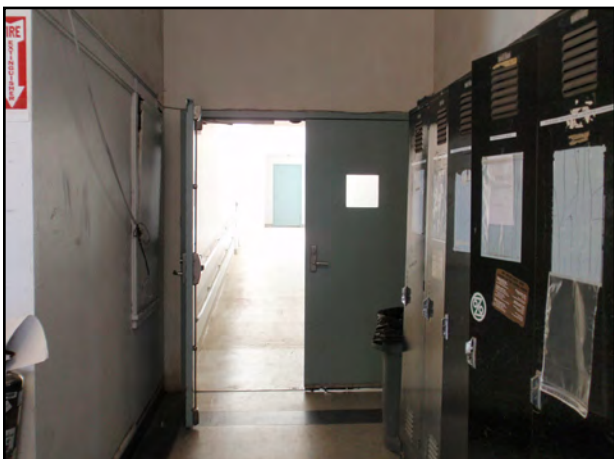
There are no signs describing the floor level. There are no ADA compliant exit signs indicating an exit or emergency egress.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Provide ADA compliant signs at stairwells indicating floor level. Ensure that these signs are mounted at the correct height and location.

Provide ADA compliant exit signs. Ensure that these signs are mounted at the correct height and location.



LOCATION | 300



LOCATION | 300



LOCATION | 100

K_Ramps & Handrails



LOCATION | 206



LOCATION | 206

Ramp slope

Ramp slope up to the 3rd floor is 9%, and the cross slope is 4%. The rail has no extensions, the floor has cracks and loose material and is a tripping hazard. This ramp is part of to the main accessible route and so work to modify it should be made a priority.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Re-engineer ramp run and cross slope to correct slope and resurface.

Ramp surface

Ramp transition is uneven and creates a tripping hazard. The flooring is uneven and is a tripping hazard that could cause injury.

[See Appendix A -2010 ADA Standards 302 Floor or Ground Surfaces]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE:-Re-engineer ramp run and cross slope to correct slope and resurface. Repair the flooring so that it is stable, firm and slip resistant.

L_ Elevators & Lifts



LOCATION | B10/208 Lift

LOCATION | B10/208 Lift
The lift is out of working order and is key operated (See NOTE).

Lift signs
 There are no signs near the lift indicating the floor level that you are on or that there is an ADA lift. Additionally, there are no ADA compliant signs with directions to the nearest available **working** ADA compliant elevator or lift.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Provide ADA compliant signs indicating floor level. Use the International Symbol for Accessibility on a sign for this lift. Ensure that these signs are mounted at the correct height and location and that this lift appears on the Directory.

While the lift is not working provide ADA compliant signs with directions to nearest ADA compliant lift or elevator. Ensure that these signs are mounted at the correct height and location.

Threshold
 The threshold is 2 1/2" high, a tripping hazard and is difficult for a wheel to go over.

The slope leading to the lift is 8.3% it should be less than 2%.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 CAPITAL IMPROVEMENT: Re-engineer slope so that it is less than 2%. consider replacing lift.

Door - clearances
 It would be very difficult for a wheelchair user to use this lift by themselves as the lack of door clearances will not allow them to open the door.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 CAPITAL IMPROVEMENT: Keep area around door clear.

Elevator -
 The controls for the elevator are out of reach range @ 51 1/2" to the top button. The elevator has no light indicating floor level.

[See Appendix A -2010 ADA Standards 407 Elevators, 309 Operable Parts]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 CAPITAL IMPROVEMENT: Install light and controls at correct height.

NOTE:
 There is a change to the Elevator Code (524 CMR). As of October 15, 2010, key switches will no longer be allowed to be installed on wheelchair lifts. All existing key switches on wheelchair lifts will have to be removed by November 1, 2011. This change will bring the elevator code into compliance with the Americans with Disabilities Act and ultimately lead to greater access for individuals who rely upon these lifts for access.

Amendment
 TITLE 524: BOARD OF ELEVATOR REGULATIONS
 CHAPTER 34.00: INSTALLATIONS MADE PRIOR TO JUNE 7, 1991)
 34.09: Controls and Electrical Equipment
 (1) The operating control shall be of the key operated constant pressure type. In accordance with 28 CFR Parts 36.4.11 and 36.4.27.4, a wheelchair lift may not be equipped with a key switch. If a wheelchair lift governed by 524 CMR 34.00 has a key switch, it shall be removed by November 1, 2011. See 521 CMR for further access related requirements.

2000.10 Operating Devices and Control Equipment
 In accordance with 28 CFR Parts 36.4.11 and 36.4.27.4, a wheelchair lift may not be equipped with a key switch. If a wheelchair lift governed by 524 CMR 35.00 has a key switch, it shall be removed by November 1, 2011. See 521 CMR for further access related requirements.

2001.10 Operating Devices and Control Equipment
 In accordance with 28 CFR Parts 36.4.11 and 36.4.27.4, a wheelchair lift may not be equipped with a key switch. If a wheelchair lift governed by 524 CMR 35.00 has a key switch, it shall be removed by November 1, 2011. See 521 CMR for further access related requirements.

2002.10 Operating Devices and Control Equipment
 In accordance with 28 CFR Parts 36.4.11 and 36.4.27.4, a wheelchair lift may not be equipped with a key switch. If a wheelchair lift governed by 524 CMR 35.00 has a key switch, it shall be removed by November 1, 2011. See 521 CMR for further access related requirements.

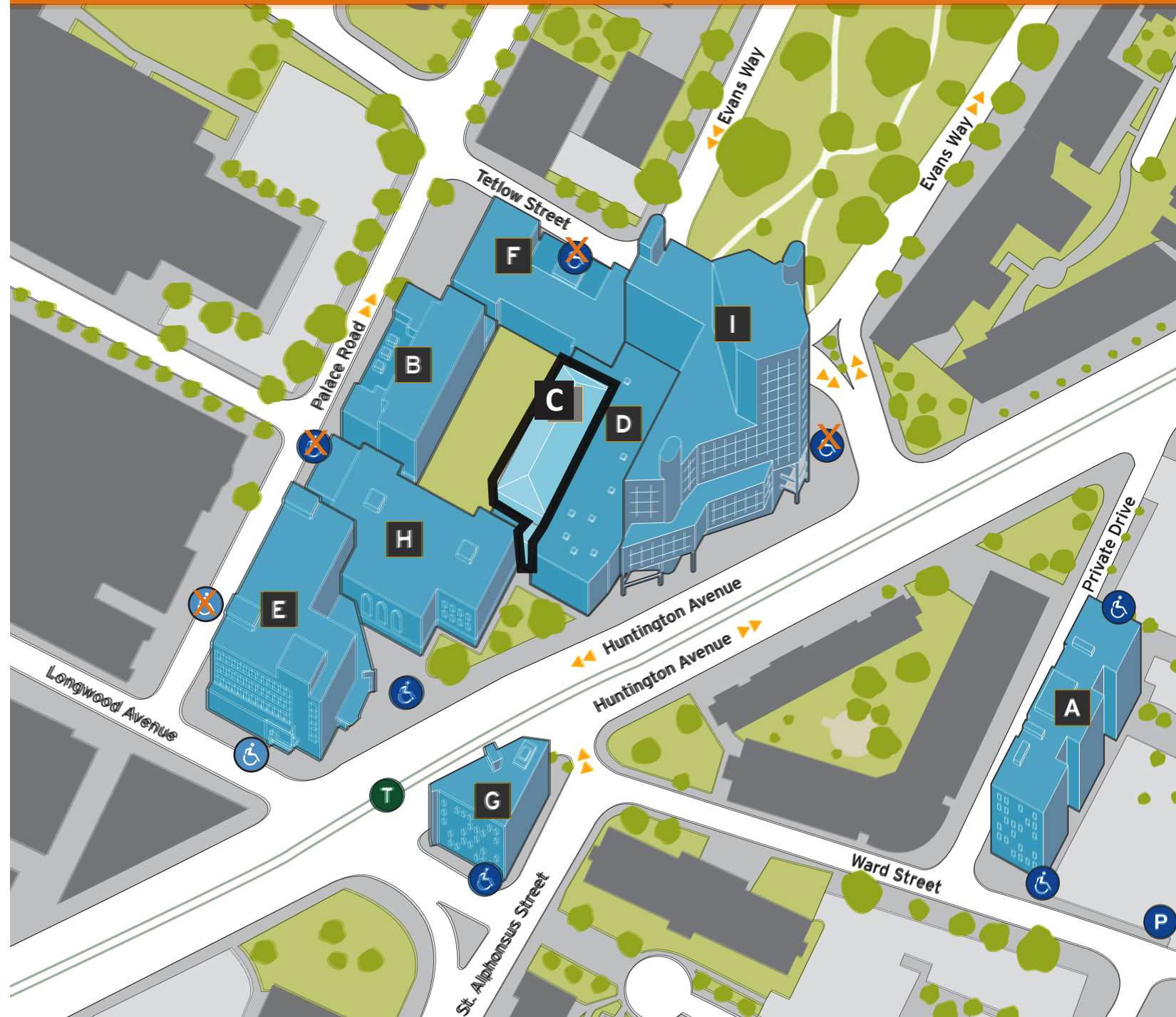


LOCATION | B10/208 Lift



LOCATION | Elev All floors

KEY PLAN



C - East Building

CONTENTS

How To Use This Report | 02

Building Summary | 03

Five-Year ADA
Compliance Plan | 04

Building Issues | 09

Basement | 09

1st Level | 10

2nd Floor | 16

3rd Floor | 21

ADA & MAAB References | APPENDIX

PROJECT TEAM

Mercedes Evans, MassArt
Howie LaRosee, MassArt

Altaf Mulla, DCAM
Polly Welch, DCAM

Tica deMoor, IHCD
Steve Demos, IHCD
Marissa Desmond, IHCD
Valerie Fletcher, IHCD
Erica Garfinkel
Kathy Gips, IHCD
Chris Hart, IHCD
Ana Julian, IHCD
Ivy Smith, IHCD
Josh Safdie, IHCD
Ruth Super, IHCD
David West, IHCD

March 2011

How to Use This Report

General Comments

This document is designed with a hierarchical structure to provide flexibility and utility for the different stakeholders that need access to this information. The report has been divided into five different sections::

- 1] Building Summary
- 2] Five-year ADA Compliance Plan
- 3] Summary Plans
- 4] Building Issues
- 5] ADA & MAAB References

LAYOUT 1| Building Summary



This is an overview narrative summarizing the major problem accessibility issues and key recommendations in East Building.

Key Recommendations have been divided into: Operational Improvements, Small Maintenance Projects and Capital Improvements reflecting the differences in expected budget, time frames and level of complexity.

LAYOUT 2| Five-Year ADA Compliance Plan

ID	DESCRIPTION	LOCATION	SOLUTION	COST	IMPLEMENTATION				
					2011	2012	2013	2014	2015
A	COMPREHENSIVE SIGNAGE & WAYFINDING PROGRAM ADA - ADA RECOGNIZABLE AND SAFE Design of signage program consistent with ADA Standards compliance signage for building entrance, directional signage, room and area signage, and signage for people with disabilities. Signage program is not based on view safety and liability recommendations.	Basement 1st Floor 2nd Floor	2011 ADA 2011 ADA 2011 ADA	\$500/sign \$50/sign \$50/sign	●	●	●	●	●
B	AD - ROOM IDENTIFICATION Review all room signage, including of range 2011. Review and consider the use of range 2012 and signage (15) with minimum height of 48" A111.	Basement 1st Floor 2nd Floor	2011 ADA 2011 ADA 2011 ADA	\$50/sign \$50/sign \$50/sign	●	●	●	●	●
C	PROTRUDING OBJECTS Review all objects protruding into the path of travel that protrude more than 1" into the path and that may not give the minimum clearance of 36" A111.	Basement 1st Floor 2nd Floor	2011 ADA 2011 ADA 2011 ADA	\$75/sign \$75/sign \$75/sign	●	●	●	●	●
D	DOOR CLEARANCE Review all doors and door frames for clearances. If doors do not meet minimum clearances, provide signage to indicate the required clearances. Review door frames for clearances. If doors do not meet minimum clearances, provide signage to indicate the required clearances. Review door frames for clearances. If doors do not meet minimum clearances, provide signage to indicate the required clearances.	Basement 1st Floor 2nd Floor	2011 ADA 2011 ADA 2011 ADA	\$75/sign \$75/sign \$75/sign	●	●	●	●	●

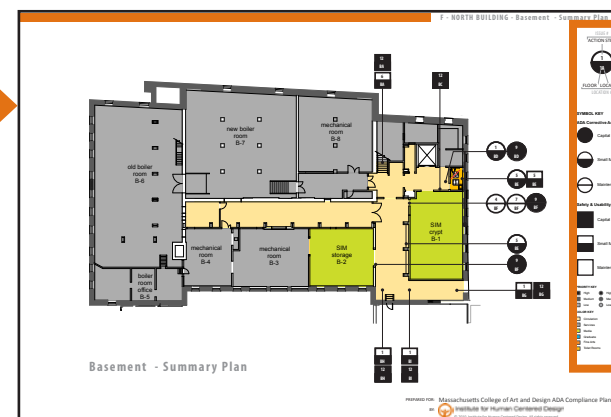
Recommendations

Symbol Key - explanation of icons

Location & Cost
5-year strategy

This is a five-year compliance plan showing the Key Recommendations and their financial implications. This plan separates the ADA Recommendations to Improve Compliance and the Safety and User Experience Recommendations

LAYOUT 3| Summary Plans

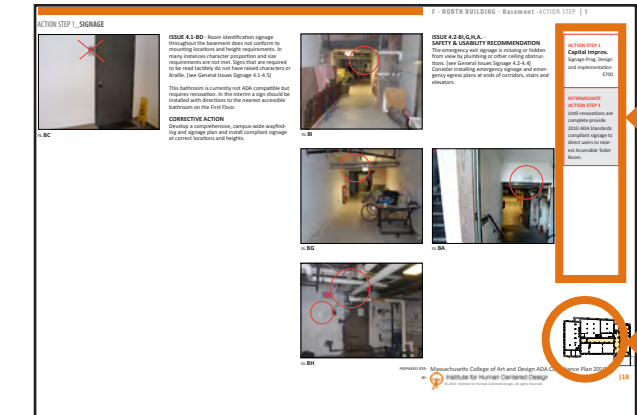


Summary Plan Indicating Recommendations and locations

Symbol Key - explanation of icons

The summary plans locate the recommendations and photograph locations at each floor and the site plan.

LAYOUT 4| Building Issues



Summary of Recommendations

Key plan locating issue on floor

This is a catalog of building issues and corresponding recommendations, organized by location. It includes citations and references to the ADA & MAAB.

LAYOUT 5| ADA & MAAB Reference

ISSUE	ISSUE	RECOMMENDATION	ADDITIONAL COMPLIANCE
ISSUE 1: TOILET ROOMS	ISSUE 2: TOILET ROOMS	ISSUE 3: TOILET ROOMS	ISSUE 4: TOILET ROOMS
ISSUE 5: TOILET ROOMS	ISSUE 6: TOILET ROOMS	ISSUE 7: TOILET ROOMS	ISSUE 8: TOILET ROOMS
ISSUE 9: TOILET ROOMS	ISSUE 10: TOILET ROOMS	ISSUE 11: TOILET ROOMS	ISSUE 12: TOILET ROOMS

Customized illustrated handbook of ADA & MAAB citations

This chart presents ADA and MAAB citations customized for this particular building. It can be used as an ADA reference handbook. The separate issues are illustrated, described and explained.

Building Summary



BUILDING PROGRAM AREAS

BASEMENT

Studios
Film/Video

FIRST FLOOR

Film/Video
Connection to Gym

SECOND FLOOR

Printmaking Studio
Environmental Health & Safety

THIRD FLOOR

Printmaking Mezzanine

BUILDING DESCRIPTION

The East Building built in 1906 also known as the Old Gym is a three story building with a basement. It is bordered on the west by the Courtyard, to the east by the Gym Building, to the north by the North Building and to the south by the South Building. There are planar connections via an ADA non-accessible route to the North Building at the Basement, and to the 2nd floor North and Tower at the 3rd floor also via a non-accessible ramp at Tower, there are new ramps on this route at East that do meet ADA standards. East building has toilets on the first floor. Film and Video are housed on the First floor and there is a lift to access this department. Printmaking is on the second floor with a mezzanine level on the third floor.

KEY BUILDING ISSUES

Typical for a building of this age, East Building has issues concerning program accessibility including inadequate signage and wayfinding, lack of continuous accessible routes throughout floors, and stairs and handrails that don't meet ADA standards. In addition, East Building has the following significant barriers to accessibility:

- There is much confusion as to where East Building starts and ends. This confusion extends to room numbering and directories. Technically the East and the Gym building are separate buildings. The basement is numbered as part of the Gym but the 3rd and 4th floors are numbered as if they are part of East. This adds to the wayfinding confusion. For the purposes of clarity this report has separated the two buildings
- No accessible toilet rooms- The toilet rooms on the 1st floor are not accessible because of dimensional constraints. There are no other toilet rooms in this building.
- No elevator - Because East Building is not served by its own elevator the basement and second floors are difficult to get to for anyone needing an accessible route. The only accessible routes to these floors require users to exit East Building and use the elevators in the adjoining North and the Tower buildings at the second and third floor. There are no signs indicating accessible routes and no instructions on how to follow them in the building, on the website or in print materials.

In order to facilitate the organization of key building recommendations in the following section, Key Building Issues have been grouped under the following headings:

- A-Signage & Wayfinding
- B-Accessible Route
- C-Protruding Objects
- D-Doors
- E-Stairs and Handrails
- F-Toilet Rooms
- G-Sinks
- H-Drinking Fountains
- I-Assistive Listening Devices
- J-Lockers, Furniture and Equipment
- K-Ramps
- L-Elevators
- M-Areas of Rescue Assistance

KEY RECOMMENDATIONS

MassArt's current plans indicate that East Building will become part of the future Center for Design and New Media, a project that will require major reconfiguration of the existing space. This project is slated to be realized within the next five years and is likely to exceed cost thresholds which will trigger accessibility requirements under the MAAB, as explained in the Executive Summary. The accessibility issues noted above could be expected to be addressed through this planned renovation and the South Building Center for Contemporary Arts renovation. The MAAB will require these projects to include: installation of elevators to all floors, provision of accessible toilet rooms on all floors, improvements to visibility of the existing accessible public entrance, installation of a TTY telephone, and replacement of drinking fountains on each floor with high-low type.

The following key recommendations should be implemented to improve program accessibility, safety, and user experience. Recommendations listed under the categories of Operational Improvements and Small Maintenance Projects can and should be implemented independent of the planned renovations. Recommendations for Capital Improvements Projects may duplicate work expected to be accomplished through these renovations are indicated as such and are followed by interim recommendations intended to help the college achieve the greatest level of accessibility even while awaiting the major renovation.

Additional technical data to support the implementation of all recommendations may be found in Part 4-Building Issues and Part 5-ADA and MAAB References.

OPERATIONAL IMPROVEMENTS - Behavioral or policy changes that can be enacted at minimal cost, could be completed within 90 days, and will require ongoing maintenance and supervision. Improve public access: Develop and implement policies and procedures so that people with disabilities are accommodated, including but not limited to policies and procedures concerning public notifications, ticketing, assistive listening devices, and emergency egress plans.

Maintain accessible routes and paths of travel:

Develop and implement a plan to ensure staff, faculty, and student compliance in maintaining a 36" min. wide aisle throughout the building and especially at accessible routes, amenities, and circulation paths.

Maintain accessible door clearances: Develop and implement a plan to ensure staff, faculty and student compliance in maintaining furniture- and obstruction-free areas around doors and openings. At stairs where door swings overlap landings the door should be put on maglocks so that it can remain open but can close in an emergency, or a vision light should be installed that starts at 43" AFF so that people on the stair and going into the stair can see each other and so avoid injury.

SMALL MAINTENANCE PROJECTS - Projects that will require planning, may involve outside contractors, may be expected to be absorbed by an annual maintenance budget, and could take up to a year to be completed.

Remove protruding object hazards: Along accessible routes and paths of travel, relocate, recess, or provide protective barriers for objects that protrude more than 4" into the path, are higher than 27" AFF, and that may not give the minimum headroom of 80" AFF. This includes: wood vices, printing tables, hanging outlets, tel/data boxes, drinking fountains, display cases, and emergency fire equipment. Attention should also be paid to under-stair areas.

Maintain accessible doorways: Develop and implement a comprehensive maintenance program and

NOTE: This survey was carried out during daylight hours over the summer vacation period, as a result classes, performances, exhibitions and events were not in session. Actual use of space, quality of acoustics, and lighting conditions at night in all spaces were unable to be verified. Floor slipperiness in wet weather conditions and use of temporary mats was also not observed. These are areas worth further study.

schedule to check and adjust doors so that the necessary door opening force for interior doors is less than 5lb and less than 15lb for exterior doors.

Controls: Reinstall controls and pulls that are higher than 48" AFF, especially emergency shutoffs and emergency showers. Maintain clear space around them so they can be reached.

Replace door knob hardware: For doors along accessible routes replace existing door knobs with lever sets. Pay special attention to emergency exits.

Modify stairs & handrails: For stairs that are part of an egress route install new handrails that are 34-36" above the nosing, with a circular cross section of 1 1/2" diameter, and 12" rail extensions at the top and bottom of the stair on both sides.

Replace or modify sinks to be accessible: Replace at least one sink with a sink that meets 2010 ADA Standards in each of the Woodworking and the Printmaking rooms. At the screenprinting wash area modify the sink to allow for knee and toe space.

Provide accessible drinking fountains: For people that have difficulty bending replace the existing drinking fountains on the accessible route with a High-Low type, or add an additional drinking fountain with a spout between 38" and 43" AFF or add a cup dispenser making sure that the dispenser doesn't stick out more than 4" from the wall and is mounted such that the cups are dispensed at a height of 48".

Provide accessible furniture, fixtures, and equipment: As furniture and equipment is upgraded and replaced, make sure that 5% of all items but not less than one should allow an individual with disabilities to use it. Make sure that work surfaces and sinks are at 34" AFF, with knee spaces at least 27" AFF, 30" wide and 19" deep, and make sure that controls are located within accessible reach ranges. Adjustable casework and a few low tables would supplement the counter top areas and provide additional space for equipment for multiple users.

CAPITAL IMPROVEMENTS PROJECTS - *Projects that will require significant planning, will involve outside contractors, will require a substantial capital outlay, and may take 1-5 years to complete.*

As part of a comprehensive campus-wide wayfinding program create a signage system: Design and install a signage system that includes ADA Facilities and Safety signs; Room Designations and Directional and Informational Signs; and Wayfinding signage and Directories. Design all information to be accessible and predictable across physical, print, and digital environments in order to ensure legibility and to support branding strategies. Signs shall meet 2010 ADA standards for height and location and use the International Symbol of Accessibility. Signs indicating ADA non-accessible entrances shall be placed to avoid backtracking.

Directories at each floor level should indicate the location of all ADA accessible amenities.

ADA Facilities and Safety signs should include:

- 2010 ADA standard compliant signs with directions to the nearest ADA compliant amenity for all non-compliant amenities such as toilet rooms, telephones, drinking fountains, and exits that are on an accessible route.
- 2010 ADA standard compliant signs for exit signs at doors, exit passageways, exit discharge, and exit stairways.
- Permanent emergency egress plans at ends of corridors.
- A 2010 ADA compliant sign with the International Symbol of Accessibility at the accessible entrance on Huntington Avenue.

Provide accessible toilet rooms [Center for Design and Media Renovation]: Because existing conditions will make the renovations of all existing toilet rooms technically infeasible, MassArt should instead:

- Ensure that at least one new ADA accessible, single-user toilet room along an accessible route is created for each floor.

Interim recommendation: Until renovations are complete, design and install ADA compliant signs to direct users to the nearest accessible toilet room even if it is in another building.

Install elevators [Center for Design and Media Renovation]: Purchase and install a passenger elevator that will provide access to the public galleries and all other floors and that can serve as a code-compliant egress elevator.

Interim recommendation: Until renovations are complete, design and install ADA compliant signs to direct users to the nearest accessible elevator, and from the elevator to all program areas within East Building.

Create areas of rescue assistance: If this building remains unsprinklered and because there are no existing accessible means of egress provide fire-rated spaces adjacent to the 2nd and 3rd floor stairwells where people unable to use the stairs can go to register a call for assistance and wait for evacuation. If accessible egress elevator is installed these areas will not be necessary.

Interim recommendation: Until renovations are complete, train staff and inform students on emergency evacuation procedures as part of an emergency action plan for people unable to use egress stairs.




Five-Year ADA Compliance Plan

NOTES ABOUT THIS CHART




This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.







SYMBOL KEY

Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement




KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	RECOMMENDED COMPLETION DATE						
					2011	2012	2013	2014	2015	2016	
A	<p>As part of a comprehensive campus-wide wayfinding program - Create and install the following ADA and MAAB compliant signs:</p> <p>A1 - ADA Facilities & Safety - Create and install signs for accessible facilities & safety SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide a 2010 ADA compliant sign with the International Symbol of Accessibility at the accessible entrance on Huntington Avenue.</p> <p>For amenities that are not accessible provide signs with directions to the nearest ADA compliant amenity such as toilet rooms, telephones, drinking fountains, entrances, exits and egress routes that are on an accessible route.</p> <p>Make sure that these signs meet 2010 ADA Standards for height and location, and that they use the International Symbol of Accessibility. Signs indicating ADA compliant entrances should be placed to avoid backtracking.</p> <p>Ensure that all ADA compliant amenities are noted on any directories at each floor level.</p> <p>SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide 2010 ADA Standards compliant signs for exit signs at doors, exit passageways, exit discharge points, and exit stairways. Consider installing permanent emergency egress plans throughout the building at ends of corridors, and at stairs. Also, verify that all current emergency signs are placed correctly and are not blocked from view.</p> <p>CAPITAL IMPROVEMENT: This signage should be installed as soon as possible but should be coordinated with the design for the campus-wide wayfinding program. <i>Ongoing (this will require periodic updating).</i></p>	All floors	2010 ADA Standards Chap. 216 Signs & Chap. 703.1, 703.2, & 703.5 & MAAB 41	<p>\$50/temp sign</p> <p>\$150/sign includes installation but not design fees</p>							
											
	<p>A2 - Room Designation, Directional & Informational SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Create and install signs for all permanent facilities and room locations, directional signage, and Informational signage, remove conflicting room numbering. <i>Ongoing (this will require periodic updating).</i></p>	All floors	2010 ADA Standards Chap. 216 Signs & 703 & MAAB 41	<p>\$150/sign includes installation but not design fees</p>							
	<p>A3 - Wayfinding & Directories-CAPITAL IMPROVEMENT: To improve safety and user experience consider creating directories that improve the ability to navigate through the building. The directories should be designed so that they have characters and contrast levels that allow them to be easily read by a person with low vision in and at low light levels they should also be mounted so that the top most characters can be read while sitting. <i>Ongoing (this will require periodic updating).</i></p>	All elevators, lifts and stairs		<p>\$1,500/directory includes installation but not design fees</p>							
<p>*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.</p>											

C-EAST BUILDING | Five-Year ADA Compliance Summary continued




KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	RECOMMENDED COMPLETION DATE					
					2011	2012	2013	2014	2015	2016
B	Accessible Routes - Maintain accessible routes and paths of travel OPERATIONAL: Develop and implement a plan to ensure staff, faculty, and student compliance in maintaining a 36" min. wide aisle throughout the building and especially at accessible routes, amenities, and circulation paths. <i>Ongoing.</i>	All floors	2010 ADA Standards Chap. 402	\$25/hr staff	⊖					
C	Protruding Objects - Remove protruding object hazards: OPERATIONAL/SMALL MAINTENANCE: Along accessible routes, relocate, recess, or provide protective barriers for objects that protrude more than 4" into the path, are higher than 27" AFF, and that may not give the minimum headroom of 80" AFF. This includes but is not limited to: shelving, drinking fountains, and emergency fire equipment. Attention should also be paid to under-stair areas. Prioritize for the most hazardous objects. <i>Ongoing</i>	All floors	2010 ADA Standards Chap. 204 Protruding Objects Chap. 307	\$25/hr staff	⊖	⊗				
D	Doors D1 - Door Clearance - Maintain accessible doorways OPERATIONAL: Develop and implement a plan to ensure staff, faculty and student compliance in maintaining furniture- and obstruction-free areas around doors and openings. If exit doors are not accessible provide 2010 ADA Standards compliant signs to redirect to nearest accessible exit door. SMALL MAINTENANCE: Maintain accessible door clearances: Develop and implement a plan to ensure staff, faculty and student compliance in maintaining furniture- and obstruction-free areas around doors and openings. At stairs where door swings overlap landings the door should be put on maglocks so that it can remain open but can close in an emergency, <i>or</i> a vision light should be installed that starts at 43" AFF so that people on the stair and going into the stair can see each other and so avoid injury.	All floors	2010 ADA Standards Chap. 204,206.1 Signs & Chap. 404	\$25/hr staff	⊖	⊗				
	D2 - Door Opening Force - Maintain accessible doorways: OPERATIONAL: Develop and implement a comprehensive maintenance program and schedule to check and adjust doors so that the necessary door opening force for interior doors is 5lbs. max. and 15 lbs. max. for exterior doors. <i>Ongoing</i>	All interior doors on an accessible route	2010 ADA Standards Chap. 309 Operable parts & Chap. 404 Doors, Doorways & Gates	\$25/hr staff	⊖	→				
	D3 - Door Hardware - Replace door knob hardware SMALL MAINTENANCE: For doors along accessible routes replace existing door knobs with lever sets. <i>Ongoing.</i>	All interior doors on an accessible route	2010 ADA Standards Chap.309	\$400/lever set		⊗				
E	Stairs & Handrails - Modify stairs & handrails SMALL MAINTENANCE: For stairs that are part of an egress route install new handrails that are 34-36" above the nosing, with a circular cross section of 1 1/2" diameter, and 12" rail extensions at the top and bottom of the stair on both sides. Modify nosings so that they do not have more than a 1/2" overhang. Consider using an integrated nosing and tread.	Stairs - all floors	2010 ADA Standards Chap 504,505	\$600/Stair run		⊗				
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.										

NOTES ABOUT THIS CHART
This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

SYMBOL KEY
Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

C-EAST BUILDING | Five-Year ADA Compliance Summary continued

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	RECOMMENDED COMPLETION DATE					
					2011	2012	2013	2014	2015	2016
F	Toilet Rooms - Provide accessible toilet rooms or redirect to accessible Toilet Room. CAPITAL IMPROVEMENT: Create at least one new accessible Single-User Toilet Room on each floor. <i>Interim recommendation</i> Until renovations are complete provide 2010 ADA Standards compliant signs to direct users to nearest ADA Accessible Toilet Room even if it is in another building.	All floors	2010 ADA Standards Chap.213 & 603,604,605,606 MAAB 30.8, 30.7.3	\$5000-10,000/Toilet Room		●				
					■					
G	Classroom sinks - Replace or modify sinks to be accessible: SMALL MAINTENANCE: Replace at least one sink with a sink that meets 2010 ADA Standards in each of the Woodworking and the Prntmaking rooms. At the screenprinting wash area modify the sink to allow for knee and toe space..	Woodworking, Print-making Rooms	2010 ADA Standards Chap.212, & 606	\$1,000/sink	◐					
H	Drinking Fountains - Replace or modify drinking fountains to be accessible SMALL MAINTENANCE: For people that have difficulty bending replace the existing drinking fountains on the accessible route with a High-Low type, <u>or</u> add an additional drinking fountain with a spout between 38" and 43" AFF <u>or</u> add a cup dispenser making sure that the dispenser doesn't stick out more than 4" from the wall and is mounted at a height no greater than 48" to where the cups are dispensed from. Make sure that cups are refilled frequently. Provide at least one accessible drinking fountain per floor. .	All floors	2010 ADA Standards Chap-307,602, and CMR 248 Plumbing Code	\$4,800/ Drinking fountain		◐				
						■				
I	N/A									
J	Lockers & Furniture - Provide furniture, fixtures, and equipment that are accessible SMALL MAINTENANCE: Modify 5% or no fewer than 1 locker on each of the floors 1 and 2 to meet ADA standards reach ranges and operable parts. Modifications include lowering shelves to within reach ranges, and providing locks that don't require tight grasping, pinching or twisting of the wrist. If modifications cannot be made replace locker with an ADA compliant version. <i>Ongoing</i> CAPITAL IMPROVEMENT: Purchase adjustable furniture to add flexibility and functionality to rooms. <i>Ongoing</i> Purchase appliances and equipment that have controls and operable parts that comply with ADA Standards 2010, 208 and 309. <i>Ongoing</i>	All	2010 ADA Standards 225,226	\$dependent on requirements		◐				
K	Ramps & Handrails N/A					◐				
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.										

NOTES ABOUT THIS CHART
This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

SYMBOL KEY

Recommendations to Improve ADA Compliance

- ◐ Operational Improvement
- ◑ Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- ◻ Small Maintenance Project
- Capital Improvement

C-EAST BUILDING | Five-Year ADA Compliance Summary continued

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	RECOMMENDED COMPLETION DATE					
					2011	2012	2013	2014	2015	2016
L	<p>Elevators - Consider installing new elevators CAPITAL IMPROVEMENT: Elevators are not required but would improve accessibility to all floors. In a renovation or improvement plan the installation of elevators should be considered a priority. The ADA non-compliant lift requires renovation. New regulations require that lifts no longer require assistive measures and keys. Modify lift to comply with new regulations.</p> <p><i>Interim recommendation:</i> Until renovations are complete, design and install ADA compliant signs to direct users to the nearest accessible elevator, and from the elevator to all program areas within East Building.</p>									
M	<p>Areas of Rescue Assistance - Create areas of refuge assistance CAPITAL IMPROVEMENT: If this building remains unsprinklered and because there are no existing accessible means of egress provide fire-rated spaces adjacent to the 2nd and 3rd floor stairwells where people unable to use the stairs can go to register a call for assistance and wait for evacuation. (If accessible egress elevator is installed these areas will not be necessary in the renovation.)</p> <p><i>Interim recommendation:</i> OPERATIONAL: Until renovations are complete, train staff and inform students on emergency evacuation procedures as part of an emergency action plan for people unable to use egress stairs.</p>	2nd & 3rd floors	MAAB (521 CMR) Areas of Rescue Assistance 20.12 ADA 2010 Standards Areas of Refuge	dependent on installation of sprinklers						
<p>*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.</p>										

NOTES ABOUT THIS CHART
 This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

SYMBOL KEY

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

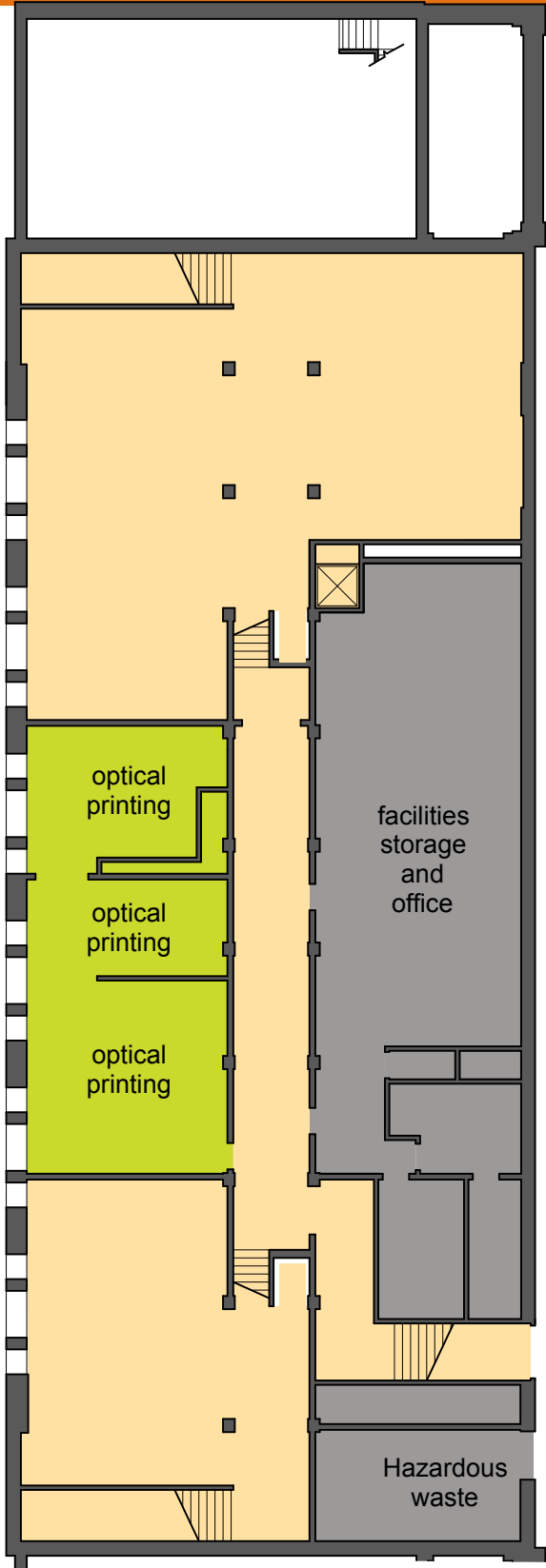
- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Building Issues

NORTH BUILDING
NO ACCESS

COURTYARD

GYM BUILDING



This Basement is not included in this report. From the review of the plans it is not accessible and all rooms were not available to be viewed. This space predominantly is used as facilities storage and office space.

ISSUE

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

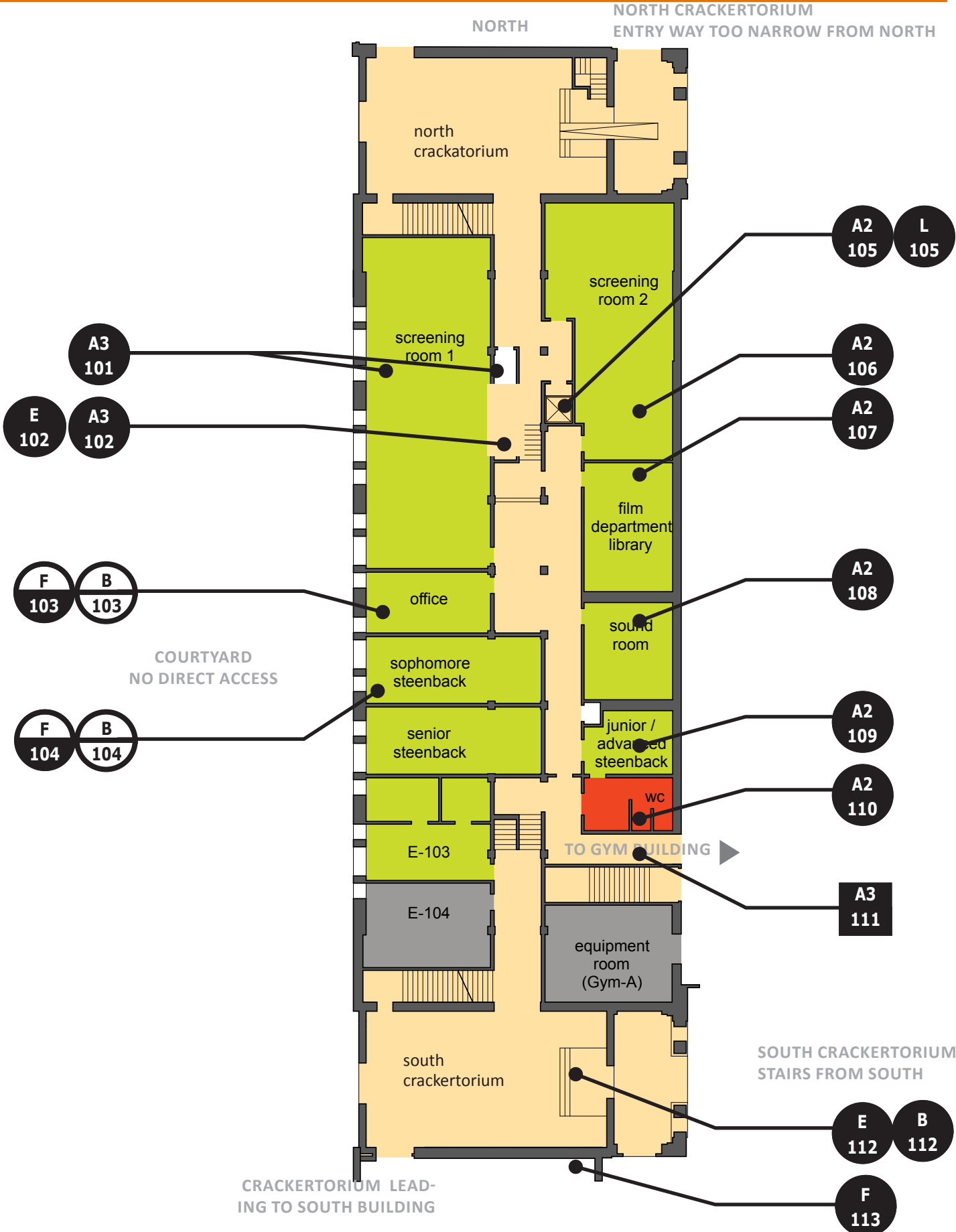
Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Basement - Summary Plan



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

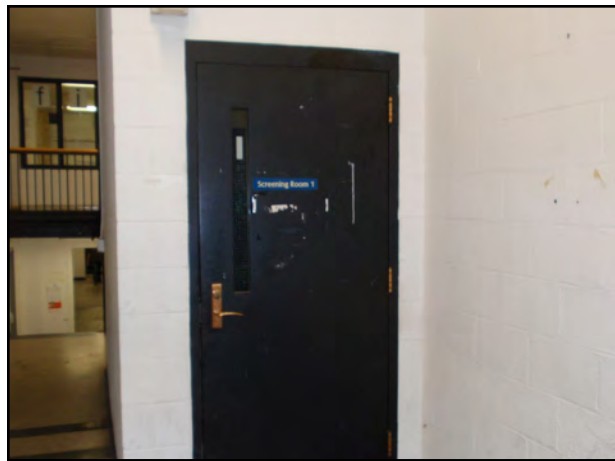
- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

1st Floor Summary Plan

A1_Signs - ADA Facilities & Safety



LOCATION | 105



LOCATION | 101

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE:

Advisory 703.5.1 Finish and Contrast. Signs are more legible for persons with low vision when characters contrast as much as possible with their background, preferably 70%. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and its background colors and textures.

Signs - ADA Facilities and Amenities

The Toilet Rooms, entrances, and telephones are not ADA compliant and do not have signs with directions to the nearest ADA compliant ones.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL PROJECT: Provide ADA compliant signs with directions to the nearest ADA compliant amenity for all non-compliant amenities that are required to be ADA compliant such as Toilet Rooms, entrances, and telephones and that are on the accessible route. Ensure that these signs are mounted at the correct height and location and use the International Symbol of Accessibility. Signs indicating ADA compliant entrances should be placed to avoid backtracking.

CAPITAL IMPROVEMENT: Ensure that all ADA compliant amenities are noted on the Directories on each floor level.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT Braille and tactile ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE:

Implement an overall inspection of fire safety signs making sure they are ADA and NFPA compliant, are lit if required and are in the correct locations according to bulding code.

See section 103.2.13.6 of the International Building Code(200 edition) or section 107.7 of the International Building Code (203 edition)

Notices height

Policy notices are posted too high for a seated person or a person of a short stature.

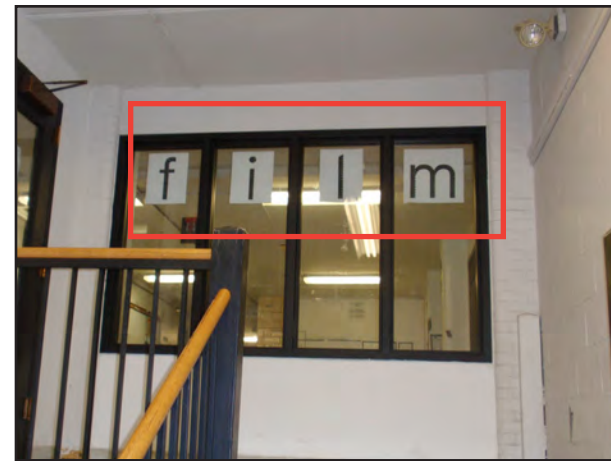
RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Ensure that notices and policies that students are required to read are posted no greater than 48" AFF to the middle of the notice and that the lettering is easy to read

A2_Signs - Room Designation, Directional, Informational



LOCATION | 10



LOCATION | 102



LOCATION | 103

Signs - Designation Signs

Designation signs are missing or are not ADA compliant. There are no signs on the Storage Room doors between the toilet rooms. This could cause confusion in an emergency situation.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: All permanent rooms must have ADA compatible room designation signs. Rooms that do not have room numbers lead to confusion especially in an emergency situation. Provide ADA compliant signs on the latch side of the door mounted at 48" min AFF. to the baseline of the tactile characters on signs and 60 inches maximum A.F.F. or ground surface, measured from the baseline of the highest tactile character. If there is no room on the latch side place signs on wall perpendicular to the latch or on the door as long as the person reading the sign tactilely will not be injured if the door is opened.

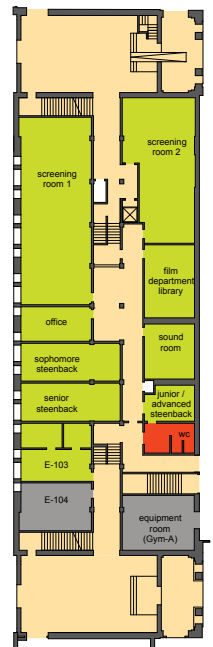
[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

Where a directional sign is required, such as thresholds to buildings it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route.

CAPITAL IMPROVEMENT as part of the campus-wide wayfinding program ensure that **all** floors have signs that indicate floor level. These signs should always be located adjacent to stairs and they should be able to be seen from inside the elevator.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE:

Consider providing permanent egress maps at stairs and elevator lobbies on all floors. This will help occupants to navigate their way out of the building in case of emergency.



B_Accessible Routes



LOCATION | 105

The following issues occur many times throughout the floor.

Accessible Aisle Obstruction

Aisles and pathways through rooms and in accessible routes are obstructed by furniture, equipment and other objects.

Aisles and paths are not defined creating egress safety and tripping hazards in the accessible route. Wires are run across floors.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances

Controls are blocked and cannot be reached due to obstructions.

Lift is too small and requires a key and assistance.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times.

Counter Height

Counter is too high at 35 1/2".

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Counter could be lowered to 34" or arrangements for assistant to come to the door would be acceptable program access.



LOCATION | 104



LOCATION | 105



LOCATION | 100

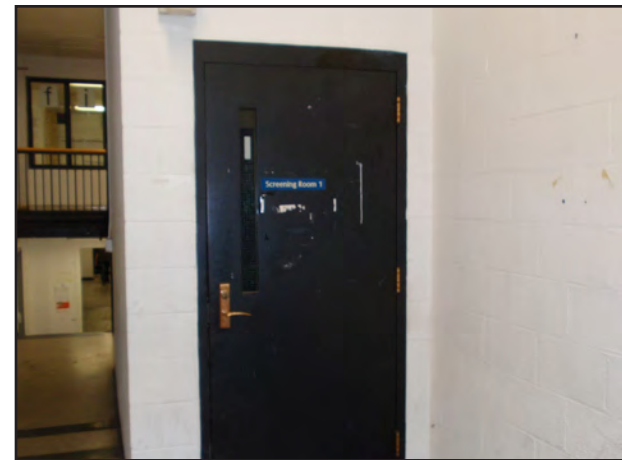
D1 & 2, Doors



LOCATION | 108



LOCATION | 103



LOCATION | 101

Door - Clearances

Furniture or objects blocks door clearances.
[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove all obstructions from around entrances and doorways.

If a door is to be kept open do not use heavy object on the floor that become tripping hazards and accessible route obstructions. Provide a doorstop mechanism that doesn't cause and obstruction such as examples below.

Door - Closer Adjustment

Doors with closers have door opening forces that are greater than 5lbs, this is too heavy for easy opening and means that the door closes too fast to be able to enter easily. This could cause delay in an emergency.

[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

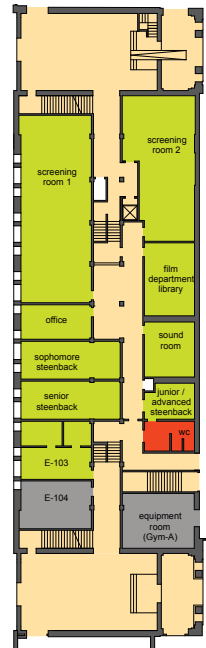
RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Create a comprehensive maintenance program and schedule to check and adjust all interior doors so that they have an opening pressure that doesn't exceed 5 lbs. .

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE:

OPERATIONAL: Ensure that areas beyond fire doors have clear egress route

ISSUE B Operational
 Implement plan to maintain 36" min. clear areas through accessible routes and paths.

ISSUE D1 & D2 Operational
 Implement plan to maintain clear areas around doors and adjust door closing pressures to achieve correct opening forces.



E_ Stairs & Handrails



LOCATION | 101a

The stairs on all floors have similar issues.

Exit signs, designations signs

There are no signs describing the floor level that you are on.

There are no ADA compliant exit signs indicating an exit or emergency egress.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Provide ADA compliant signs at stair wells indicating floor level. Ensure that these signs are mounted at the correct height and location.

Provide ADA compliant exit signs. Ensure that these signs are mounted at the correct height and location.

Stair - Handrails

Handrails are either missing or ADA non-compliant for size and shape.

[See Appendix A -2010 ADA Standards 504.5 Handrails]

Hand rails - Dimension

- Stair handrails do not comply for dimension of handrail.

[See Appendix A -2010 ADA Standards 505.7.1 Handrail cross section]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

- Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1¼ inches min and 2 inches max.

Hand rails - Continuous Rail

- There is no continuous handrail on the inside switchback

[See Appendix A -2010 ADA Standards 505.3 Continuity]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Modify existing handrail to be continuous.

Hand rails - Extensions

There are no top and bottom handrail extensions.

[See Appendix A -2010 ADA Standards 505.10.2 & 505.10.3 Handrail Extensions]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Re-install handrail with extensions.

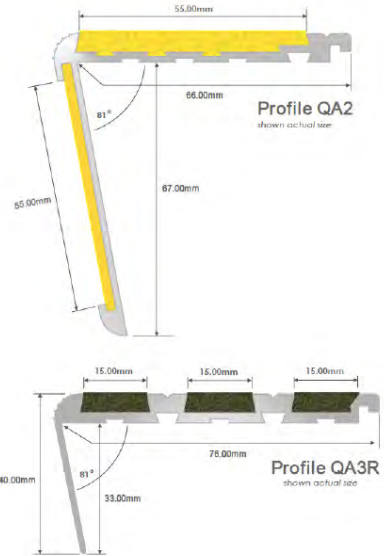
Stair - Nosing

The stairs have nosings that are greater than 1" and are tripping hazards

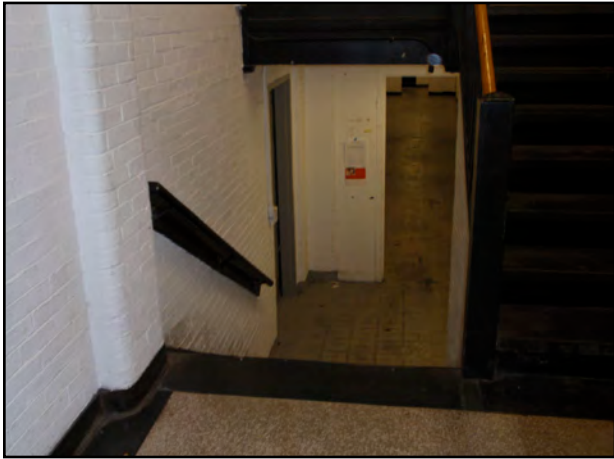
[See Appendix A -2010 ADA Standards 504.5 Nosings]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

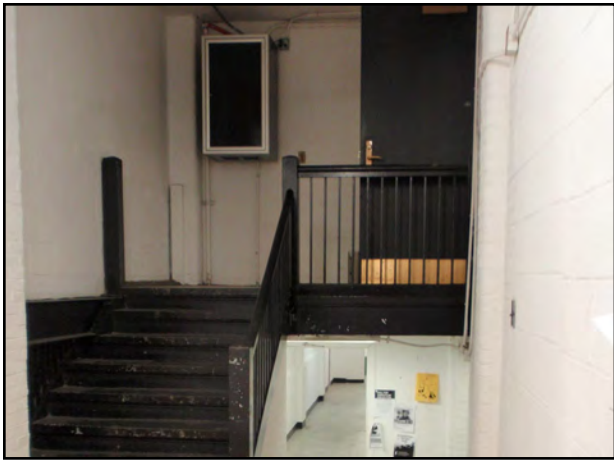
MAINTENANCE: Install treads that will cover nosing overhang see diagram. For additional safety consider an edge strip with an integrated photoluminescent strip that glows in the dark.



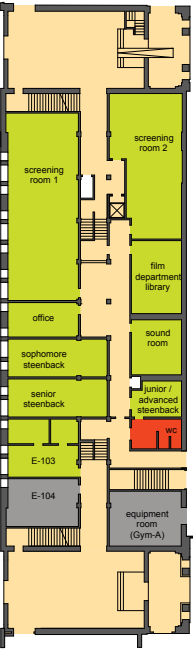
LOCATION | 112 Crackertorium



LOCATION | 101b



LOCATION | 10 East/Gym connection



F_Toilet Rooms



LOCATION | 113a

Toilet Rooms

The Toilet Room on this floor is not compliant because it doesn't have the required maneuvering clearances. Substantial cost would be required to make it compliant.

There are other toilet rooms at the South Crackerorium. These toilet rooms are also not ADA compliant for issues such as toilet placement, height, flush control location, sink plumbing not covered, flooring, grab bar location. But, most importantly, the entrance and maneuvering clearances are not correct and would require extensive renovations. This could be addressed as part of the Design Center Renovation.



LOCATION | 113b

In the interim at each non-compliant Toilet Room provide ADA compliant signage with directions to the nearest ADA compliant Toilet Room (which are in North building adjacent to Pozen). Ensure that these signs are mounted at the correct height and location.



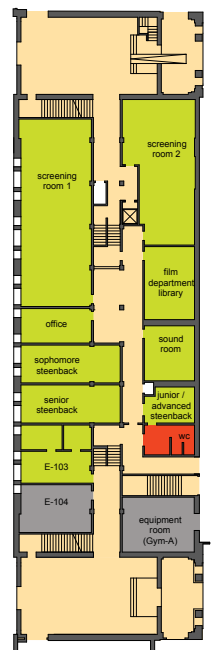
LOCATION | 113c

Building Issues continued

C-EAST BUILDING -1st Floor - F-Toilet Rooms

H_Drinking fountains

There are no drinking fountains on this floor. Consider installing a High-Low Drinking fountain as part of the Design Center Renovation. ensure that there are the required clearances and that it is placed in a location on an accessible route but not protruding into the route.



J_Furniture



LOCATION | 104a



LOCATION | 104b



LOCATION | 104c

Furniture

Specialized equipment are not compliant for reach ranges for controls and operable parts, knee space and clearances. **LOCATION | 109**
[See Appendix A -2010 ADA Standards 308 Reach Ranges & 309 Operable Parts]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Many pieces of equipment in the Film Studios are necessary. Accessible versions are not available. Students with a disability needing to use this equipment will require individual accommodations.

Electrical Outlets

Outlets are under tables making them inaccessible.
[See Appendix A -2010 ADA Standards 308 Reach Ranges & 205 & 309 Operable Parts]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
In rooms where raceways are under a tabletop they should be raised to be above the table height to make it easy for people with mobility issues. If this is not possible ensure that a multi-outlet and surge protector extensions are available to be placed on a desk if a person has difficulty in reaching or bending. Mounting outlets to the face of the desk-skirt will help with wire management and reach for all.

Contols

Controls are obstructed or are out of reach range.
[See Appendix A -2010 ADA Standards 308 Reach Ranges & 205 & 309 Operable Parts]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Ensure that the controls are within reach ranges of 15" and 48" AFF.



LOCATION | 104d



LOCATION | 108a



LOCATION | 108b



LOCATION | 105

Lift

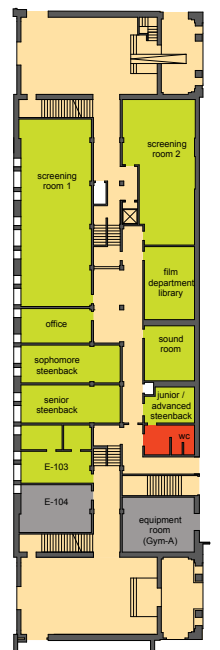
This lift is not ADA compliant, requires a key and assistance and does not have the required dimensions for a motorized wheelchair. **LOCATION | 109**
[See Appendix A -2010 ADA Standards 308 Reach Ranges & 309 Operable Parts]

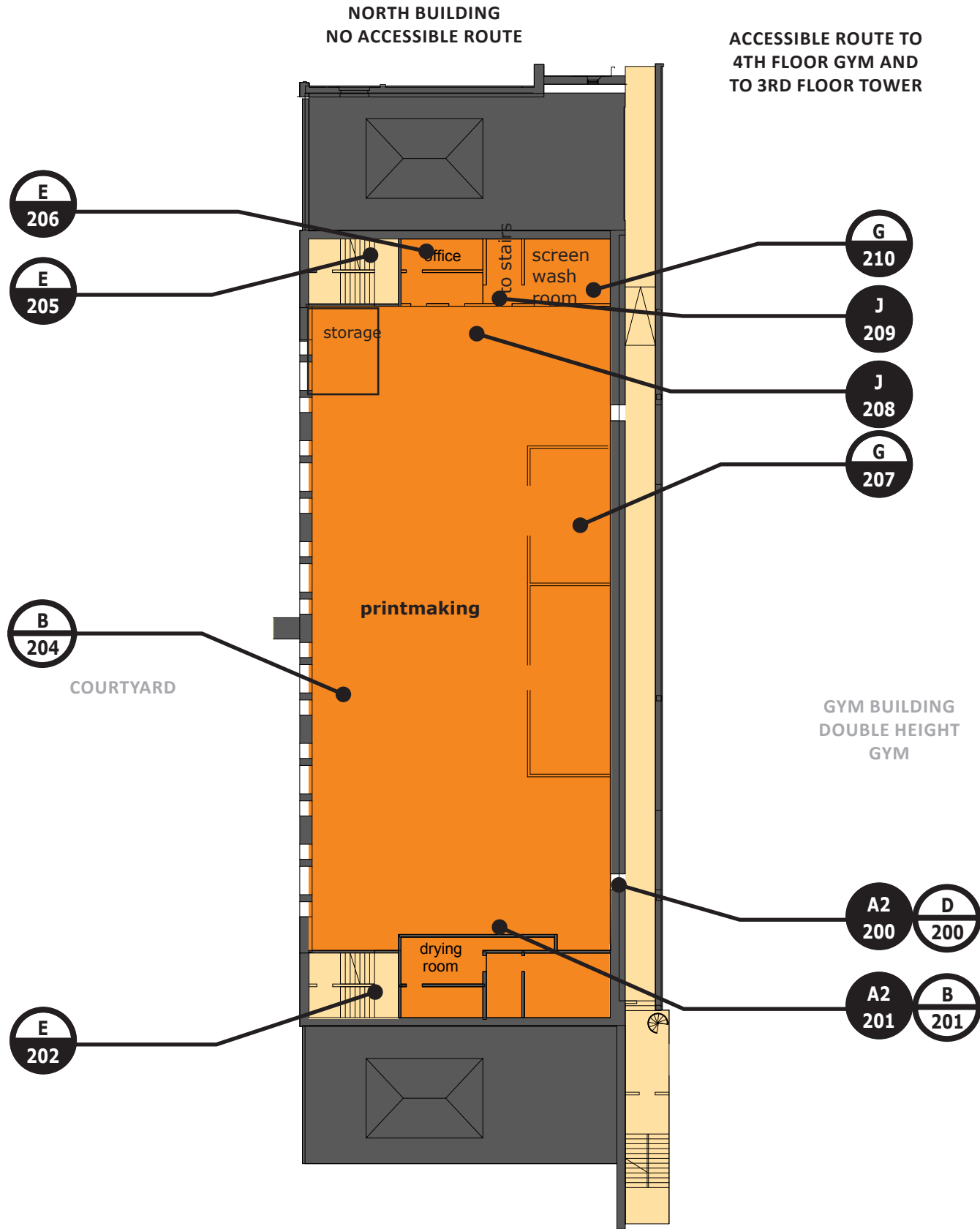
RECOMMENDATION TO IMPROVE ADA COMPLIANCE
This is the only vertical circulation allowing the 1st floor to be reached so it is necessary that it be made ADA compliant and brought up to code as soon as possible.

NOTE: There is a change to the Elevator Code (524 CMR). As of October 15, 2010, key switches will no longer be allowed to be installed on wheelchair lifts. All existing key switches on wheelchair lifts will have to be removed by November 1, 2011. This change will bring the elevator code into compliance with the Americans with Disabilities Act and ultimately lead to greater access for individuals who rely upon these lifts for access.

ACTION J
Capital Improvement

Furniture: Recommend modifying one or 5% of equipment and/or furniture to be ADA compliant. Acceptable to provide individualized accommodations. Ongoing Plan for purchase of one or 5% adjustable height furniture and equipment including accessible controls and operable parts that comply with 2010 ADA Standards.





ISSUE

X
001

FLOOR LOCATION
LOCATION #

**Recommendations to Improve
ADA Compliance**

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

**Recommendations to Improve
Safety & User Experience**

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

2nd Floor - Summary Plan

B_Accessible Routes



LOCATION | 201a



LOCATION | 201b



LOCATION | 207b

The following issues occur many times throughout the floor.

Accessible Aisle Obstruction

Aisles and pathways through rooms and in accessible routes are obstructed by furniture, equipment and other objects.

Aisles and paths are not defined creating egress safety and tripping hazards in the accessible route. Wires are run across floors.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

Controls emergency shut-offs and emergency showers are blocked and cannot be reached due to being out of reach range and due to obstructions.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times. Ensure controls can be reached by relocating controls to within reach ranges.

Counter Height

Counter is too high at 35 1/2".

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Counter could be lowered to 34" or furniture could be replaced with adjustable counters.



LOCATION | 207c

D1 & 2,_Doors



LOCATION | 200



LOCATION | 206a



LOCATION | 206b

Building Issues continued

C-EAST BUILDING -2nd Floor - B - Accessible Route & D-1 & D-2 - Doors

Door - Clearances

Furniture or objects blocks door clearances.

[See Appendix A -2010 ADA Standards 404.2.4 Door Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove all obstructions from around entrances and doorways.

Door - Closer Adjustment

Doors with closers have door opening forces that are greater than 5lbs, this is too heavy for easy opening and means that the door closes too fast to be able to enter easily. This could cause delay in an emergency.

[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Create a comprehensive maintenance program and schedule to check and adjust all interior doors so that they have an opening pressure that doesn't exceed 5 lbs. .

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE:

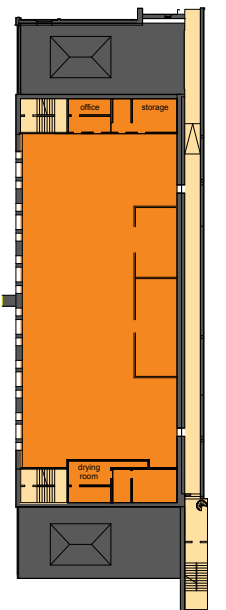
OPERATIONAL: Ensure that areas beyond fire doors have clear egress route.

ISSUE B Small Maintenance

Implement plan to maintain 36" min. clear areas through accessible routes and paths. Relocate controls to within reach ranges.

ISSUE D1 & D2 Small Maintenance

Implement plan to maintain clear areas around doors and adjust door closing pressures to achieve correct opening forces.



G_Sinks



LOCATION | 204a

The sinks throughout Printmaking are not ADA compliant for height, clearance or knee space. There are utility sinks that are not janitorial but are required for cleaning equipment such as rollers, brushes, screens, ink, and containers for chemicals which makes their use a part of the educational experience. These sinks are not ADA compliant:

Sinks - Height
 The top of the sink is greater than 34 inches A.F.F. **LOCATION | 202a,c,d,e**
[See Appendix A -2010 ADA Standards Sinks]

Sinks - Clearance
 The clear space around the sink is not 30" by 48" for a front approach. **LOCATION | 202e**
[See Appendix A -2010 ADA Standards Sinks]

Sinks - Knee space
 The underside of the sink doesn't allow for knee space the screenprinting wash station shows worn areas where there is no toe clearance even for students who stand. **LOCATION | 202a,b,c,d,e**
[See Appendix A -2010 ADA Standards Sinks]

Sinks - Faucet
 The faucets are too high and out of reach range. **LOCATION | 202d**
[See Appendix A -2010 ADA Standards Sinks]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Where required install 1 or 5% ADA compliant sinks that are no higher than 34" A.F.F., and have the required knee space, faucet reach, lever type faucet handles and clear space around it.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Where required modify 1 or 5% ADA compliant sinks. Provide enough space around the sink for a side approach and add an adjacent work counter with room for knee space. Replace the faucet with lever handles and consider adding a flexible hose to provide even greater usability.



LOCATION | 210



LOCATION | 204c

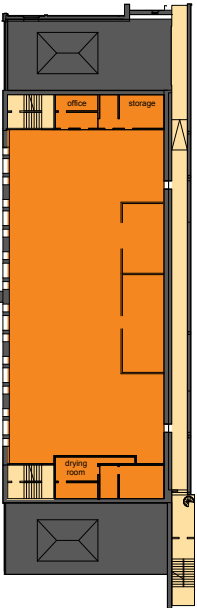


LOCATION | 204d

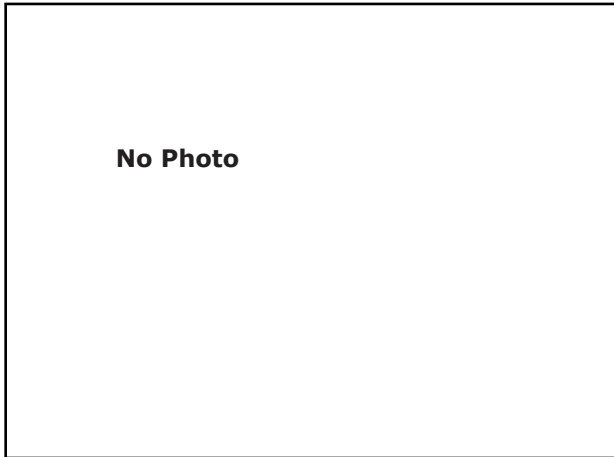


LOCATION | 204e

ISSUE G
SMALL MAINT. PROJECT
 Modify sink to become more user friendly.
 \$150 / sink



H_Drinking Fountains

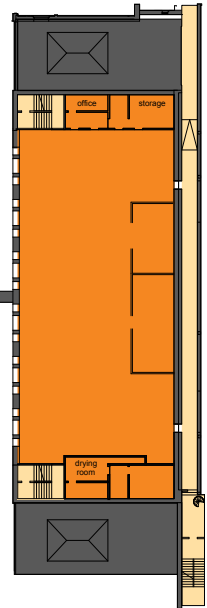


There are no drinking fountains on this floor.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
Install a high-low drinking fountain. Locate on the accessible route in a location that does not cause it to be a Protruding Object.

ISSUE H
SMALL MAINT. PROJECT

Install new drinking fountain
\$2000/ High-Low



J-Furniture



LOCATION | 202

Furniture
 Specialized equipment is not compliant for reach ranges for control operation, knee space and clearances. **LOCATION | 109**
[See Appendix A -2010 ADA Standards 308 Reach Ranges & 309 Operable Parts]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Many pieces of equipment in the Printshop are necessary and ADA compliant versions are not available. Students with a disability needing to use this equipment will require individualized academic adjustment dependent on type of disability.

Much of the machinery and equipment in Printmaking is specialized. The following issues occur many times throughout the floor.

Emergency Shut-offs
 Emergency shut-offs and controls are blocked and cannot be reached due to obstructions, and/or are out of reach ranges. This is hazardous for all.
[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances, 308 Reach Ranges, 309 Operable parts]

Emergency Equipment
 Emergency eye-wash stations (42" A.F.F.), showers (66" A.F.F.) and fire safety equipment are difficult to find or reach and/or access is obstructed.
[See Appendix A -2010 ADA Standards 308 Reach Ranges, 309 Operable parts]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes to all equipment and controls.



LOCATION | 201

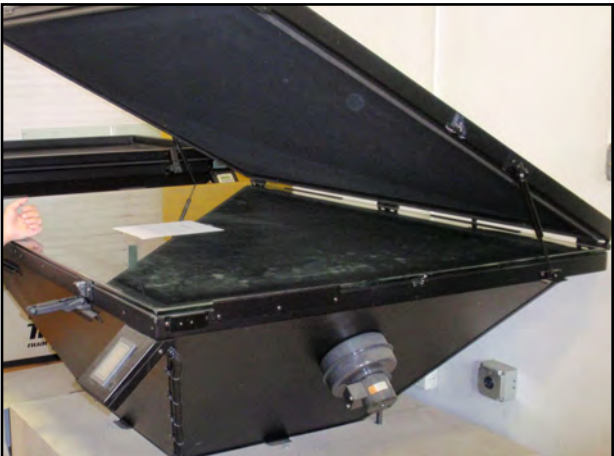


LOCATION | 210a

ACTION J-Furniture



LOCATION | 204



LOCATION | 209

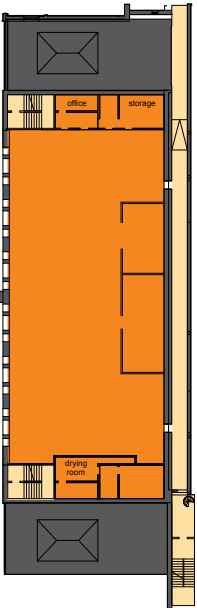


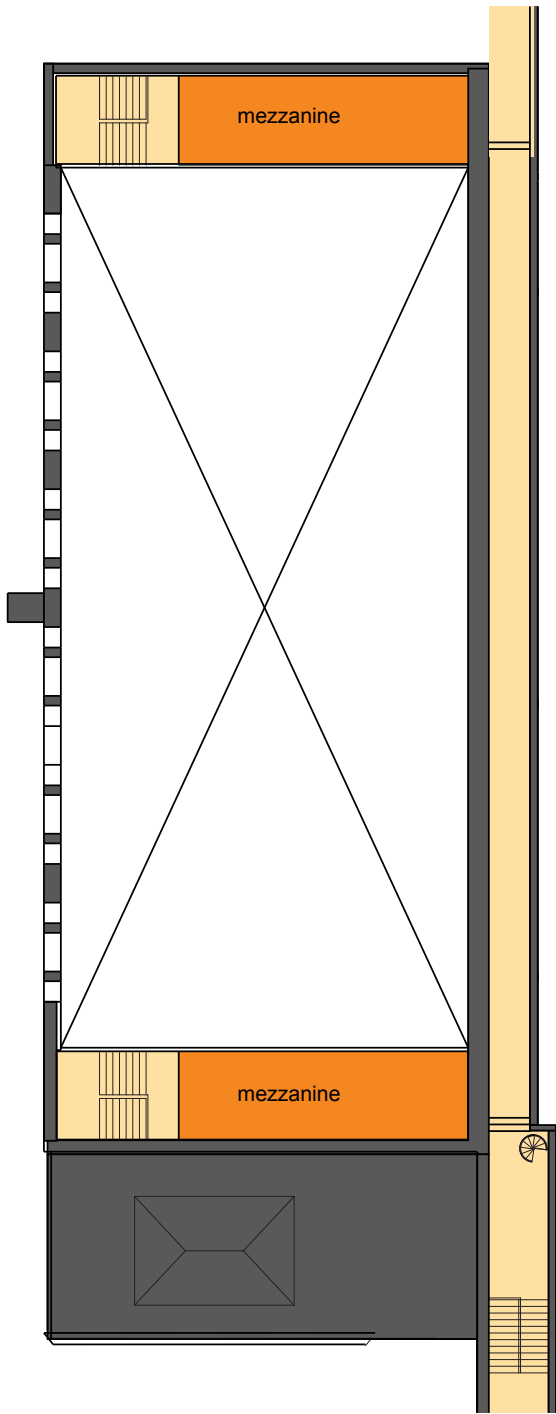
LOCATION | 210b

Storage - Lockers
 • Storage Lockers are not ADA compliant for height, reach range and hardware.
[See Appendix A Storage 6.1]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE CAPITAL IMPROVEMENT: At least 1 or 5% of the lockers provided should be ADA compliant. compliancy can be achieved by either modifying existent lockers on an as needed basis or replace non-compliant lockers with ADA compliant lockers.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE:
 For easy orientation and wayfinding lockers should have a conspicuous numbering or alpha-betized lettering identification system.





ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

3rd Floor Summary Plan

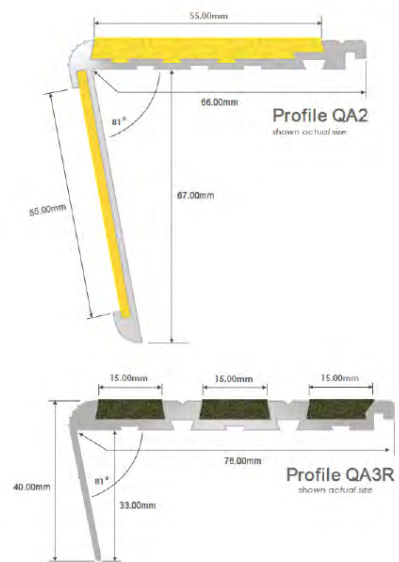
E_ Stairs & Handrails



LOCATION | 202a



LOCATION | 202b



The stairs on all floors have similar issues.

Exit signs, designations signs

There are no signs describing the floor level that you are on.

There are no ADA compliant exit signs indicating an exit or emergency egress.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: Provide ADA compliant signs at stair wells indicating floor level. Ensure that these signs are mounted at the correct height and location.

Provide ADA compliant exit signs. Ensure that these signs are mounted at the correct height and location.

Stair - Handrails

Handrails are either missing or ADA non-compliant for size and shape.

[See Appendix A -2010 ADA Standards 504.5 Handrails]

Hand rails - Dimension

Stair handrails do not comply with ADA handrail dimension requirements. These handrails are on egress routes.

[See Appendix A -2010 ADA Standards 505.7.1 Handrail cross section]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1¼ inches min and 2 inches max. Replace handrail.

Hand rails - Continuous Rail

There is no continuous handrail on the inside switchback

[See Appendix A -2010 ADA Standards 505.3 Continuity]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Modify existing handrail to be continuous.

Hand rails - Extensions

There are no top and bottom handrail extensions.

[See Appendix A -2010 ADA Standards 505.10.2 & 505.10.3 Handrail Extensions]

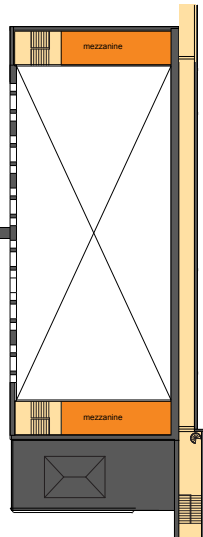
RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Re-install handrail with extensions.

Stair - Nosing

The stairs have nosings that are greater than 1" and are tripping hazards

[See Appendix A -2010 ADA Standards 504.5 Nosings]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Install treads that will cover nosing overhang see diagram. For additional safety consider an edge strip with an integrated photoluminescent strip that glows in the dark.



KEY PLAN

D - Gym Building

CONTENTS

Building Description |03

ADA Compliance Action |04

Five-Year Strategy

Issue Identification |08

Basement |08

1st Floor |15

2nd Floor N/A

3rd & 4th Floor |21

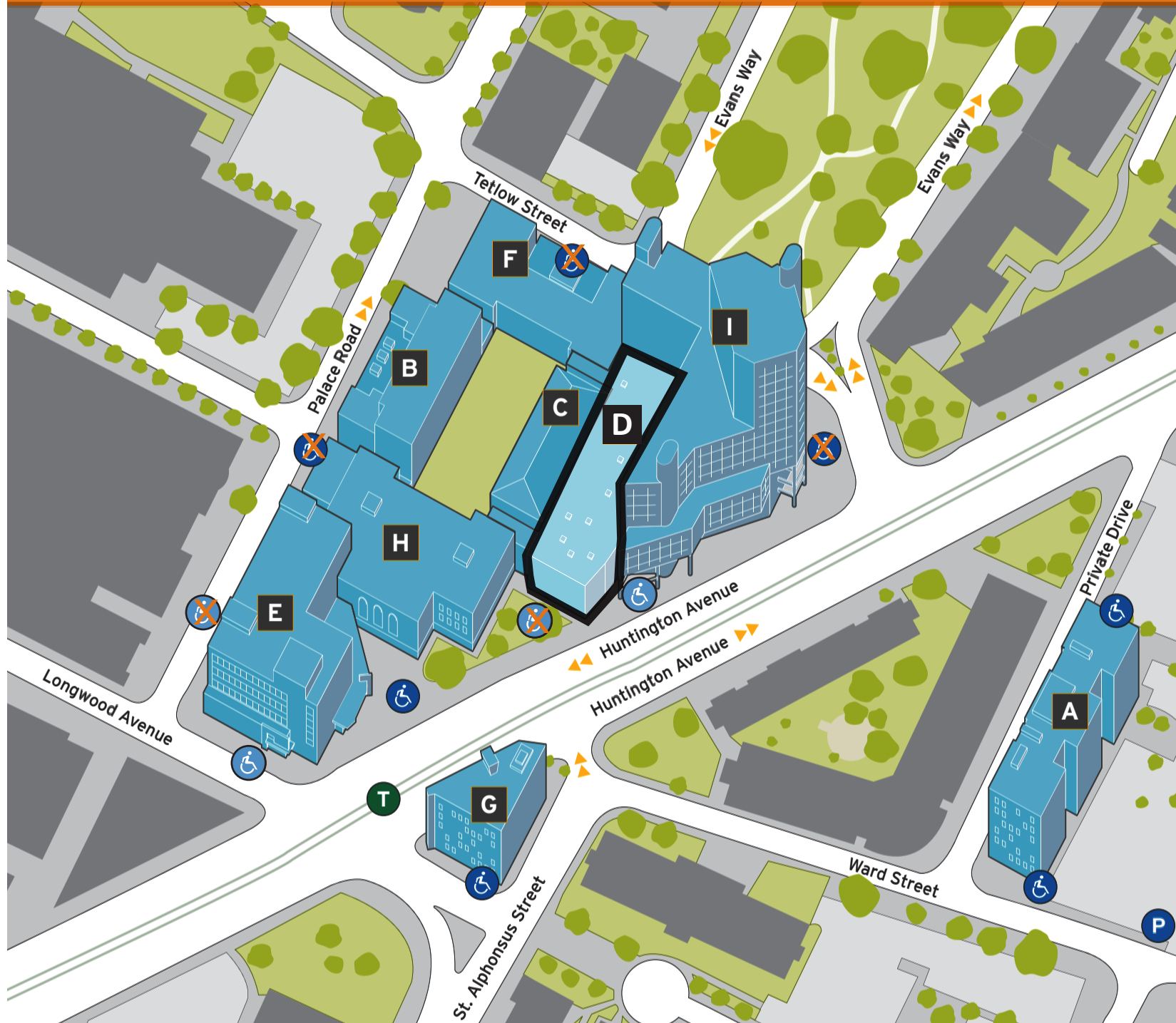
General Issues |23

PROJECT TEAM

Mercedes Evans, MassArt
Howie LaRosee, MassArt

Altaf Mulla, DCAM
Polly Welch, DCAM

Tica deMoor, IHCD
Steve Demos, IHCD
Marissa Desmond, IHCD
Valerie Fletcher, IHCD
Erica Garfinkel
Kathy Gips, IHCD
Chris Hart, IHCD
Ana Julian, IHCD
Ivy Smith, IHCD
Josh Safdie, IHCD
Ruth Super, IHCD
David West, IHCD



March 2011

How to Use This Report

General Comments

This document is designed with a hierarchical structure to provide flexibility and utility for the different stakeholders that need access to this information. The report has been divided into five different sections::

- 1] Building Summary
- 2] Five-year ADA Compliance Plan
- 3] Summary Plans
- 4] Building Issues
- 5] ADA & MAAB References

LAYOUT 1| Building Summary



This is an overview narrative summarizing the major problem accessibility issues and key recommendations in D-Gym Building.

Key Recommendations have been divided into: Operational Improvements, Small Maintenance Projects and Capital Improvements reflecting the differences in expected budget, time frames and level of complexity.

LAYOUT 2| Five-Year ADA Compliance Plan

CRITERIA	DESCRIPTION	LOCATION	STATUS	COST RANGE	2011	2012	2013	2014	2015
A	COMPREHENSIVE SIGNAGE & WAYFINDING PROGRAM ADA: ADA RECOGNIZABLE AND SAFE Design of signage program consistent with ADA standards... ADA: ROOM IDENTIFICATION Review all room numbers, signage of design 201.1, location and readability of signage 202 and signage 203 and signage 204.	Basement 1st Floor 2nd Floor	Current Current Current	\$100/Sign \$50/Sign \$150/Sign	●	●	●	●	●
B	ACCESSIBLE ROUTES Design and install a plan to ensure staff, faculty and student compliance to existing 201.2, 201.3, 201.4, 201.5, 201.6, 201.7, 201.8, 201.9, 201.10, 201.11, 201.12, 201.13, 201.14, 201.15, 201.16, 201.17, 201.18, 201.19, 201.20, 201.21, 201.22, 201.23, 201.24, 201.25, 201.26, 201.27, 201.28, 201.29, 201.30, 201.31, 201.32, 201.33, 201.34, 201.35, 201.36, 201.37, 201.38, 201.39, 201.40, 201.41, 201.42, 201.43, 201.44, 201.45, 201.46, 201.47, 201.48, 201.49, 201.50, 201.51, 201.52, 201.53, 201.54, 201.55, 201.56, 201.57, 201.58, 201.59, 201.60, 201.61, 201.62, 201.63, 201.64, 201.65, 201.66, 201.67, 201.68, 201.69, 201.70, 201.71, 201.72, 201.73, 201.74, 201.75, 201.76, 201.77, 201.78, 201.79, 201.80, 201.81, 201.82, 201.83, 201.84, 201.85, 201.86, 201.87, 201.88, 201.89, 201.90, 201.91, 201.92, 201.93, 201.94, 201.95, 201.96, 201.97, 201.98, 201.99, 201.100.	Basement 1st Floor 2nd Floor	Current Current Current	\$150/Year \$150/Year \$150/Year	●	●	●	●	●
C	PROTRUDING OBJECTS Remove all protruding objects that protrude more than 17" into the path and that may not give the minimum headroom of 80" A11.1.	Basement 1st Floor 2nd Floor	Current Current Current	\$75/Year \$75/Year \$75/Year	●	●	●	●	●
D	DOORS 1. DOOR CLEARANCE Design and install a plan to ensure staff, faculty and student compliance to existing 204.1, 204.2, 204.3, 204.4, 204.5, 204.6, 204.7, 204.8, 204.9, 204.10, 204.11, 204.12, 204.13, 204.14, 204.15, 204.16, 204.17, 204.18, 204.19, 204.20, 204.21, 204.22, 204.23, 204.24, 204.25, 204.26, 204.27, 204.28, 204.29, 204.30, 204.31, 204.32, 204.33, 204.34, 204.35, 204.36, 204.37, 204.38, 204.39, 204.40, 204.41, 204.42, 204.43, 204.44, 204.45, 204.46, 204.47, 204.48, 204.49, 204.50, 204.51, 204.52, 204.53, 204.54, 204.55, 204.56, 204.57, 204.58, 204.59, 204.60, 204.61, 204.62, 204.63, 204.64, 204.65, 204.66, 204.67, 204.68, 204.69, 204.70, 204.71, 204.72, 204.73, 204.74, 204.75, 204.76, 204.77, 204.78, 204.79, 204.80, 204.81, 204.82, 204.83, 204.84, 204.85, 204.86, 204.87, 204.88, 204.89, 204.90, 204.91, 204.92, 204.93, 204.94, 204.95, 204.96, 204.97, 204.98, 204.99, 204.100. 2. DOOR CLEARANCE Design and install a plan to ensure staff, faculty and student compliance to existing 205.1, 205.2, 205.3, 205.4, 205.5, 205.6, 205.7, 205.8, 205.9, 205.10, 205.11, 205.12, 205.13, 205.14, 205.15, 205.16, 205.17, 205.18, 205.19, 205.20, 205.21, 205.22, 205.23, 205.24, 205.25, 205.26, 205.27, 205.28, 205.29, 205.30, 205.31, 205.32, 205.33, 205.34, 205.35, 205.36, 205.37, 205.38, 205.39, 205.40, 205.41, 205.42, 205.43, 205.44, 205.45, 205.46, 205.47, 205.48, 205.49, 205.50, 205.51, 205.52, 205.53, 205.54, 205.55, 205.56, 205.57, 205.58, 205.59, 205.60, 205.61, 205.62, 205.63, 205.64, 205.65, 205.66, 205.67, 205.68, 205.69, 205.70, 205.71, 205.72, 205.73, 205.74, 205.75, 205.76, 205.77, 205.78, 205.79, 205.80, 205.81, 205.82, 205.83, 205.84, 205.85, 205.86, 205.87, 205.88, 205.89, 205.90, 205.91, 205.92, 205.93, 205.94, 205.95, 205.96, 205.97, 205.98, 205.99, 205.100. 3. DOOR CLEARANCE Design and install a plan to ensure staff, faculty and student compliance to existing 206.1, 206.2, 206.3, 206.4, 206.5, 206.6, 206.7, 206.8, 206.9, 206.10, 206.11, 206.12, 206.13, 206.14, 206.15, 206.16, 206.17, 206.18, 206.19, 206.20, 206.21, 206.22, 206.23, 206.24, 206.25, 206.26, 206.27, 206.28, 206.29, 206.30, 206.31, 206.32, 206.33, 206.34, 206.35, 206.36, 206.37, 206.38, 206.39, 206.40, 206.41, 206.42, 206.43, 206.44, 206.45, 206.46, 206.47, 206.48, 206.49, 206.50, 206.51, 206.52, 206.53, 206.54, 206.55, 206.56, 206.57, 206.58, 206.59, 206.60, 206.61, 206.62, 206.63, 206.64, 206.65, 206.66, 206.67, 206.68, 206.69, 206.70, 206.71, 206.72, 206.73, 206.74, 206.75, 206.76, 206.77, 206.78, 206.79, 206.80, 206.81, 206.82, 206.83, 206.84, 206.85, 206.86, 206.87, 206.88, 206.89, 206.90, 206.91, 206.92, 206.93, 206.94, 206.95, 206.96, 206.97, 206.98, 206.99, 206.100.	Basement 1st Floor 2nd Floor	Current Current Current	\$75/Year \$75/Year \$75/Year	●	●	●	●	●

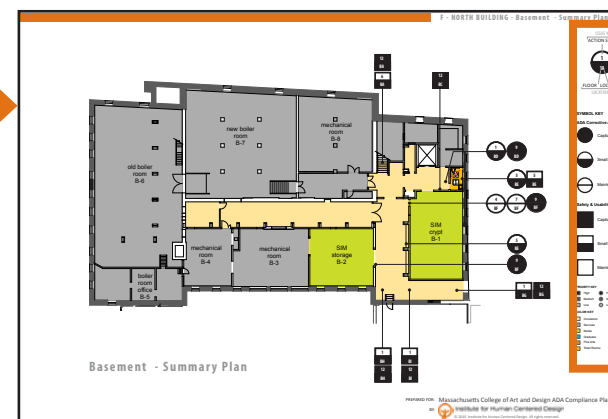
Recommendations

Symbol Key - explanation of icons

Location & Cost 5-year strategy

This is a five-year compliance plan showing the Recommendations and their financial implications. This plan separates the ADA recommendations to improve compliance and the Safety and User Experience Recommendations.

LAYOUT 3| Summary Plans

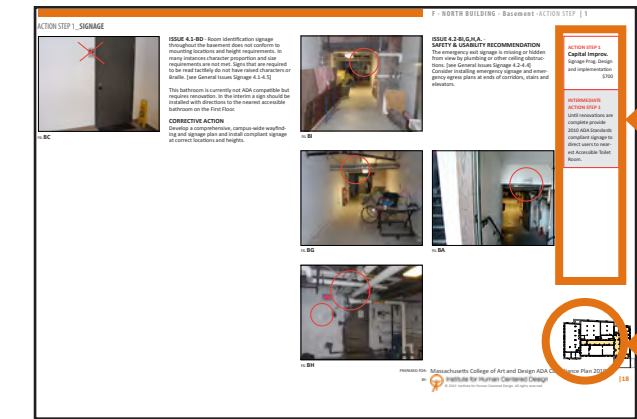


Summary Plan Indicating Recommendations and locations

Symbol Key - explanation of icons

The summary plans locate the recommendations and photograph locations at each floor and the site plan.

LAYOUT 4| Building Issues

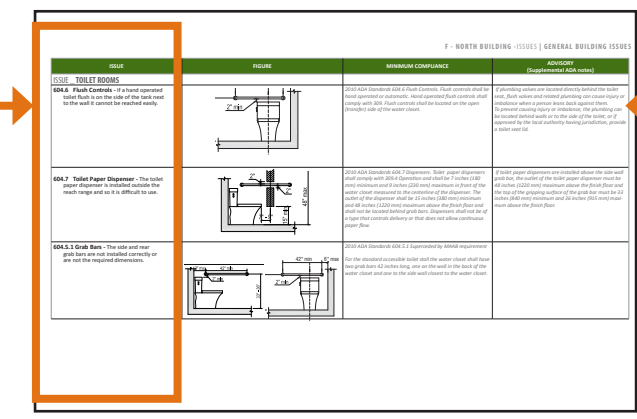


Summary of Recommendations

Key plan locating issue on floor

This is a catalog of building issues and corresponding recommendations, organized by location. It includes citations and references to the ADA & MAAB.

LAYOUT 5| ADA & MAAB Reference



Customized illustrated handbook of ADA & MAAB citations

This chart presents ADA and MAAB citations customized for this particular building. It can be used as an ADA reference handbook. The separate issues are illustrated, described and explained.

Building Summary



BUILDING PROGRAM AREAS

BASEMENT

Woodworking
Squash Courts

1ST FLOOR - (TRIPLE HEIGHT SPACE)

Gym
Public Safety

3RD FLOOR - (TRIPLE HEIGHT SPACE)

Graduate Studios

4TH FLOOR

Mechanical Room
Media Studies

BUILDING DESCRIPTION

The Gym Building is a four-story building with a basement. The adjoining buildings are North, East and South however, there are no elevators in this building so there are few accessible routes. North is only accessible through the basement, East through the first floor and South through stairs at the basement level. The Main Entrance is at Huntington.

The Basement houses the Woodshop, **toilet room**-sand Squash Courts. The Gym and Public Safety are on the 1st Floor and are coplanar with the East building, there is no second floor but there are Graduate Studios on the 3rd Floor and Mechanical Rooms and Media Studies on the 4th floor. The 3rd and 4th floors connect to the Tower Building but at Tower the ramp does not meet ADA standards for slope.

KEY BUILDING ISSUES

The Gym Building has many issues concerning program accessibility including: **toilet rooms** that aren't accessible, inadequate signage and wayfinding, lack of continuous accessible routes throughout floors, and stairs and handrails that don't meet ADA standards. In addition, South Building has the following significant barriers to accessibility:

- There are no fully compliant accessible routes to and from the Gym. The main entrance at Huntington is not ADA compliant because it only has stairs leading to it from Huntington
- The basement adjoins North Building via an ADA non-compliant ramp and has no ADA compliant Toilet Rooms. The partially compliant accessible route to the Gym and the Public Safety is via an undersized non-compliant lift in the East Building that can only be reached from the non-ADA compliant North Building entrance on Tetlow Street through the narrow North Crackertorium doorway.
- The lift requires assistance and has a key, it is too small for a motorized wheelchair, the foot rests have to be taken off the chair user has to draw their legs right into the chair.
- There is no viable accessible egress. This is the same route to the Public Safety and Security Office conse-

quently it is very difficult for a person using a mobility device to be able to visit and to get a photo ID.

- The Woodshop has accessibility issues regarding equipment and accessible routes.

All of the basement **toilet rooms** are ADA non-compliant, a person using the Woodshop and requiring an ADA compliant Toilet Room must travel over 200 feet and negotiate a non-compliant ramp/passageway to use the semi-compliant Toilet Room in the basement of the North Building or use the elevator to the ADA compliant **toilet rooms** on the first floor of the North Building adjacent to Pozen. There are no signs with directions for this route.

- The Squash Courts in the basement cannot be made ADA compliant without a major investment. The Squash courts are no longer used to play squash but are used as staging and storage areas for exhibitions, installations and as studio space for the Artist in Residence. For health and safety reasons there are many elements that should be rectified. Recommendations are that these rooms should not be occupied or used for public events until modifications are made.

In order to facilitate the organization of key building recommendations in the following section, Key Building Issues have been grouped under the following headings:

A-Signage & Wayfinding
B-Accessible Route
C-Protruding Objects
D-Doors
E-Stairs and Handrails
F-Toilet Rooms
G-Sinks
H-Drinking Fountains
I-Assistive Listening Devices
J-Lockers, Furniture and Equipment
K-Ramps
L-Elevators
M-Areas of Rescue Assistance

KEY RECOMMENDATIONS

According to MassArt current plans for the Gym Building will include demolition and new construction to become the future Center for Design and New Media, a project that will require major. This project is slated to be realized within the next five years and is likely to exceed cost thresholds which will trigger accessibility requirements under the MAAB, as explained in the Executive Summary. The accessibility issues noted above could be expected to be addressed through this planned renovation, which the MAAB will require to include: installation of elevators to all floors, provision of accessible **toilet rooms** on all floors, improvements to visibility of the existing accessible public entrance, installation of a TTY telephone, and replacement of drinking fountains on each floor with High-Low type.

The following key recommendations should be implemented to improve program accessibility, safety, and user experience. Recommendations listed under the categories of Operational Improvements and Small Maintenance Projects can and should be implemented independent of the planned Center for Design and New Media Construction. Recommendations for Capital Improvements Projects that may duplicate work that could be expected to be accomplished through this renovation are indicated as such and are followed by interim recommendations intended to help the college achieve the greatest level of accessibility even while awaiting the major renovation.

Additional technical data to support the implementation of all recommendations may be found in Part 4-Building Issues and Appendix A-ADA and MAAB References.

OPERATIONAL IMPROVEMENTS - *Behavioral or policy changes that can be enacted at minimal cost, could be completed within 90 days, and will require ongoing maintenance and supervision.*

Improve public access: Develop and implement policies and procedures so that people with disabilities are accommodated, including but not limited to policies and procedures concerning public notifications, ticketing, assistive listening devices, and emergency egress plans.

NOTE: This survey was carried out during daylight hours over the summer vacation period, as a result classes, performances, exhibitions and events were not in session. Actual use of space, quality of acoustics, and lighting conditions at night in all spaces were unable to be verified. Floor slipperiness in wet weather conditions and use of temporary mats was also not observed. These are areas worth further study.



Maintain accessible routes and paths of travel: Develop and implement a plan to ensure staff, faculty, and student compliance in maintaining a 36" min. wide aisle throughout the building and especially at accessible routes, amenities, and circulation paths.

Maintain accessible door clearances: Develop and implement a plan to ensure staff, faculty and student compliance in maintaining furniture- and obstruction-free areas around doors and openings. Training as well as notices maybe required to ensure that students, faculty and staff are aware that these routes should at all times be free of furniture and other obstructions.

SMALL MAINTENANCE PROJECTS - Projects that will require planning, may involve outside contractors, may be expected to be absorbed by an annual maintenance budget, and could take up to a year to be completed.

Signs for Accessible Facilities & Safety: As part of a comprehensive campus-wide wayfinding program install signs at all inaccessible facilities & elements identifying the location of accessible elements including entrance doors, toilet rooms, drinking fountains, public telephones, and egress routes. Signs should be located to avoid backtracking.

Maintain accessible doorways: Develop and implement a comprehensive maintenance program and schedule to check and adjust doors so that the necessary door opening force for interior doors is 5lbs. max. and 15 lbs. max. for exterior doors.

Remove protruding object hazards: Along accessible routes, relocate, recess, or provide protective barriers for objects that protrude more than 4" into the path, are higher than 27" AFF, and that may not give the minimum headroom of 80" AFF. This includes: shelving, drinking fountains, and emergency fire equipment. Attention should also be paid to under-stair areas. Prioritize for the most hazardous objects.

Replace door knob hardware: For doors along accessible routes and at accessible toilet rooms, studios, and workshops replace existing door knobs with lever sets.

Provide accessible drinking fountains: To benefit people of all statures and abilities at each floor re-

place the existing drinking fountains on the accessible routes with a High-Low type, or add an additional drinking fountain with a spout between 38" and 43" AFF or add a cup dispenser making sure that the dispenser doesn't stick out more than 4" from the wall and is mounted such that the cups are dispensed at a height of 48". Recess into an alcove if drinking fountain's leading edge would protrude into the accessible route more than 4".

Interim recommendation Provision of accessible drinking fountains could be rolled into the Center for Design and New Media Project until this project is complete, design and install ADA compliant signs to direct users to the nearest accessible drinking fountain even if it is in another building.

CAPITAL IMPROVEMENTS PROJECTS - Projects that will require significant planning, will involve outside contractors, will require a substantial capital outlay, and may take 1-5 years to complete..

Campus-wide wayfinding program: East and Gym are inconsistently labelled the discrepancy between directories, floor plans and room numbering causes confusion. The buildings are separate and are only tenuously linked. Create and install comprehensive .Wayfinding Program that includes but distinguishes between ADA, Fire and Safety and Wayfinding. Directory information and signage should be coordinated between website, marketing materials, program/ event signs, egress plans and wayfinding.

Furniture, Equipment & Controls: As furniture and equipment is upgraded and replaced make sure that 5% but not less than one item should allow an individual with disabilities to use it. Make sure that work surfaces and sinks are at 34" with knee spaces at least 27" AFF 30" wide and 19" deep and that controls are within reach ranges described in Building Issues and Appendix A - ADA & MAAB References.

To support the various pieces of art equipment that a student in a wheelchair may need to use, the best solution is adjustable casework that raises or lowers for convenience. Low tables or carts also may supplement the counter top areas to provide additional space for equipment

Provide accessible toilet rooms[Design and Media Center Renovation]: Because existing condi-

tions will make the renovations of all existing **toilet rooms** technically infeasible, MassArt should instead: Abandon **toilet rooms** on all floors and create at least one new ADA compliant, Single-User Toilet Room along an accessible route on each floor.

Interim recommendation: Until Center for Design and New Media Project are complete, design and install ADA compliant signs to direct users to the nearest accessible Toilet Room even if it is in another building such as the North Building.

Provide accessible toilet rooms[Design and Media Center Renovation]: Controls: Ensure that controls that are at 48" AFF max. and maintain clear space around them so they can be reached especially in an emergency.

Areas of Rescue Assistance: Create areas of rescue assistance: (Fire protected areas where a person with mobility difficulties can call emergency services and wait to be rescued). If this building remains unsprinklered and because there are no existing accessible means of egress provide fire-rated spaces adjacent to the all stairwells where people unable to use the stairs can go to register a call for assistance and wait for evacuation. If accessible egress elevator is installed these areas will not be necessary.

Interim recommendation Until Center for Design and New Media Project are complete, train staff and inform students on emergency evacuation procedures as part of an emergency action plan for people unable to use egress stairs. Consider installing Evacuation Chairs.




Five-Year ADA Compliance Plan

NOTES ABOUT THIS CHART




This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.





SYMBOL KEY

Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement




KEY BLDG. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	RECOMMENDED COMPLETION DATE						
					2011	2012	2013	2014	2015	2016	
A	<p>As part of a comprehensive campus-wide wayfinding program - Create and install the following ADA and MAAB compliant signs:</p> <p>A1 - ADA Facilities & Safety - Create and install signs for accessible facilities & safety SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide a 2010 ADA compliant sign with the International Symbol of Accessibility at the accessible entrance on Huntington Avenue.</p> <p>For amenities that are not accessible provide signs with directions to the nearest ADA compliant amenity such as toilet rooms, telephones, drinking fountains, entrances, exits and egress routes that are on an accessible route.</p> <p>Make sure that these signs meet 2010 ADA Standards for height and location, and that they use the International Symbol of Accessibility. Signs indicating ADA compliant entrances should be placed to avoid backtracking.</p> <p>Ensure that all ADA compliant amenities are noted on any directories at each floor level.</p> <p>SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide 2010 ADA Standards compliant signs for exit signs at doors, exit passageways, exit discharge points, and exit stairways. Consider installing permanent emergency egress plans throughout the building at ends of corridors, and at stairs. Also, verify that all current emergency signs are placed correctly and are not blocked from view.</p> <p>CAPITAL IMPROVEMENT: This signage should be installed as soon as possible but should be coordinated with the design for the campus-wide wayfinding program. Ongoing (this will require periodic updating).</p>	All floors	2010 ADA Standards Chap. 216 Signs & Chap. 703.1, 703.2, & 703.5	<p>\$50/temp sign</p> <p>\$150/sign includes installation but not design fees</p>							
	<p>A2 - Room Designation, Directional & Informational Signs SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Create and install signs for all permanent facilities and room locations, directional signage, and Informational signage. Remove conflicting room numbering and create and install signs for all permanent facilities and room locations. Ongoing (this will require periodic updating).</p>	All floors	2010 ADA Standards Chap. 216 Signs & 703	\$150/sign includes installation but not design fees							
	<p>A3 - Wayfinding Signs & Directories CAPITAL IMPROVEMENT: To improve safety and user experience consider creating directories that improve the ability to navigate through the building. The directories should be designed so that they have characters and contrast levels that allow them to be easily read by a person with low vision and at low light levels. They should also be mounted so that the top most characters can be read while sitting. Ongoing (this will require periodic updating).</p>	All stairs		\$1,500/directory includes installation but not design fees							
<p>*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.</p>											

D-GYM BUILDING | Five-Year ADA Compliance Summary continued




KEY BLDG. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	2011	2012	2013	2014	2015	2016
B	Accessible Routes - Maintain accessible routes and paths of travel OPERATIONAL: Develop and implement a plan to ensure staff, faculty, and student compliance in maintaining a 36" min. wide aisle throughout the building and especially at accessible routes, amenities, and circulation paths. <i>Ongoing.</i>	All floors	2010 ADA Standards Chap. 402	\$25/hr staff	⊖	→				
C	Protruding Objects Remove all objects from accessible path including any objects that protrude more than 4" into the path, are higher than 27" AFF and that may not give the minimum headroom of 80" AFF	All floors	2010 ADA Standards Chap. 204 Signs & Chap. 307	\$25/hr staff	⊖	⊖				
D	D2 - Door Opening Force - Maintain accessible doorways: OPERATIONAL: Develop and implement a comprehensive maintenance program and schedule to check and adjust doors so that the necessary door opening force for interior doors is 5lbs. max. and 15 lbs. max. for exterior doors. <i>Ongoing</i>	All floors prioritize for doors in accessible routes, toilets and classrooms	2010 ADA Standards Chap. 309 Operable parts & Chap. 404 Doors, Doorways & Gates	\$25/hr staff	⊖	⊖	→			
	D2-Door Closer Adjustments • Adjust all interior door closers throughout the building to not exceed opening forces of 5lbs. max. and 15 lbs. max. for exterior doors. Provide signs using the International Symbol for Accessibility with directions to the nearest accessible door, entrance or exit if they are not 2010 ADA standards compliant. <i>Ongoing.</i>	All interior and exterior doors with closers	2010 ADA Standards Chap. 204,206.1 Signs & Chap. 404	\$25/hr staff	⊖	→				
	D3 - Door Hardware Replace all door knobs with lever-type handles. <i>Ongoing.</i>	All floors	2010 ADA Standards Chap.309	\$400/lever set		⊖	→			
E	Stairs & Handrails At egress routes re-install handrails or install handrails with extensions. Re-cover treads with contrasting slip resistant material. Install curved wedges to the underside of the stair nosings to create a smooth transition. Consider using an integrated nosing and tread.	Stairs - all floors	2010 ADA Standards Chap 504,505	\$600/Stair run		⊖				
F	Toilet Rooms All toilet rooms are not accessible. Renovation and reconfiguration of all toilet rooms in Gym can become part of the Design Center renovation. Install at least one single-user ADA compliant toilet room would be required for each floor. IMMEDIATE TEMPORARY Until renovations are complete provide 2010 ADA Standards compliant signs to direct users to nearest ADA accessible toilet room.	All floors	2010 ADA Standards Chap.213 & 603,604,605,606 MAAB 30.8, 30.7.3	\$10,000-\$14,000/Toilet Room	⊖	⊖				
G	Sinks Make sure that at least one sink in each room where sinks are required is 34" high AFF max., has knee space of 27" AFF min. depth 15" and is operated by lever faucets not more than 25" reach.	Basement	2010 ADA Standards Chap.212,& 606	\$1,000/sink			⊖			
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.										

NOTES ABOUT THIS CHART
This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.





SYMBOL KEY
Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience




-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

D-GYM BUILDING | Five-Year ADA Compliance Summary continued




KEY BLDG. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	2011	2012	2013	2014	2015	2016
H	Drinking Fountains Where drinking fountains exist on an accessible route install High-Low ADA compliant version, and add full or half-height wing walls to create niche at all drinking fountains. This can become part of the Design Center Renovations	All floors	2010 ADA Standards Chap-307,602	\$2,500/ Drinking fountain						
I	Assistive Listening Devices & Telephones N/A	N/A								
J	Lockers & Furniture Modify 1 or 5% of lockers on all floors to be ADA compliant. If modifications cannot be made replace locker with ADA compliant versions. Ongoing Purchase adjustable furniture to add flexibility and functionality to rooms. Ongoing Purchase appliances and equipment that have controls and operable parts that comply with ADA Standards 2010 208 and 309. Ongoing	All	2010 ADA Standards 225,226	\$ dependent on requirements						
K	Ramps & Handrails Re-surface and re-grade slope in basement to achieve even surface no steeper than 8.33% run incline and 2% cross slope. Provide handrail wherever running slope is more than 5%.	N/A	2010 ADA Standards 205,308,309	\$680/lf ramp run						
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.										

NOTES ABOUT THIS CHART
This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

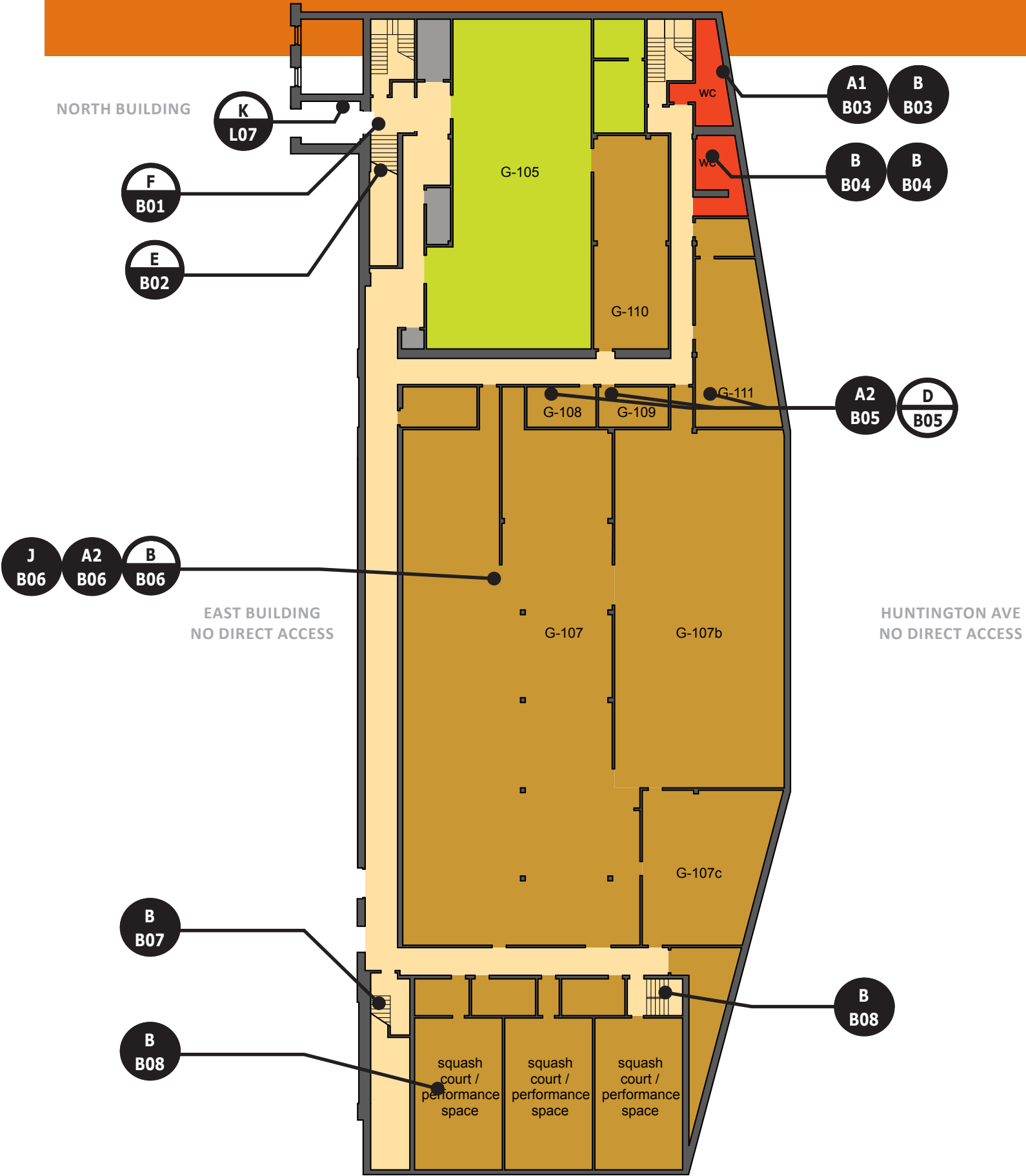
SYMBOL KEY
Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

D-GYM BUILDING - Basement - Summary Plan
Building Issues



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Basement - Summary Plan

A1_Signs - ADA Facilities



LOCATION | B03 & B04

Signs - ADA Facilities and Amenities

The toilet rooms are not ADA compliant and do not have signs with directions to the nearest ADA compliant ones. **LOCATION | B03 & B04**
 [See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL PROJECT: Provide ADA compliant signs with directions to the nearest ADA compliant amenity for all non-compliant amenities that are required to be ADA compliant such as Toilet Rooms, telephones and drinking fountains and that are on the accessible route. Ensure that these signs are mounted at the correct height and location and use the International Symbol of Accessibility. Signs indicating ADA compliant entrances should be placed to avoid backtracking.

CAPITAL IMPROVEMENT: Ensure that all ADA compliant amenities are noted on the Directories on each floor level.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT Tactile read ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways.
 [See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Implement an overall inspection of fire safety signs making sure they are ADA and NFPA compliant, are lit if required and are in the correct locations according to building code.

See section 103.2.13.6 of the International Building Code(200 edition) or section 107.7 of the International Building Code (203 edition)

A2_Signs - Room Designation, Directional, Informational



LOCATION | B05a



LOCATION | B05b



LOCATION | B06

Signs - Designation Signs

Designation signs are missing throughout the floor and /or are not ADA compliant. **LOCATION | B05a,b, B06**
 [See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 CAPITAL IMPROVEMENT: All permanent rooms must have ADA compatible room designation signs. Rooms that do not have room numbers lead to confusion especially in an emergency situation. As part of the campus-wide wayfinding program provide ADA compliant signs on the latch side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60 inches maximum AFF or ground surface, measured from the baseline of the highest tactile character. If there is no room on the latch side place signs on wall perpendicular to the latch or on the door as long as the person reading the sign tactilely will not be injured if the door is opened.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

Where a directional sign is required, such as thresholds to buildings it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route.

CAPITAL IMPROVEMENT as part of the campus-wide wayfinding program ensure that **all** floors have signs that indicate floor level. These signs should always be located adjacent to stairs and they should be able to be seen from inside the elevator.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Consider providing permanent egress maps at stairs and elevator lobbies on all floors. This will help occupants to navigate their way out of the building in case of emergency.

Consider providing directions to and from the Woodworking and North Building entrance.

ISSUE A1
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes ADA facilities & safety signs and that meet ADA standards
\$150-200/sign

INTERIM RECOMMENDATION
 Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible Toilet Room and other accessible amenities.
\$150-200/sign

ISSUE A2
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes 2010 ADA Standards compliant designation, directional and informational signs.
\$150-200/sign

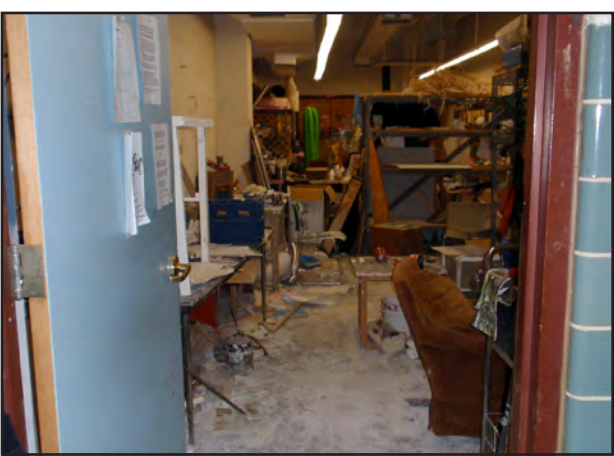
B_Accessible Routes



LOCATION | B06a



LOCATION | B06d



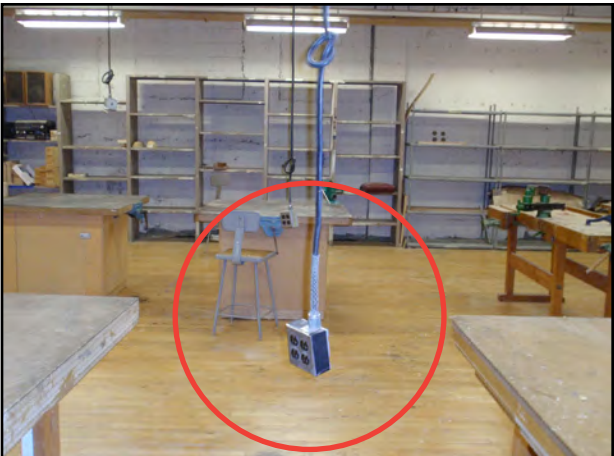
LOCATION | B06g



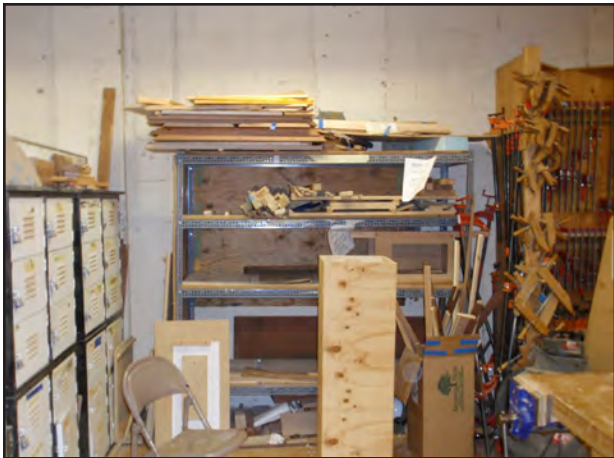
LOCATION | B06b



LOCATION | B06e



LOCATION | B06h



LOCATION | B06bc



LOCATION | B06f



LOCATION | B06i

There is no compliant accessible route to Woodworking. A possible route could be made through the North Building basement via an ADA non-compliant entrance on Tetlow Street, using the elevator to the North basement over a non-compliant ramp to Woodworking. There is no signage that indicates that this is a possible route.

If entrance and ramp are made compliant the following issues will need to be addressed. Correction of these issues contribute to the health and safety of all and are recommended best practices even if the route is not made fully ADA compliant.

Accessible Aisle Obstruction
Aisles and pathways through rooms and in accessible routes are obstructed by furniture, wood storage, equipment and other objects. **B06a-I**

[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances

Aisles and paths are not defined creating egress safety and tripping hazards in the accessible route.

Controls and emergency shut-offs are blocked and cannot be reached as they are out of reach ranges or there are obstructions.

Protruding Objects in accessible pathways
There are ceiling outlets that drop down and hang in the middle of the room. It is very easy for anyone to walk into them.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times. Ensure that there are no protruding objects that are more

ISSUE B
OPERATIONAL
Implement plan to maintain 36" min. clear areas through accessible routes and paths.

\$25/hr Staff labor
Staff labor

B_Accessible Routes continued



LOCATION | B06j

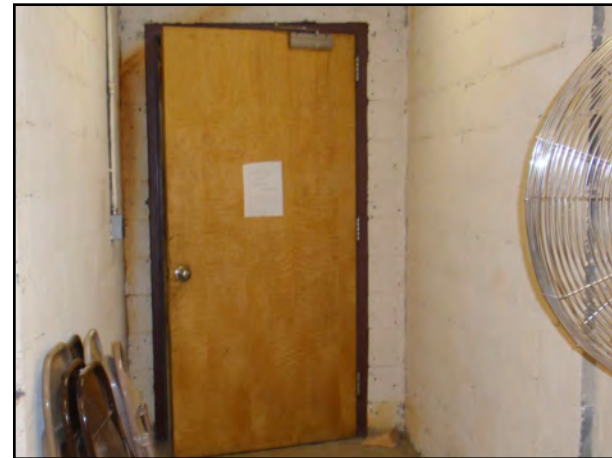


LOCATION | B06k



LOCATION | B06l

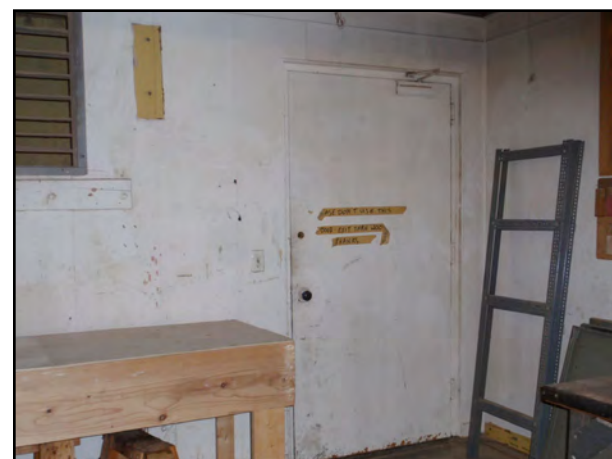
D-1_Clearances



LOCATION | B06m



LOCATION | B06n



LOCATION | B06o

D-GYM BUILDING - Basement - | B - Accessible Route & | D-1 - Door Clearances

Door - Clearances

Furniture or objects blocks door clearances. The squash court doors are undersized and the threshold is more than 1/2" and there are no clearances either side of the door.

[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Remove all obstructions from around entrances and doorways. The squash courts **LOCATION | B08** are no longer used for squash but they are used for installations both for prep work and exhibiting. Exhibitions that are open to the public should be kept only to accessible areas. the squash courts are totally inaccessible and require major renovation to become ADA compliant.

If a door is to be kept open do not use heavy object on the floor that become tripping hazards and accessible route obstructions. Provide a doorstep mechanism that doesn't cause an obstruction such as examples below.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

OPERATIONAL: Ensure that areas beyond fire doors have a clear egress route.

ISSUE B

OPERATIONAL

Implement plan to maintain 36" min. clear areas through accessible routes and paths.

\$25/hr Staff labor
Staff labor

ISSUE D1

SMALL MAINT. PROJECT

Implement plan to maintain clear areas around doors and adjust door closing pressures to achieve correct opening forces.

\$25/hr



LOCATION | B08

Massachusetts College of Art and Design ADA Compliance Plan 2011

D-2_Door-Closers



LOCATION | B06

Door - Closer Adjustment
Doors with closers have door opening forces that are greater than 5lbs, this is too heavy for easy opening and means that the door closes too fast to be able to enter easily. This could cause delay in an emergency.

[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Create a comprehensive maintenance program and schedule to check and adjust all **interior** doors so that they have an opening pressure that doesn't exceed 5 lbs.

D-3_Door-Hardware



LOCATION | B05a



LOCATION | B05b



LOCATION | B05c

Door - Hardware
Doors have knob handles.

[See Appendix A -2010 ADA Standards 309.4 Operable parts]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE SMALL MAIN. PROJECT: Replace knob hardware with lever-type hardware that doesn't require tight pinching grasping or twisting of the wrist. Prioritize work to doors that are on an accessible route.

ISSUE D2 OPERATIONAL
Implement plan to maintain clear areas around doors and adjust door closing pressures to achieve correct opening forces.

\$25/hr

ISSUE D3 SMALL MAINT. PROJECT
Implement plan to replace knob hardware with lever-type hardware. **PRIORITIZE FOR DOORS ON ACCESSIBLE ROUTE.**

\$400/set

E_ Stairs



LOCATION | 102

The stairs on all floors in the Gym Building have similar issues. If they are on an egress route the following modifications must be made:

Exit signs, designations signs

There are no signs describing the floor level. There are no ADA compliant exit signs indicating an exit or emergency egress.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Provide ADA compliant signs at stair wells indicating floor level. Ensure that these signs are mounted at the correct height and location.

Provide ADA compliant exit signs. Ensure that these signs are mounted at the correct height and location.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

SMALL MAINTENANCE: There is no contrast between the tread and riser. For safety consider installing an edge strip with an integrated photo-luminescent strip that glows in the dark. **fig. 1**

Hand rails - Dimension

Stair handrails do not comply for dimension of handrail.

[See Appendix A -2010 ADA Standards 505.7.1 Handrail cross section]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1¼ inches min and 2 inches max.

Hand rails - Continuous Rail

Handrails are missing.

[See Appendix A -2010 ADA Standards 505 Stairs]

Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1¼ " min and 2" max.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Re-install handrail with extensions.

F_ Toilet Rooms



LOCATION | ?

None of the toilet rooms are fully accessible. Toilet rooms have inadequate dimensions to be made accessible. The ADA requirements for these toilet rooms can be rectified in the Design Center Project. At least one new unisex Toilet Room would be required per floor.

ADA Facilities and Amenities

The toilet rooms are not accessible and do not have signs with directions to the nearest ADA compliant toilet rooms.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Provide ADA compliant signs with directions to the nearest ADA compliant toilet room (which are in North building adjacent to Pozen). Ensure that these signs are mounted at the correct height and location.

ISSUE F CAPITAL IMPROV.

As there are no elevators and toilet rooms throughout the building would require extensive modifications, consider providing at least one single-user accessible toilet room for each floor.

\$10,000-14,000 / Accessible single-user toilet room/floor. Dependent to access to plumbing lines.

ISSUE E OPERATIONAL

Maintain clearances around stair landings.

SMALL MAINT. PROJECT

Apply required modifications to stairs to comply with 2010 ADA requirements.

\$600/stair run

ISSUE A1 SMALL MAINT. PROJECT

Provide ADA compliant signs.

\$150/Sign

INTERIM RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room even if it is in another building.

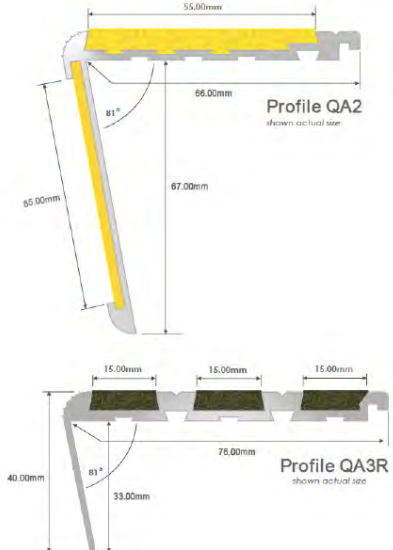
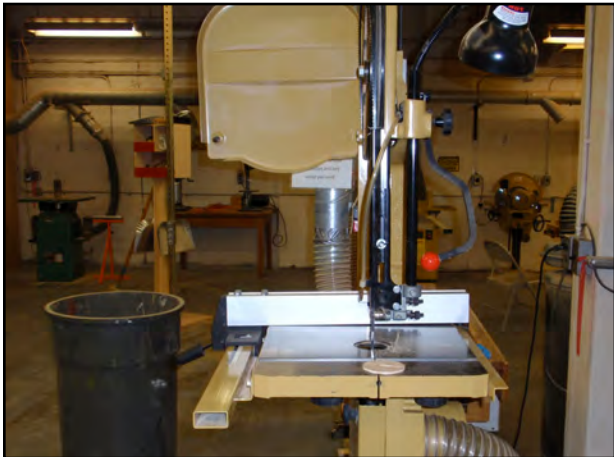


fig. 1

J-Furniture



LOCATION | B06

Furniture

Specialized equipment is not compliant for reach ranges, controls, operational parts, and knee space clearances. **LOCATION | B06**

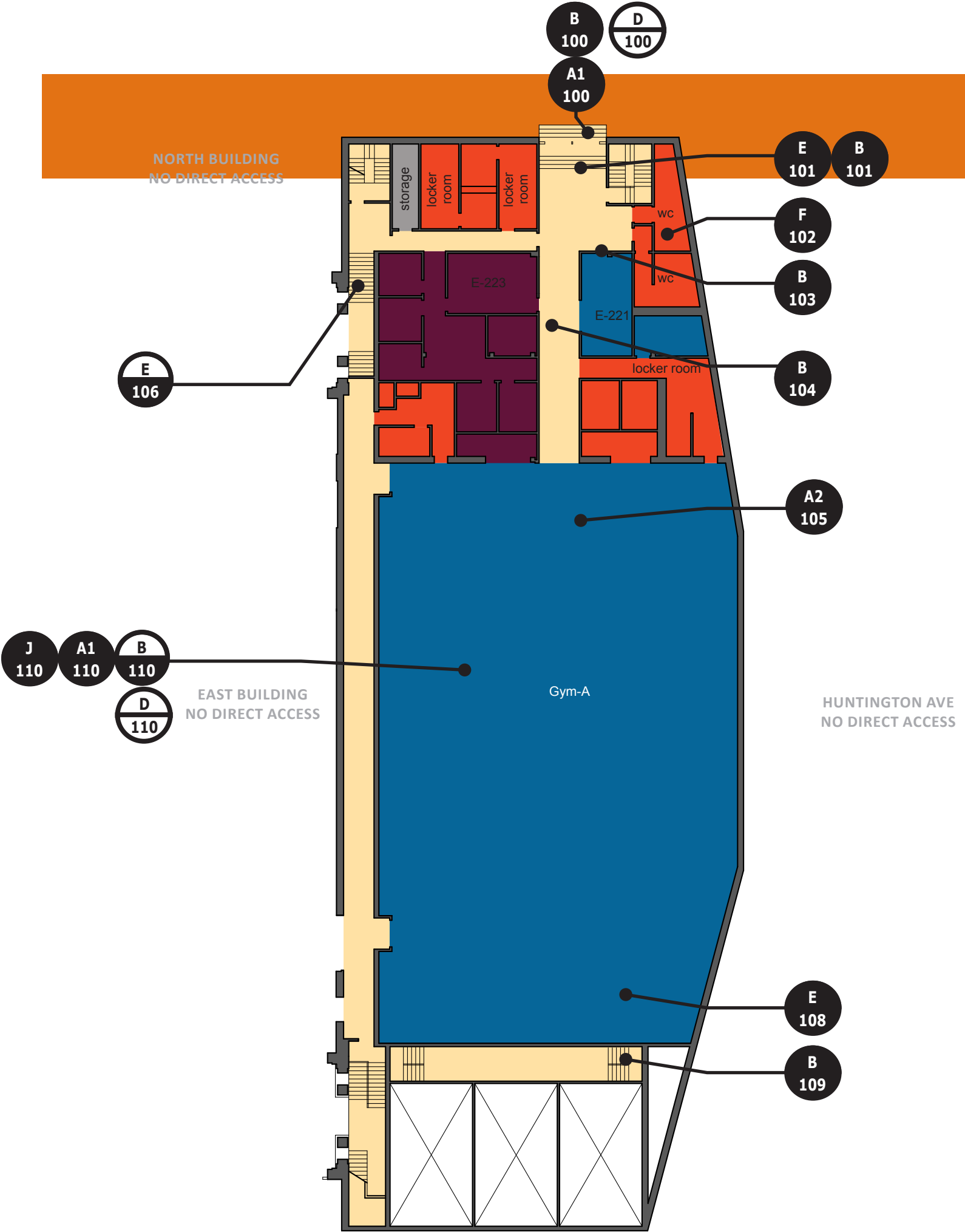
[See Appendix A -2010 ADA Standards 308 Reach Ranges & 309 Operable Parts]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Many pieces of equipment in the Woodshop are specialized and accessible versions are not available. Students with a disability needing to use this equipment will require individual academic adjustment depending on disability.

D-GYM BUILDING - First Floor - Summary Plan

Building Issues



ISSUE

FLOOR LOCATION

LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

1st Floor - Summary Plan

A1_Signs - ADA Facilities



LOCATION | 100

Signs - ADA Facilities and Amenities

The entrance, Toilet Rooms, telephone and drinking fountains are not ADA compliant and do not have signs with directions to the nearest ADA compliant ones.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL PROJECT: Provide ADA compliant signs with directions to the nearest ADA compliant amenity for all non-compliant amenities that are required to be ADA compliant such as the entrances, Toilet Rooms, telephones and drinking fountains and that are on the accessible route. Ensure that these signs are mounted at the correct height and location and use the International Symbol of Accessibility. Signs with directions to ADA compliant entrances should be placed to avoid backtracking.

CAPITAL IMPROVEMENT: Consider providing directories for each floor. If directories are provided ensure that all ADA compliant amenities are noted on them.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT Tactilely read ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Implement an overall inspection of fire safety signs making sure they are ADA and NFPA compliant, are lit if required and are in the correct locations according to building code.

See section 103.2.13.6 of the International Building Code(200 edition) or section 107.7 of the International Building Code (203 edition)

A2_Signs - Room Designation, Directional, Informational



LOCATION | 10



LOCATION | 10



LOCATION | B

Signs - Designation Signs

Designation signs are missing or are not ADA compliant. There are no signs on the Storage Room doors between the toilet roomsthis can cause confusion in an emergency situation.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: All permanent rooms must have ADA compatible room designation signs. Rooms that do not have room numbers lead to confusion especially in an emergency situation. As part of the campus-wide wayfinding program provide ADA compliant signs on the latch side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60 inches maximum AFF or ground surface, measured from the baseline of the highest tactile character. If there is no room on the latch side place signs on wall perpendicular to the latch or on the door as long as the person reading the sign tactilely will not be injured if the door is opened.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

Where a directional sign is required, such as thresholds to buildings it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route.

CAPITAL IMPROVEMENT: as part of the campus-wide wayfinding program ensure that all floors have signs that indicate floor level. These signs should always be located adjacent to stairs and they should be able to be seen from inside the elevator.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Consider providing permanent egress maps at stairs and elevator lobbies on all floors. This will help occupants to navigate their way out of the building in case of emergency.

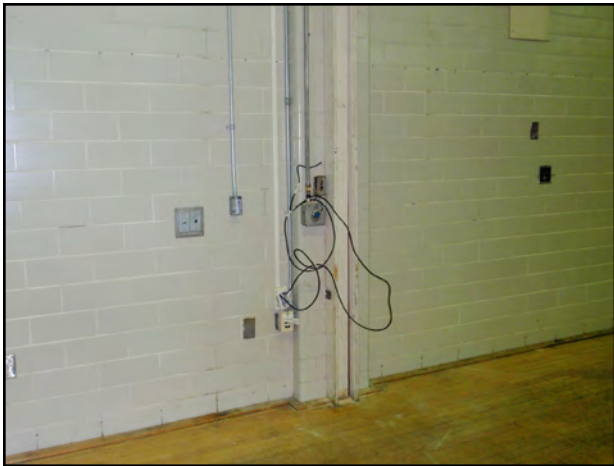
B_Accessible Routes



LOCATION | 102



LOCATION | 107



LOCATION | 108



LOCATION | 108



LOCATION | 1

There is no compliant accessible route to the Gym.
 A potential route could be made through the North Building via an ADA non-compliant entrance on Tetlow Street, using the elevator to the North 1st Floor, passing Pozen and the Crackertorium up a non-compliant lift in East through the film department to the Gym. There is no signage that indicates that this is a possible route.

If entrance and lift are made compliant the following issues will need to be addressed. Correction of these issues contribute to the health and safety of all and are recommended best practices even if the route is not made fully ADA compliant.

Accessible Aisle Obstruction
 Aisles and pathways through rooms and in accessible routes are obstructed by furniture, wood storage, equipment, and other objects.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances

Aisles and paths are not defined creating egress safety and tripping hazards in the accessible route. .

Protruding Objects in accessible pathways
 Fire alarm boxes, and wiring protrude into the accessible route.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times. Ensure that there are no protruding objects that are more than 4" from the walls, and between above 27" and 80" AFF

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 Fire alarms should be in good working order and have both audio and visual signals.

D-GYM BUILDING - 1st Floor -| B- Accessible Route & D1 - Doors

D-1 Door-Clearances



LOCATION | 102

Notices

Noticeboard on accessible route is too high and table obstructs the viewer from being able to get close. [2010 ADA Standards 404.2.]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Rearrange notices so that the notices with smaller type size are lower and reserve space above 60" AFF for notices with larger type size. Relocate or remove table, consider providing hooks for clipboards.

Counter height

The counter is higher than 34" and there is no knee clearance.

[See Appendix A -2010 ADA Standards 902.4 Countertop height]



LOCATION | 103

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Either lower the countertop or make sure that there is always staff available to open door to deal with students or visitors.



LOCATION | 106

Double-Leafed Doors

Double doors leading to the gym have 28 inch leaves. [2010 ADA Standards 404.2.]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Automatic door openers cannot be used to open both door leaves as this would disturb the events. Provide asymmetrical leaves with one operable leaf measuring no less than 36 inches.

or In the interim during events ushers can be used to open and close doors as required.

Door - Closer Adjustment

Exterior and interior doors with closers have door opening forces that are greater than 15lbs, this is too heavy for easy opening and means that the door closes too fast to be able to enter easily. This could cause delay in an emergency.

[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Create a comprehensive maintenance program and schedule to check and adjust all doors so that the exterior doors have opening forces that don't exceed 15lbs and interior doors that don't exceed 5 lbs. .



LOCATION | B



LOCATION | B

D1 Small Maintenance
Implement plan to maintain clear areas around doors and adjust door closing pressures to achieve correct opening forces.
\$25/hr

F_Toilet Rooms

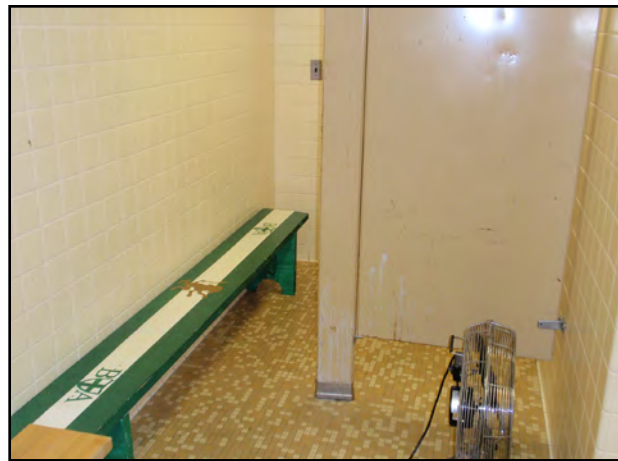


LOCATION | 106a

All of the toilet rooms and Locker Rooms on the 1st floor of Gym are not ADA compliant. The configuration and the widths and length dimensions of the rooms and stalls are not adequate. Major renovations to these toilet rooms would be required to bring them into compliance.

If renovations to this Building are not made in the near future it will be necessary to make these toilet rooms and Locker Rooms ADA compliant.

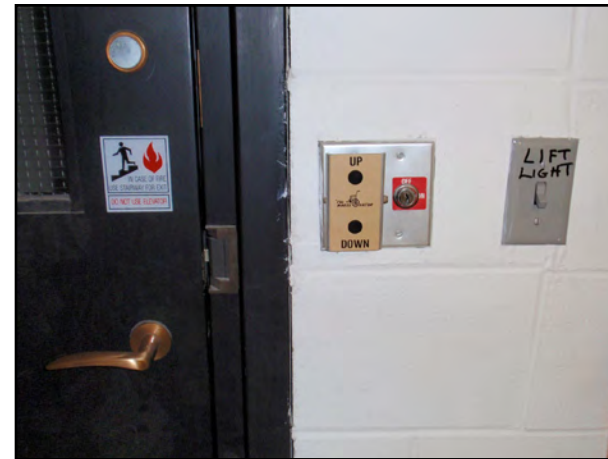
N.B. It is necessary for Locker rooms to be located adjacent to the venue - remote Locker rooms would not be acceptable.



LOCATION | 106b



LOCATION | 106c



LOCATION | see EAST 100

D-GYM BUILDING - 1st Floor-| F - Toilet Rooms & L-Lifts

See East Building

F
Capital Improv.
toilet rooms and Locker Rooms require major reconfiguration and renovation if future Design Center Renovation project does not go forward.

IMMEDIATE TEMPORARY ACTION
Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest Accessible Toilet Room.



LOCATION | 101

Stairs-Contrast

The egress stairs have little contrast between tread and riser. This makes them difficult to be discerned for people with low vision and when there is dim light. **LOCATION| 101, 106, 109**

*[See Appendix A -2010 ADA Standards
Stairs]*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Provide non-slip luminous strips or paint at edge of tread and nosing.

Stairs-Rails

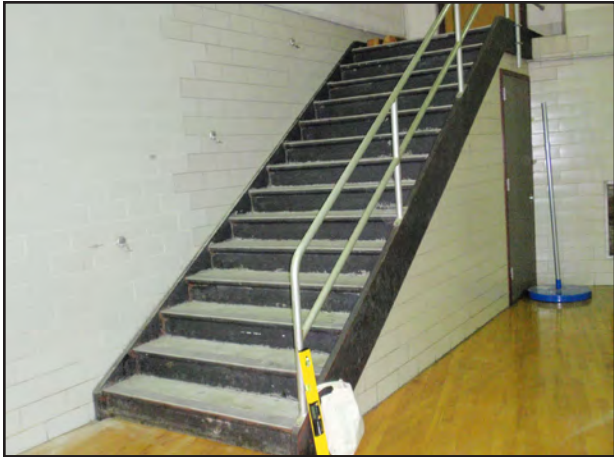
Egress stairs have missing handrails and extensions.

*[See Appendix A -2010 ADA Standards
505 Stairs]*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Provide handrails with top and bottom extensions.

**RECOMMENDATION TO IMPROVE SAFETY
& USER EXPERIENCE**
For added safety provide handrails with top and bottom extensions on stairs within Gym although these are not egress stairs.

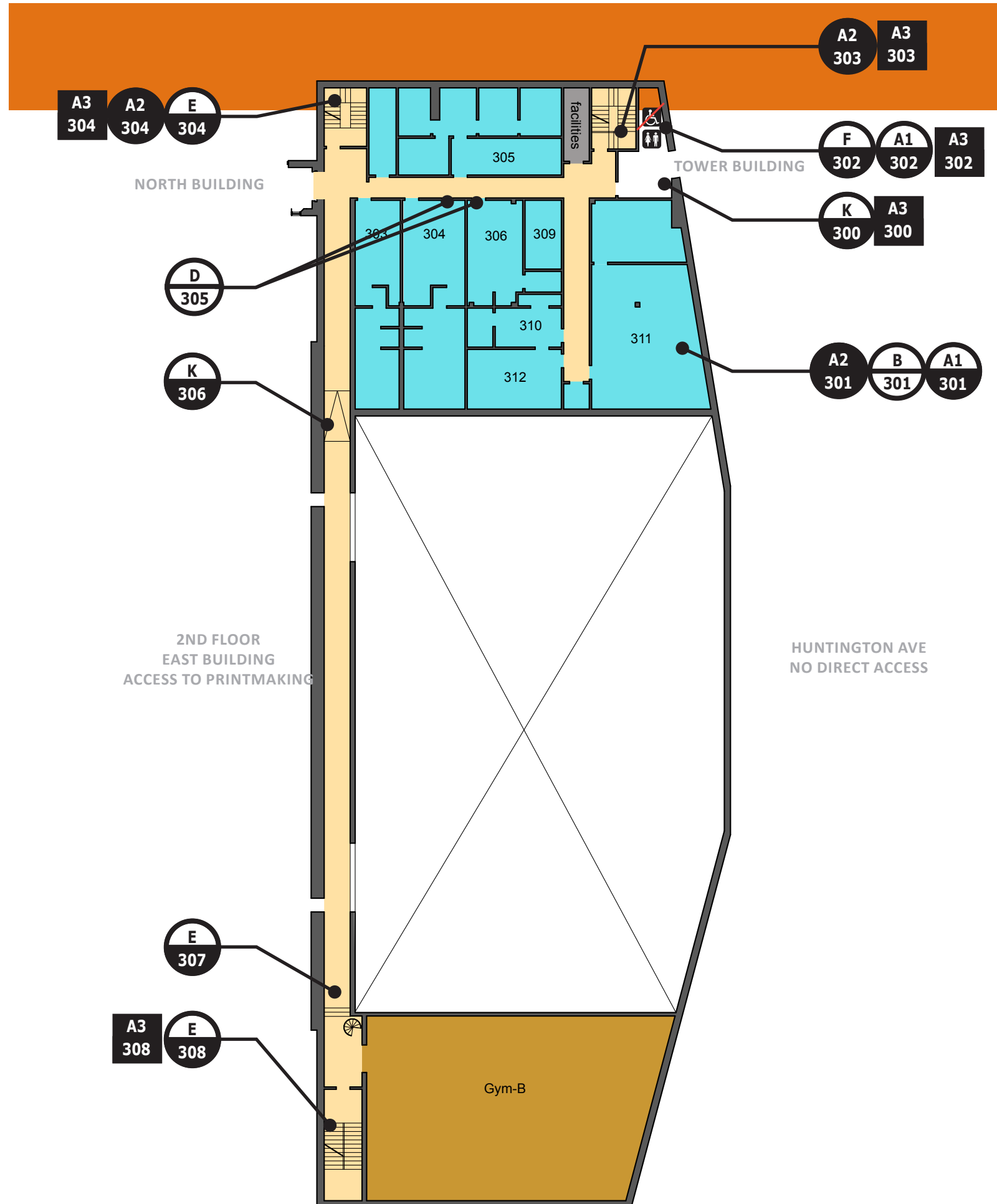
LOCATION| 108



LOCATION | 108

D-GYM BUILDING - Third Floor - Summary Plan

Building Issues



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

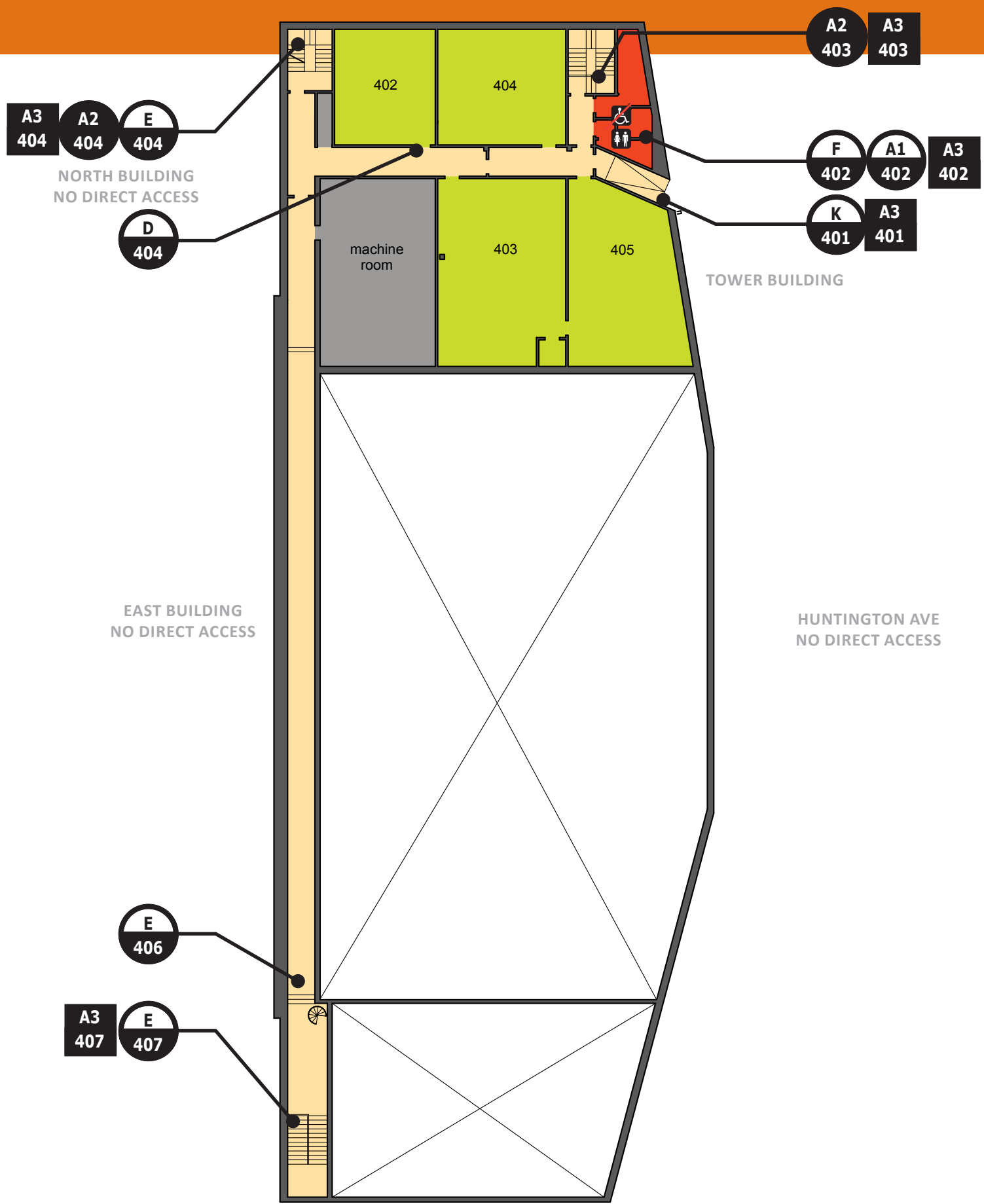
Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Third Floor - Summary Plan



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

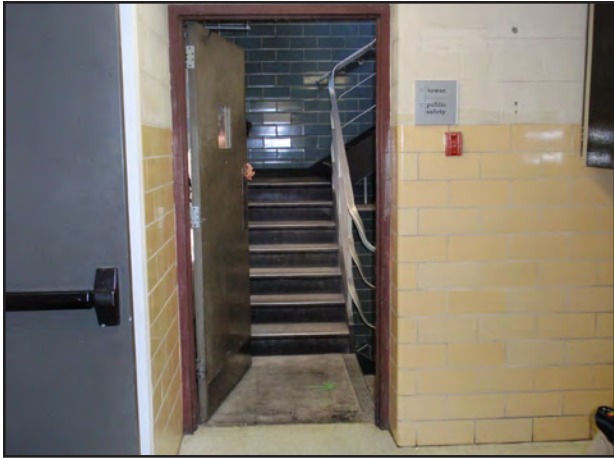
- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

4th Floor - Summary Plan

| A2 -Wayfinding



LOCATION | 304/404

The following issues are similar on both the 3rd and 4th floor.

Signs - Designation Signs

Throughout the third floor of the Gym Building designation signs are missing or are not ADA compliant. This can cause confusion in an emergency situation. eg **LOCATIONS | 305**

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE CAPITAL IMPROVEMENT: All permanent rooms must have ADA compatible room designation signs. Rooms that do not have room numbers lead to confusion especially in an emergency situation. As part of the campus-wide wayfinding program provide ADA compliant signs on the latch side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60 inches maximum AFF or ground surface, measured from the baseline of the highest tactile character. If there is no room on the latch side place signs on wall perpendicular to the latch or on the door as long as the person reading the sign tactilely will not be injured if the door is opened.

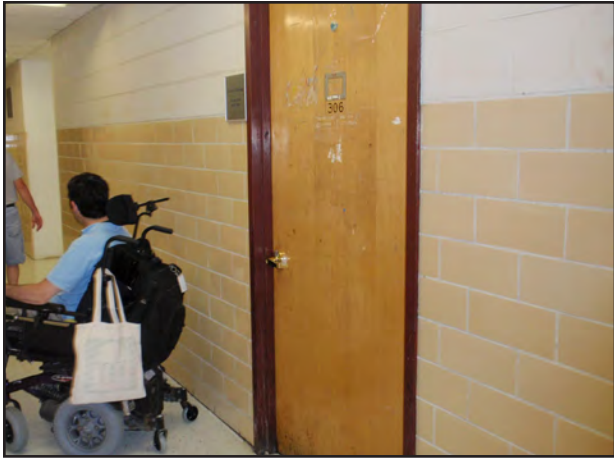
[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4, MAAB]

Where a directional sign is required, such as thresholds to buildings it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route.

CAPITAL IMPROVEMENT as part of the campus-wide wayfinding program ensure that **all** floors have signs that indicate floor level. These signs should always be located adjacent to stairs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Consider providing permanent egress maps at stairs and elevator lobbies on all floors. This will help occupants to navigate their way out of the building in case of emergency..



LOCATION | 305



LOCATION | 305



LOCATION | 301

| B-Accessibility

The 3rd floor is accessed from the 2nd floor of Tower but the connecting ramp is not ADA-compliant (see Tower Building). This floor can also be accessed from the North Building from the North/Collins elevators. but the entrance on Tetlow Street to the North building is not ADA compliant. (this route could be made accessible but the directions are not posted.

Accessible Routes - Aisle Obstruction

Accessible routes, aisles and pathways through rooms are obstructed by damaged flooring tiles, furniture, equipment and other objects that compromise egress safety and create tripping hazards.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove obstructions, rearrange furniture and equipment. Educate staff, students and faculty to maintain a 36" min. wide clear space through accessible routes rooms, spaces, and paths at all times.

| D-Door Openifn Forces Door - Opening Forces

Exterior doors have door opening forces that are greater than 15lbs, and interior doors with opening forces greater than 5lbs. this is too heavy for easy opening and means that the door closes too fast to be able to enter easily. This could cause delay and injury in an emergency.

[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Create a comprehensive maintenance program and schedule to check and adjust all doors so that the exterior doors have opening forces that don't exceed 15lbs and interior doors that don't exceed 5 lbs. .

| E-Stairs



LOCATION | 304/404

Stairs - Landings

The door swing covers the landing at the stairs obstructing the stair while it is being opened. Additionally the door has glazing that is greater than 43" AFF to the bottom of the glazing panel making it difficult for a person who is short of

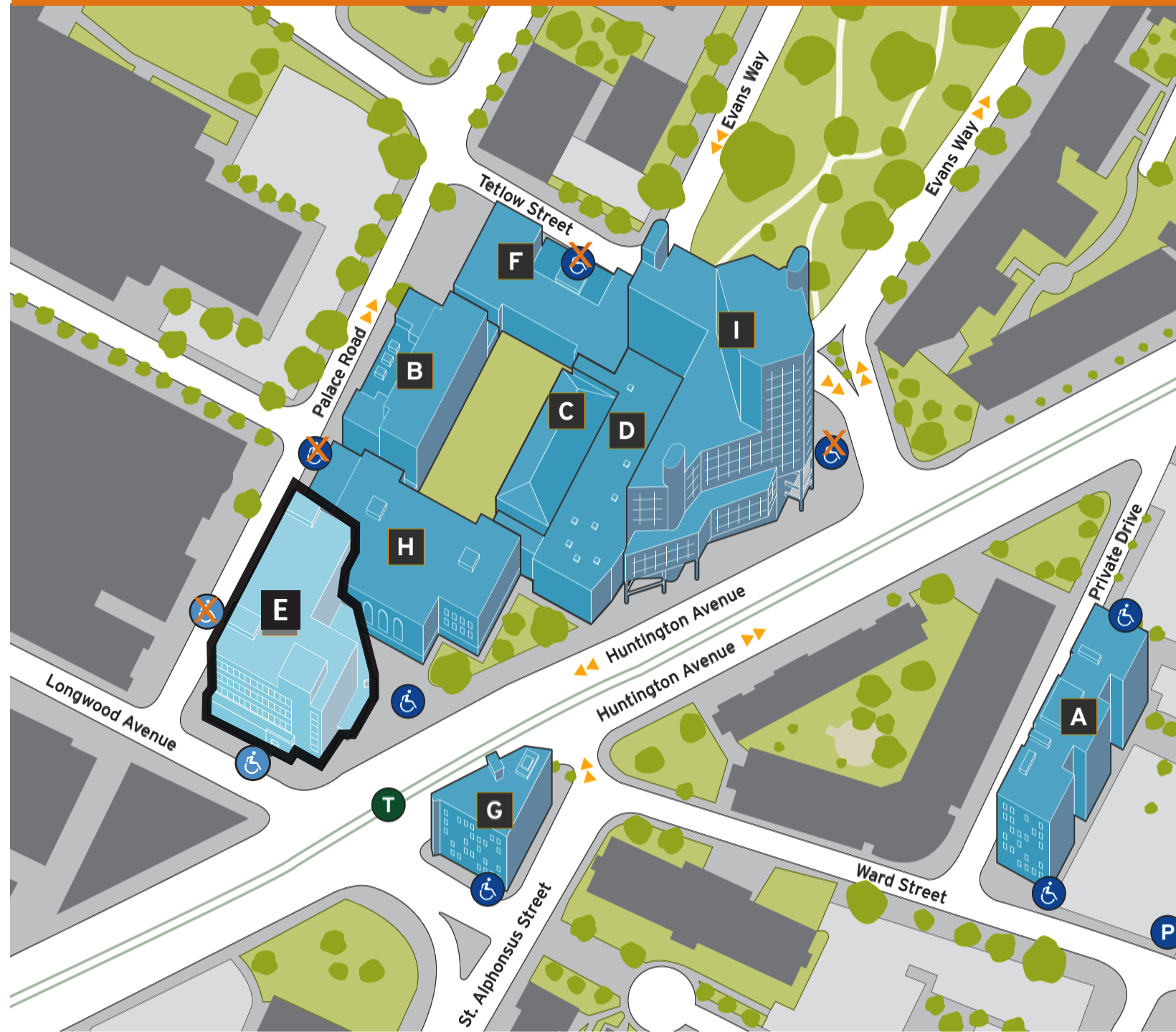
[See Appendix A -2010 ADA Standards 404.2.11 Vision Lights]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Replace the glazing with glazing where the glass is 43" AFF or keep the door open during office hours on closures that would close the door in case of fire.

E - Kennedy Building

KEY PLAN



CONTENTS

How To Use This Report | 02

Building Summary | 03

Five-Year ADA
Compliance Plan | 05

Building Issues | 09

Basement | 09

1st Floor | 09

2nd Floor | 24

3rd Floor | 31

4th Floor | 41

5th Floor | 47

6th Floor | 49

ADA & MAAB References | **APPENDIX A**

PROJECT TEAM

Mercedes Evans, MassArt
Howie LaRosee, MassArt

Altaf Mulla, DCAM
Polly Welch, DCAM

Tica deMoor, IHCD
Steve Demos, IHCD
Marissa Desmond, IHCD
Valerie Fletcher, IHCD
Erica Garfinkel
Kathy Gips, IHCD
Chris Hart, IHCD
Ana Julian, IHCD
Ivy Smith, IHCD
Josh Safdie, IHCD
Ruth Super, IHCD
David West, IHCD

March 2011

How to Use This Report

General Comments

This document is designed with a hierarchical structure to provide flexibility and utility for the different stakeholders that need access to this information. The report has been divided into five different sections:

- 1] Building Summary
- 2] Five-year ADA Compliance Plan
- 3] Summary Plans
- 4] Building Issues
- 5] ADA & MAAB References

LAYOUT 1| Building Summary



This is an overview narrative summarizing the major problem accessibility issues and key recommendations in Kennedy Building.

Key Recommendations have been divided into: Operational Improvements, Small Maintenance Projects and Capital Improvements reflecting the differences in expected budget, time frames and level of complexity.

LAYOUT 2| Five-Year ADA Compliance Plan

CR	DESCRIPTION	LOCATION	STATUS	COST RANGE	2011	2012	2013	2014	2015
A	COMPREHENSIVE SIGNAGE & WAYFINDING PROGRAM ADA - ACCESSIBILITY AND SAFETY Design of signage program consistent with ADA requirements. Signage should be consistent with ADA requirements and include Braille and tactile characters. Signage should be consistent with ADA requirements and include Braille and tactile characters.	1st Floor	Current	\$100/Sign	●	●	●	●	●
B	AD - ROOM IDENTIFICATION Review all room numbers, signage and room and install signage for guidance. Review all room numbers, signage and room and install signage for guidance.	1st Floor	Current	\$100/Sign	●	●	●	●	●
C	PROTRUDING OBJECTS Remove all protruding objects that protrude more than 1/4" into the path and that may not give the minimum headroom of 80" A11.	1st Floor	Current	\$75/obj	●	●	●	●	●
D	DOOR CLEARANCE Review all door clearances to ensure they meet the minimum requirements for ADA. Review all door clearances to ensure they meet the minimum requirements for ADA.	1st Floor	Current	\$75/obj	●	●	●	●	●

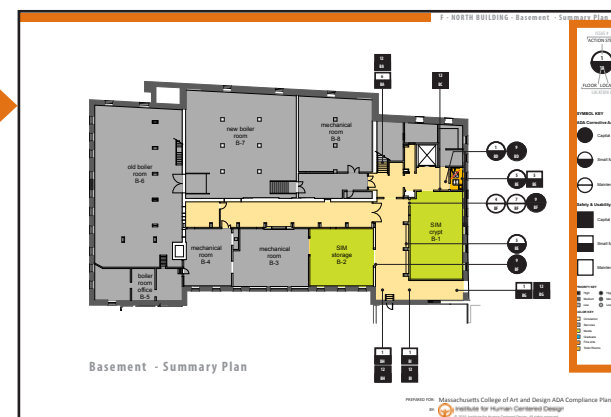
Recommendations

Symbol Key - explanation of icons

Location & Cost
Five-year strategy

This is a five-year compliance plan showing the Key Recommendations and their financial implications. This plan separates the ADA Recommendations to Improve Compliance and the Safety and User Experience Recommendations

LAYOUT 3| Summary Plans

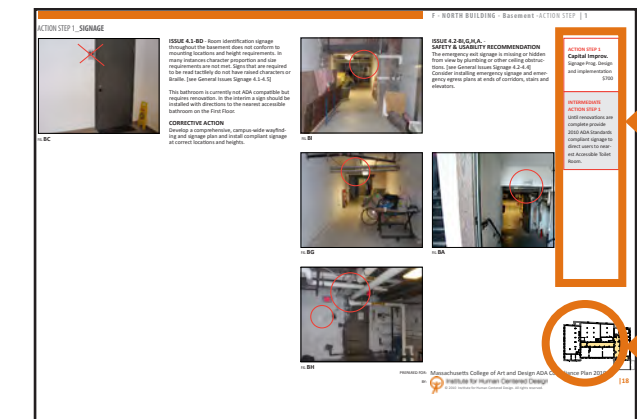


Summary Plan Indicating Recommendations and locations

Symbol Key - explanation of icons

The summary plans locate the recommendations and photograph locations at each floor and the site plan.

LAYOUT 4| Building Issues

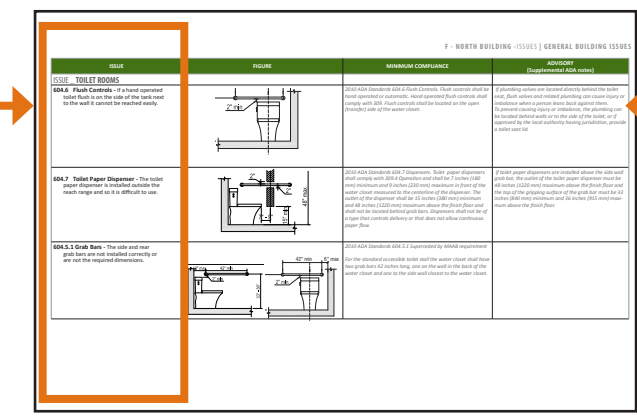


Summary of Recommendations

Key plan locating issue on floor

This is a catalog of building issues and corresponding recommendations, organized by location. It includes citations and references to the ADA & MAAB.

LAYOUT 5| ADA & MAAB Reference



Customized illustrated handbook of ADA & MAAB citations

This chart presents ADA and MAAB citations customized for this particular building. It can be used as an ADA reference handbook. The separate issues are illustrated, described and explained.

Building Summary



BUILDING PROGRAM

BASEMENT

Book & Art Supplies Store*
Book Store Storage
Dining Storage
Student Development Storage
Mechanical
Men's Toilet Room
Women's Toilet Room

FIRST FLOOR

3 potential Accessible Entrances*
Dining Area*
Servery*
Kitchen, Food Prep & Storage
Student TV Lounge Area*
Women's Toilet Room*
Men's Toilet Room*

SECOND FLOOR

Student Counselling
Student Development
Student Lounge
Admin. Offices
Career Services
Student Gallery
New Media Gallery
International Affairs
Student Life
Student Government Center

THIRD FLOOR

Fine Art Studios
Women's Toilet Room
Men's Toilet Room

FOURTH FLOOR

Fine Art Studios
Theater*
Women's Toilet Room
Men's Toilet Room

FIFTH FLOOR

Fine Art Studios
Women's Toilet Room
Men's Toilet Room

SIXTH FLOOR

Fine Art Studios
Dark Rooms
Women's Toilet Room
Men's Toilet Room

*Open to the Public

BUILDING DESCRIPTION

The Kennedy Building is the southern-most building on the Campus. It has three first floor level entrances on Huntington Avenue, Longwood Avenue and Palace Road. The Kennedy Building is a six-story structure with a basement and two elevators at either ends of an L-shaped building. There are three stair wells at the end of each of the corridors. The circulation is simple but can be a little disorienting as all the stair wells are very similar. All the floors of the building are accessible, but not all areas within the floors.

The first floor of Kennedy houses the new Dining Commons and Lounge/Student Life Center renovation. This was completed in the summer of 2010 and is shared with Massachusetts College of Pharmacy and Health Sciences (MCPHS) and other Colleges of the Fenway and is also open to the public. The Servery will be upgraded by September 2011.

The second floor, currently undergoing renovations, is mainly comprised of offices that serve the students: Student Counselling, Development, Career Services, Student Center, Student Government Center and a Gallery. Only part of this floor was complete at the time of this survey.

The upper floors are used primarily as painting and fine arts studios and there are photographic darkrooms on the sixth.

There are multi-user toilet rooms and drinking fountains on each floor of the Kennedy Building.

KEY BUILDING ISSUES

Kennedy Building has issues concerning program accessibility including inadequate signage and wayfinding, and stairs and handrails that don't meet ADA standards. In addition, Kennedy Building has the following significant barriers to accessibility:

- **Accessible Entrances:** Of the three entrances only the Huntington and Longwood Ave entrances are ADA compliant, the entrance on Palace road is not.
- **Accessible Route:** Kennedy is adjacent to South Building. There are new connections on the second floor and third floor to the South Building, but there is no interior accessible route on the first floor.

- **Accessible Toilet Rooms:** In this building there are no toilet rooms that fully meet ADA/MAAB standards. The men's and women's toilet rooms on the first floor are open to the public and serve the dining area. They were not included in the renovation scope and were treated as being outside the portion of the building that has been renovated. However considering the scale of work being done within Kennedy ADA compliance would be required on at least this floor and possibly others. These toilet rooms require small modifications to doors, sinks, grab bars and dispensers to be fully ADA compliant. The basement and second floor were included in the recent renovation. The basement houses a Bookstore that is open to the public. The men's and women's toilet rooms in the basement can be made fully compliant with modifications to the accessible stall doors, grab bars, sinks, dispensers and repair of broken tiles and drains that constitute tripping hazards. The men's toilet room requires one of the urinals to be lowered to 17" to the rim AFF. The second floor men's and women's toilet rooms were not completed at the time of this survey

- **Accessible Lift:** There is a lift that was recently relocated in the Dining Commons area. This is technically an accessible solution but we would suggest that a ramp would be a preferable solution. There's adequate room to create a ramp and it would likely be a welcome amenity to everyone as well as a safe and reliable vertical route for a person using a wheelchair. Generally people who cannot use stairs also strongly dislike lifts for any number of reasons. In this case, navigating the lift while carrying food is challenging if not impossible. Further, under new Massachusetts Elevator Board regulations, the lift is not compliant since a key is required for its operation. The change to the Elevator Code (524 CMR) as of October 15, 2010 states that key controls will no longer be allowed to be installed in wheelchair lifts. All existing key controls on wheelchair lifts will have to be removed by November 1, 2011 this change will bring the elevator code into compliance with the Americans with Disabilities Act and ultimately lead to greater access for individuals who must rely upon the lifts for access. The key controls need to be removed.

- **Signage:** Signs that was recently designed and installed are not ADA compliant.

In order to facilitate the organization of key building recommendations in the following section, Key Building Issues have been grouped under the following headings:

A-Signage & Wayfinding
B-Accessible Route
C-Protruding Objects
D-Doors
E-Stairs and Handrails
F-Toilet Rooms
G-Sinks
H-Drinking Fountains
I-Assistive Listening Devices
J-Lockers, Furniture and Equipment
K-Ramps
L-Elevators

KEY RECOMMENDATIONS

According to MassArt's current plans, Kennedy Building will upgrade the servery area, a project that will require major reconfiguration of the existing space and is likely to exceed cost thresholds which will trigger accessibility requirements under the MAAB, as noted in the Executive Summary. The toilet room accessibility issues noted above could be expected to be addressed through this planned renovation, which the MAAB will require to include: provision of accessible toilet rooms on all floors, improvements to accessibility of the existing accessible public entrances, installation of a TTY telephone, and replacement of drinking fountains on each floor with High-Low type.

The following key recommendations should be implemented to improve program accessibility, safety, and user experience. Recommendations listed under the categories of Operational Improvements and Small Maintenance Projects can and should be implemented independent of the planned Center for Contemporary Arts Renovation. Recommendations for Capital Improvements Projects that may duplicate work that could be expected to be accomplished through this renovation are noted and are followed by interim recommendations intended to help the college achieve the greatest level of accessibility even while awaiting the major renovation.

NOTE:

This survey was carried out over the summer vacation period. As a result classes, performances, exhibitions and events were not in session. Actual use of space and quality of acoustics in all spaces were unable to be verified. Floor slipperiness in wet weather conditions was also not observed. These are areas worth further study.



Additional technical data to support the implementation of all recommendations may be found in Part 4-Building Issues and Part 5-ADA and MAAB References (Appendix A).

OPERATIONAL IMPROVEMENTS - Behavioral or policy changes that can be enacted at minimal cost, could be completed within 90 days, and will require ongoing maintenance and supervision.

Improve public access: Develop and implement policies and procedures so that people with disabilities are accommodated, including but not limited to policies and procedures concerning public notifications, assistive listening devices, and emergency egress plans.

Maintain accessible routes and paths of travel: Develop and implement a plan to ensure staff, faculty, and student compliance in maintaining a 36" min. wide aisle throughout the building and especially at accessible routes, amenities, and circulation paths.

Maintain accessible door clearances: Develop and implement a plan to ensure staff, faculty and student compliance in maintaining furniture- and obstruction-free areas around doors and openings.

Assistive Listening Devices (ALD): Develop policies and procedures so that Assistive Listening Devices are readily available on request at all lectures and screenings at the 4th floor theater especially for public events. Ensure that there are notices that indicate that ALDs are available at the theater.

SMALL MAINTENANCE PROJECTS - Projects that will require planning, may involve outside contractors, may be expected to be absorbed by an annual maintenance budget, and could take up to a year to be completed.

Remove protruding object hazards: Along accessible routes, relocate, recess, or provide protective barriers for objects that protrude more than 4" into the path, are higher than 27" AFF, and that may not give the minimum headroom of 80" AFF. This includes: shelving, drinking fountains, and emergency fire equipment. Attention should also be paid to under-stair areas in the stairwells.

Maintain accessible doorways: Develop and implement a comprehensive maintenance program and schedule to check and adjust doors so that the necessary door opening force for interior doors is max. 5lb and max. 15lb for exterior doors.

Doors along the accessible route that don't have at least one leaf with 32" min. clear width when opened at an angle of 90 degrees. In the case of the double doors, they may have to become asymmetrical with only one of the doors having the full 32" min. clear width, or, the doors could be secured open during hours of building operation. If doors are kept open make sure that the door props do not protrude into the clear width or become tripping hazards.

Replace door knob hardware: For doors along accessible routes replace existing door knobs with lever sets. Prioritize for accessible classrooms and toilet rooms.

Modify stairs & handrails: For stairs that are part of an egress route install new handrails that are 34-36" above the nosing, with a circular cross section of 1 1/2" diameter, and 12" rail extensions at the top and bottom of the stair on both sides.

Modify nosings so that they do not have more than a 1/2" overhang. Consider using a contrasting integral tread and nosing strip. Repair any treads that are loose.

Replace or modify classroom sinks to be accessible: Replace at least one sink with a sink that meets 2010 ADA Standards on each of the 2nd and 3rd floors, or at this type of sink provide enough space

around the sink for a side approach, add an adjacent work counter at 34" AFF with room for knee space, replace the faucet with a flexible hose attachment.

Provide accessible drinking fountains: For people that have difficulty bending replace the existing drinking fountains on the accessible route with a High-Low type, or add an additional drinking fountain with a spout between 38" and 43" AFF or add a cup dispenser making sure that the dispenser doesn't stick out more than 4" from the wall and is mounted such that the cups are dispensed at a height of 48" AFF.

Provide accessible furniture, fixtures, and equipment: As furniture and equipment is upgraded and replaced, make sure that 5% of all items but not less than one of each type should allow an individual with disabilities to use it. Make sure that work surfaces and sinks are at 34" AFF, with knee spaces at least 27" AFF, 30" wide and 19" deep, and make sure that controls are located within accessible reach ranges. To support programs with children, provide adjustable casework and a few low tables or carts with locking casters that would supplement the counter top areas and provide additional space for equipment for multiple programs.

Provide accessible toilet rooms: With minor modifications all toilet rooms could be accessible. Complete all modifications listed in the Building Issues sections.

Until renovations are complete, design and install ADA compliant signs to direct users to the nearest accessible toilet room even if it is in another building.

- **Accessible Lift:** Modify so key is no longer required to use the lift. Consider replacing the lift with a ramp.
- **Hazardous Waste Containers:** These containers are in the toilet rooms. To allow a wheelchair user to use this equipment, the collecting barrel will require adaptation so that the top surface of the red container is at 34" AFF. Clearance for side approach will also be necessary because the depth of the red box is more than 9" which doesn't allow for knee clearance. The lid may need to be opened with a rod extender. This will allow the lid to be lifted up without going beyond the reach range.

CAPITAL IMPROVEMENTS PROJECTS - Projects that will require significant planning, will involve outside contractors, will require a substantial capital outlay, and may take 1-5 years to complete.

As part of a comprehensive campus-wide wayfinding program create a signage system: Design and install a signage system that includes ADA Facilities and safety signs; room designations and directional and informational signs; and wayfinding signage and Directories. Design all information to be accessible and predictable across physical, print, and digital environments in order to ensure legibility and to support branding strategies. Signs shall meet 2010 ADA standards for height and location and use the International Symbol of Accessibility. Signs indicating ADA compliant entrances shall be placed to avoid backtracking.

Directories at each floor level should indicate the location of all ADA compliant amenities. To improve legibility there should be enough contrast between characters and their background so that they can be discerned easily even at low light levels. Directories should be mounted at a height that allows people of both short and tall stature to be able to read all of the characters. ADA Facilities and Safety Signs should include:

- 2010 ADA Standards compliant signs with directions to the nearest ADA compliant amenity for all non-compliant amenities such as toilet rooms, telephones, drinking fountains, and exits that are on an accessible route.
- 2010 ADA Standards compliant signs for exit signs at doors, exit passageways, exit discharge points, and exit stairways.
- Permanent emergency egress plans at elevator lobbies and ends of hallways.
- A 2010 ADA compliant sign with the International Symbol of Accessibility at the accessible entrance on Huntington Avenue and Longwood Ave.

NOTE: This survey was carried out over the summer vacation period, as a result classes, performances, exhibitions and events were not in session. Actual use of space and a quality of acoustics in all spaces was unable to be verified. Floor slipperiness in wet weather conditions was also not observed. These are areas worth further study.




Five-Year ADA Compliance Plan

NOTES ABOUT THIS CHART




This chart presents a Five-Year Compliance Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA Compliance, and Recommendations to improve Safety & User Experience.






SYMBOL KEY

Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	RECOMMENDED COMPLETION						
					2011	2012	2013	2014	2015	2016	
A	<p>As part of a comprehensive campus-wide wayfinding program - Create and install the following ADA and MAAB compliant signs:</p> <p>A1 - ADA Facilities & Safety - Create and install signs for accessible facilities & safety SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide a 2010 ADA compliant sign with the International Symbol of Accessibility at the accessible entrance on Huntington Avenue.</p> <p>For amenities that are not accessible provide signs with directions to the nearest ADA compliant amenity such as toilet rooms, telephones, drinking fountains, entrances, exits and egress routes that are on an accessible route.</p> <p>Make sure that these signs meet 2010 ADA Standards for height and location, and that they use the International Symbol of Accessibility. Signs indicating ADA compliant entrances should be placed to avoid backtracking.</p> <p>Ensure that all ADA compliant amenities are noted on any directories at each floor level.</p> <p>SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide 2010 ADA Standards compliant signs for exit signs at doors, exit passageways, exit discharge points, and exit stairways. Consider installing permanent emergency egress plans throughout the building at ends of corridors, and at stairs. Also, verify that all current emergency signs are placed correctly and are not blocked from view.</p> <p>CAPITAL IMPROVEMENT: This ADA compliant signage should be installed as soon as possible but should be coordinated with the design for the campus-wide wayfinding program. <i>Ongoing (this will require periodic updating).</i></p>	All floors	ADA Standards Chap. 216 Signs & Chap. 703.1, 703.2, & 703.5	<p>\$50/temp sign</p> <p>\$150/sign includes installation but not design fees</p>							
											
	<p>A2 - Room Designation, Directional & Informational Signs SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Create and install signs for all permanent facilities and room locations, directional signage, and Informational signage. <i>Ongoing (this will require periodic updating).</i></p>	All floors	ADA Standards Chap. 216 Signs & 703	\$150/sign includes installation but not design fees							
	<p>A3 - Wayfinding Signs & Directories CAPITAL IMPROVEMENT: To improve safety and user experience the directories should be designed so that they have characters and contrast levels that allow them to be easily read by a person with low vision and at low light levels. They should also be mounted so that the top most characters can be read while sitting. Existing directories are difficult to read in low light conditions, consider increasing light levels in the basement and first floor. <i>Ongoing (this will require periodic updating).</i></p>	All elevators and stairs	ADA Standards Chap. 216 Signs & 703	\$1,500/directory includes installation but not design fees							
<p>*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural changes or renovations that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.</p>											

I-KENNEDY BUILDING | Five-Year ADA Compliance Plan continued

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	2011	2012	2013	2014	2015	2016
B	Accessible Routes - Maintain accessible routes and paths of travel OPERATIONAL: Develop and implement a plan to ensure staff, faculty, and student compliance in maintaining a 36" min. wide aisle throughout the building and especially at accessible routes, amenities, and circulation paths. <i>Ongoing.</i>	All floors	2010 ADA Standards Chap. 206,207 Signs & Chap. 401	\$25/hr staff						
C	Protruding Objects - Remove protruding object hazards OPERATIONAL/SMALL MAINTENANCE: Along accessible routes, relocate, recess, or provide protective barriers for objects that protrude more than 4" into the path, are higher than 27" AFF, and that may not give the minimum headroom of 80" AFF. This includes but is not limited to: shelving, drinking fountains, and emergency fire equipment. Attention should also be paid to under-stair areas. Prioritize for the most hazardous objects. <i>Ongoing.</i>	All floors	2010 ADA Standards Chap. 204 Protruding Objects Chap. 307	\$25/hr staff \$2,200 under stair infill or barrier recess/alcove work \$500						
D	Doors D1 - Door Clearance - Maintain accessible doorways OPERATIONAL: Develop and implement a plan to ensure staff, faculty and student compliance in maintaining furniture- and obstruction-free areas around doors and openings. If exit doors are not accessible provide 2010 ADA Standards compliant signs to redirect to nearest accessible exit door. SMALL MAINTENANCE: Provide doors and especially egress double doors in the accessible route that have at least one leaf with 32" min. clear width when opened at an angle of 90 degrees. In the case of the double doors, they may have to become asymmetrical with at least one of the active leaves having the full 32" min. clear width <u>or</u> secure doors open during office hours. If doors are kept open make sure that the door props do not protrude into the clear width or become tripping hazards.	All floors	2010 ADA Standards Chap. 204,206.1 Signs & Chap. 404	Door and door hardware, widening frame, threshold, painting, materials & labor \$2,400						
	D2 - Door Opening Force - Maintain accessible doorways OPERATIONAL: Develop and implement a comprehensive maintenance program and schedule to check and adjust doors so that the necessary door opening force for interior doors is max. 5lbs. and max. 15lbs. for exterior doors. <i>Ongoing.</i>	All floors prioritize for doors in accessible routes, toilets and classrooms	2010 ADA Standards Chap. 309 Operable parts & Chap. 404 Doors, Doorways & Gates	\$25/hr staff						
	D3 - Door Hardware Replace all door knobs with lever-type handles. <i>Ongoing.</i>	All floors prioritize for doors in accessible routes, toilets and classrooms	2010 ADA Standards Chap.309	\$400/lever set						
E	Stairs & Handrails Since there are elevators stairs are not the only egress route. To improve safety consider repairing handrail and installing extensions to handrails. Where the treads are torn re-cover treads with contrasting slip resistant material. Install curved wedges to the underside of the stair nosings to create a smooth transition. Consider using an integrated nosing and tread.	Egress stairs - all floors	2010 ADA Standards Chap 504,505	\$600/stair run						
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural changes or renovations that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.										

NOTES ABOUT THIS CHART
This chart presents a Five-Year Compliance Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA Compliance, and Recommendations to improve Safety & User Experience.

SYMBOL KEY
Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

I-KENNEDY BUILDING | Five-Year ADA Compliance Plan continued

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	2011	2012	2013	2014	2015	2016
F	Toilet Rooms Modify toilet rooms on all floors in particular the basement & first floor toilet rooms to meet ADA Standards for accessibility. These lower floor toilet rooms service the Dining and Bookstore. <u>IMMEDIATE TEMPORARY</u> Usability and Safety Recommendation - until renovations are complete provide 2010 ADA Standards compliant signs to direct users to nearest ADA accessible toilet room.	Basement 1st Floor	2010 ADA Standards Chap.213 & 603,604,605,606 MAAB 30.8, 30.7.3	\$200-300						
G	Classroom Sinks - Replace or modify sinks to be accessible SMALL MAINTENANCE Replace at least one sink with a sink that meets 2010 ADA Standards on each of the second and third floors, <u>or</u> at this type of sink provide enough space around the sink for a side approach, add an adjacent work counter with room for knee space, replace the faucet with a flexible hose attachment.	3rd, 4th, 5th and 6th floors	2010 ADA Standards Chap.212, & 606	\$1,000/sink						
H	Drinking Fountains - Replace or modify drinking fountains to be accessible SMALL MAINTENANCE: To benefit people of all statures and abilities replace the existing drinking fountains on the accessible route with a High-Low type, <u>or</u> add an additional drinking fountain with a spout between 38" and 43" AFF <u>or</u> add a cup dispenser making sure that the dispenser doesn't stick out more than 4" from the wall and is mounted at a height no greater than 48" AFF to where the cups are dispensed from. Make sure that availability of cups is regularly checked. Provide at least one accessible drinking fountain per floor.	All floors	2010 ADA Standards Chap-307,602, and CMR 248 Plumbing Code.	\$2,500/Drinking High-Low fountain						
I	Assistive Listening Devices & Telephones - OPERATIONAL/SMALL MAINTENANCE: Purchase, provide, and maintain on-site assistive listening equipment. If alarms such as fire alarms are provided they must have audible and visual notification. As part of an assistive listening device program include signage and user instructions information dissemination. Additionally, a technology maintenance and upgrade program should be implemented. When payphones are provided, at least one per floor must be accessible. <i>Ongoing.</i>	Theater 4th floor	2010 ADA Standards 704.706	\$ dependent on requirement						
J	Lockers & Furniture - Provide furniture, fixtures, and equipment that are accessible SMALL MAINTENANCE: Modify 5% or no fewer than one locker on each of the floors to meet ADA Standards for reach ranges, and operable parts. Modifications include lowering shelves to within reach ranges, and providing locks that don't require tight grasping, pinching or twisting of the wrist. If modifications cannot be made replace locker with an ADA compliant version. <i>Ongoing.</i> CAPITAL IMPROVEMENT: Purchase adjustable furniture to add flexibility and functionality to rooms. <i>Ongoing.</i> Purchase appliances and equipment that have controls and operable parts that comply with 2010 ADA Standards, 208 and 309. <i>Ongoing.</i>	All	2010 ADA Standards 225,226	\$ dependent on requirements						
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural changes or renovations that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.										

NOTES ABOUT THIS CHART
 This chart presents a Five-Year Compliance Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA Compliance, and Recommendations to improve Safety & User Experience.




SYMBOL KEY
Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience




- Operational Improvement
- Small Maintenance Project
- Capital Improvement

I-KENNEDY BUILDING | Five-Year ADA Compliance Plan continued




KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	2011	2012	2013	2014	2015	2016
K	Replace or Install Ramps Replace or install ramps that do not meet MAAB and 2010 ADA requirements. This includes ramps that have a running slope steeper than 1:12 (8.33%), a cross slope steeper than 1:50 (2%) and a ramp width of at less than 48" min. clear between handrails. (Recommendation: Design for a maximum 1:13 running slope and 1.5 cross slope to ensure that once constructed, the running slopes meet the ADA Standards.) Ensure that for every 30 feet of run and at top and bottom a landing 60" deep is provided. Provide an upper handrail at 34-38" above ramp surface and a lower handrail at 18-20" above ramp surface (measured to top of rail). For additional information see ADA & MAAB Reference 405. CAPITAL IMPROVEMENT: Consider replacing current lift in Student TV Lounge on the first floor with a ramp. See L-Elevator/Lift.	Ramp in studio on 4th floor.	2010 ADA Standards 205,308,309	\$110/ft ramp run						
L	Elevators - Clearance OPERATIONAL/SMALL MAINTENANCE: Keep elevator lobbies and controls clear and free from obstructions. Provide floor indicator light for elevator. Lift - Maintenance and keyless lift SMALL MAINTENANCE: Maintain accessible features such as the lift at Servery/TV Lounge, and reconfigure lift to be keyless, or Consider replacing lift with ramp, (see above).	All floors Lift on first floor	2010 ADA Standards 205,308,309,611	\$ dependent on requirements						
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural changes or renovations that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.										

NOTES ABOUT THIS CHART
This chart presents a Five-Year Compliance Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA Compliance, and Recommendations to improve Safety & User Experience.

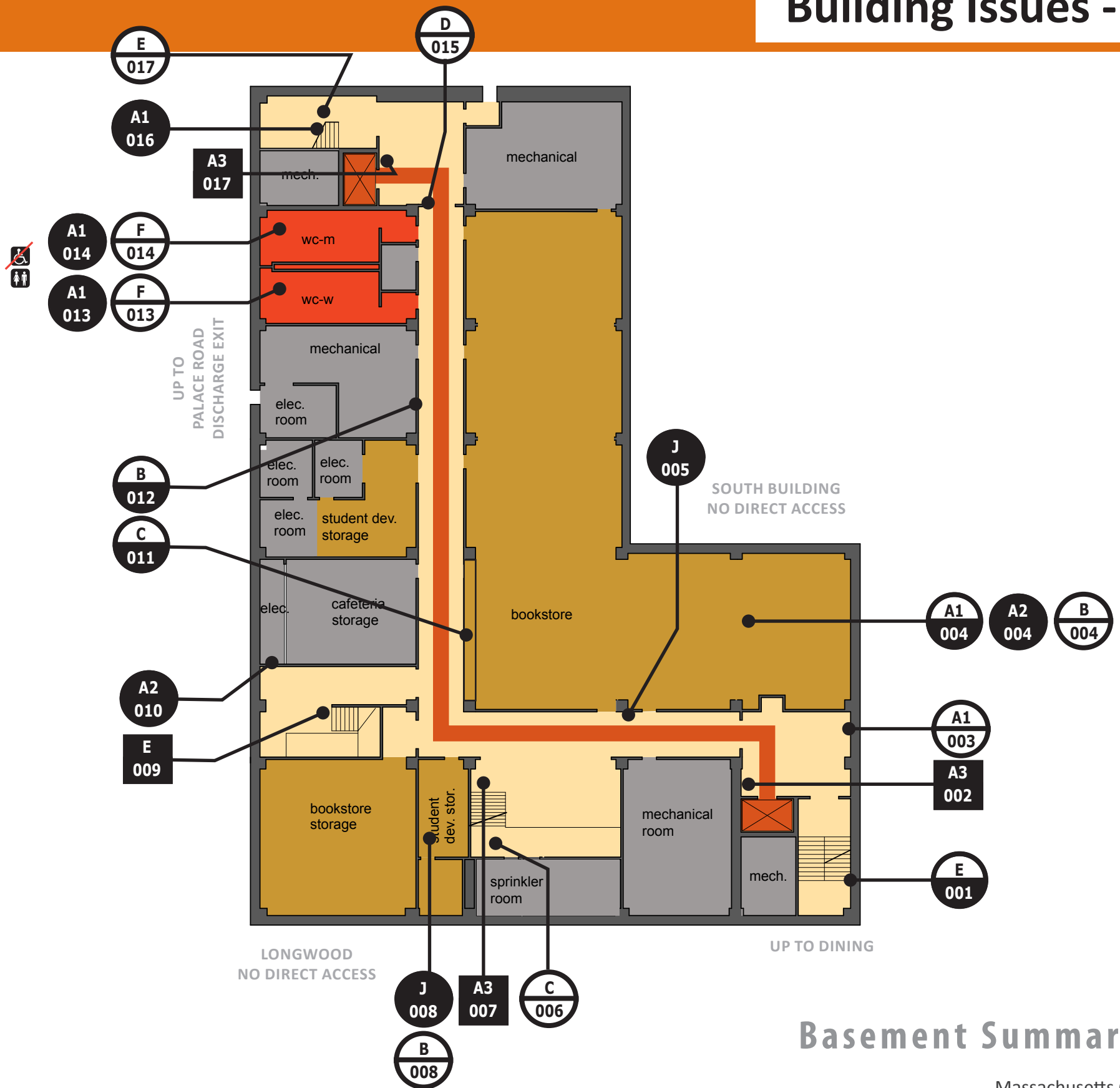
SYMBOL KEY
Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Building Issues - Basement



ISSUE

FLOOR LOCATION

LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Basement Summary Floor Plan

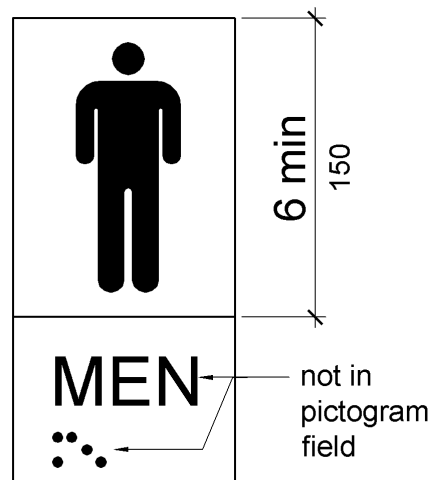
A1_Signs - ADA Facilities



LOCATION | 013



LOCATION | 013



Signs - ADA Facilities and Safety

Both the men's and the women's toilet rooms are not ADA compliant so should not be identified as if they are.

[See Appendix A - 2010 ADA Standards 216.8, 703 Signs-703.2, 703.3, 703.4]

The existing signs are not ADA compliant for size and design. The current wheelchair icon is not the International Symbol of Accessibility and the pictogram is required to be in a 6" field with no writing or Braille. see diag.

[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4, 03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Until renovations are complete provide ADA compliant room designation signs as well as directions to the nearest ADA compliant toilet room. Ensure that these signs are mounted at the correct height and location and use the International Symbol of Accessibility. [See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4, 03.6.1 Pictogram field]

CAPITAL IMPROVEMENT: Once these toilet rooms have been modified to be accessible, provide as part of the campus-wide wayfinding program ADA compliant signage on the latch PULL side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60" max. AFF measured from the baseline of the highest tactile character.

[See Appendix A - 2010 ADA Standards 703 Signs-703.4.1]

CAPITAL IMPROVEMENT: Ensure that accessible toilet rooms are noted on the Directories.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT: Many tactilely read ADA compliant exit signs are missing from doors at exit passageways, exit discharge points, and exit stairways.

[See Appendix A - 2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Implement an overall inspection of fire safety signs making sure they are ADA and NFPA compliant, are lit if required and are in the correct locations according to code.

See section 103.2.13.6 of the International Building Code(200 edition) or section 107.7 of the International Building Code (203 edition)

A2_Signs - Designation, Directional & Informational Signs



LOCATION | 013



LOCATION | 010



LOCATION | 03

Signs - Designation & Directional Signs

Designation signs are missing or are not ADA compliant. There are no signs on the storage room doors between the toilet rooms.

[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

Not all permanent rooms and locations have ADA compliant signs including rooms that are no longer being used. Signs that do not correspond to the usage of the room lead to confusion especially in an emergency situation. There is no consistent signage indicating floor level.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program provide ADA compliant signage on the latch pull side of the door mounted at 48" min. AFF to the baseline of the tactile characters on signs and 60" max. AFF measured from the baseline of the highest tactile character. If there is no room on the latch pull side, place signs on wall perpendicular to the latch or on the door as long as the person reading the sign tactilely will not be injured if the door is opened.

[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program ensure that **all** permanent rooms have signs that correspond with the correct usage of the room.

CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program ensure that **all** floors have signs that indicate floor level. These signs should always be located adjacent to stairs and they should be able to be seen from inside the elevator.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

As part of the campus-wide wayfinding program consider providing permanent egress maps at stairs and elevator lobbies on all floors. This will inform all occupants even those not familiar with the building of the egress route.

ISSUE A1

CAPITAL IMPROV.

Design and implement a campus-wide wayfinding program that includes ADA compliant amenities signs.

\$150-200/sign

INTERIM RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible toilet room and other accessible amenities.

\$150-200/sign

ISSUE A2

CAPITAL IMPROV.

Design and implement a campus-wide wayfinding program that includes ADA compliant designation, directional and informational signs.

\$150-200/sign

A3_Signs - Directories



LOCATION | 002

Building Directory

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

As part of a campus-wide wayfinding program consider putting a Directory at all elevator and stair lobbies. This will provide information about locations of services on each floor and will allow people who have mobility difficulties to be able to see where they need to go before having to make the effort of climbing stairs.

Ensure that the contrast between background and lettering on directories is great enough for easy reading, especially in the low light levels of the basement. For best legibility, characters should contrast with their background by at least 70 percent. Also make sure that the location names are clear and large enough for people with low vision to be able to easily read them.

The existing Directory calls out the basement as the 'Lower Level' however, on the campus map and on Directories all over the campus it is called the 'Basement'. Location information should be consistent and coordinated throughout the campus. There should be one updated centralized source providing this information. The floor levels in elevators, published materials and virtual information should also coordinate.

Make certain that the Directory information corresponds to the Basement program & usage. Be sure to add information regarding the accessible toilet after the toilet rooms have been modified to be accessible.



LOCATION | 006

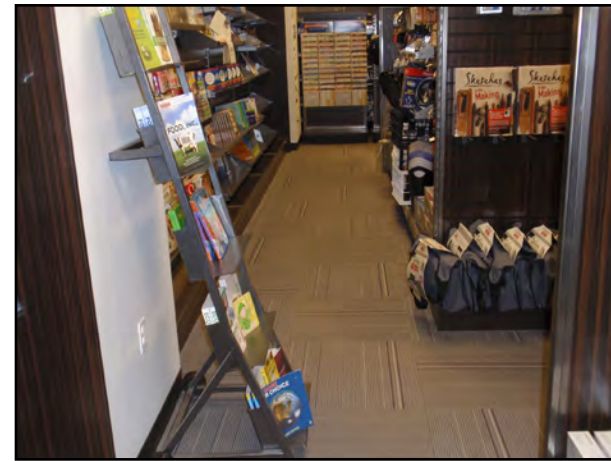
Bookstore

In the bookstore numbering or lettering the aisles will help with navigation through the store especially since the fixtures are full height and are difficult to see around. A store directory showing store layout will allow staff and visitors to become familiar with the configuration. It will also help with counting and restocking of inventory.

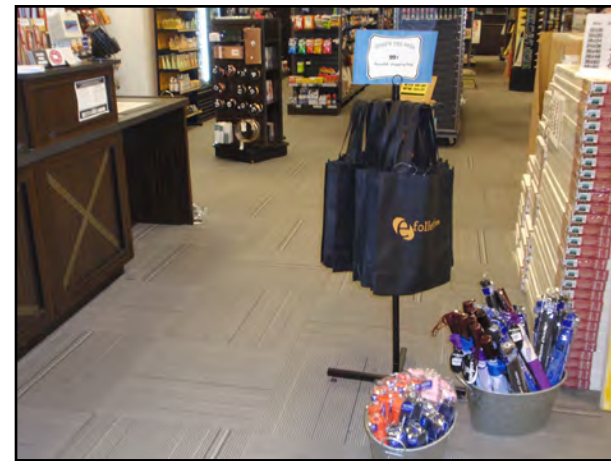


LOCATION | 004c

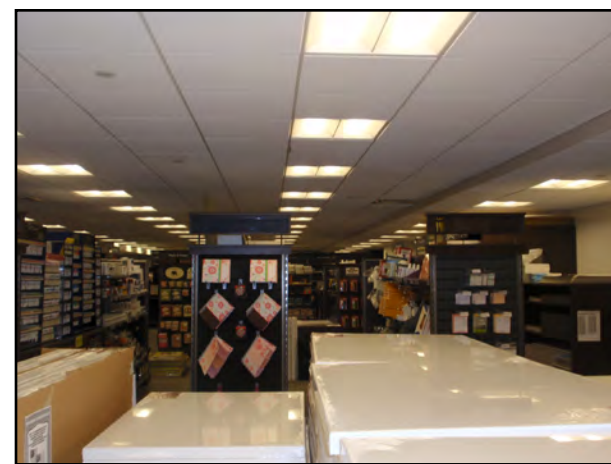
B_Accessible Route



LOCATION | 004a



LOCATION | 004b



LOCATION | 004d

Aisle Obstruction

Bookstore aisles are blocked by merchandise displays creating an egress, safety and tripping hazard in the accessible route. It also puts merchandise out of reach range.

Too many chairs and tables clutter the narrow Student Lounge and prevent easy access.

[See Appendix A - 2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear path through rooms, spaces and accessible routes at all times.



LOCATION | 008

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program wherever possible specify floor finishes and patterns to intuitively provide cues for keeping 36" min. wide clear spaces for routes and paths in rooms and through spaces.

OPERATIONAL: The recessed lights do not align with the fixtures and aisles. Consider aligning the lighting with the shelving to allow more illumination for aisles and merchandise. This will increase safety and will help with sales.

ISSUE A3

CAPITAL IMPROV.

Design and implement a campus-wide wayfinding program that includes ADA compliant Directories.

\$1,500-2,000 /Directory

INTERIM RECOMMENDATION

Until modifications are complete note on the Directory the nearest accessible toilet room.

ISSUE B

Access routes

OPERATIONAL

Create program to maintain a clear width of 36" min. on all accessible routes.

C_Protruding Objects



LOCATION | 012

Protruding Objects

Fire hydrant protrudes 5" from the wall creating an injury risk. A person using a cane would not be able to detect it as it is more than 27" high off the floor.

Fire box protrudes 5 1/2" into the accessible route and it is 54" high from the bottom of the box to the floor. Similar to the fire hydrant above, it may cause injury and a person using a cane would not be able to detect it.

Electric box at top of stairs protrudes 10" from the wall and the bottom of the box is 69 1/2" off the floor.

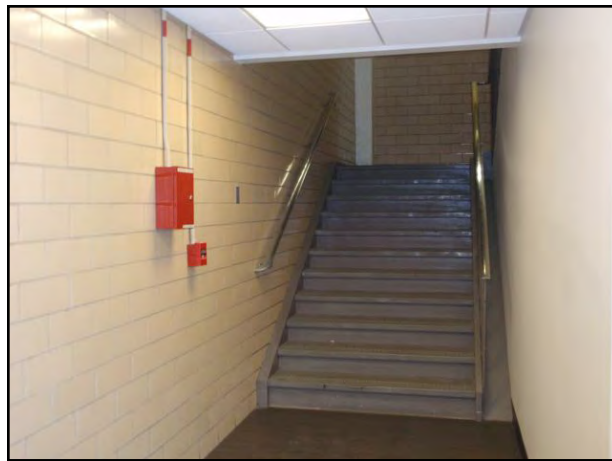
[See Appendix A - 2010 ADA Standards 206 Accessible Routes 307 Protruding Objects]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Recess fire hydrant into the wall or encase in a fire cabinet that extends to the floor lower than 27" so that it could be detected by a person with a cane.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

SMALL MAINTENANCE: Protruding objects are not only a cause of injury to people who have no or low vision but to anyone walking down a corridor especially in an emergency or if they are passing in a corridor.



LOCATION | 01



LOCATION | 016a

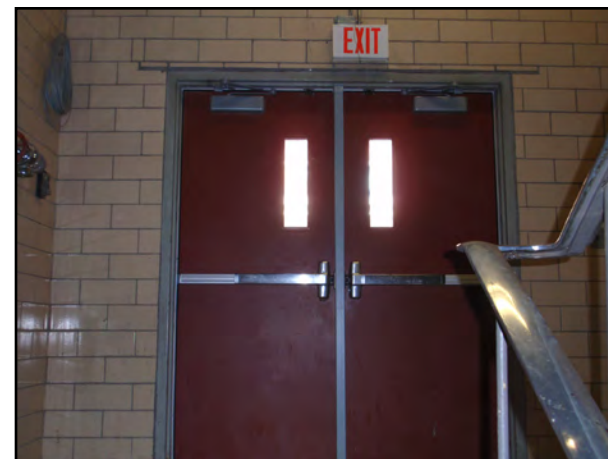
D2_Doors-closer adjustment



LOCATION | 013



LOCATION | 015



LOCATION | 016b

Building Issues continued

E-KENNEDY BUILDING-Basement-|C-Protruding Objects

|D2-Door Closer Adjustment

Door Closers

The toilet room door opening force is 20 lbs which makes it difficult to open, especially for a person in a wheelchair.

[See Appendix A - 2010 ADA Standards 404.2.8 Door Closers]

The double fire egress doors have a door opening force of 25 lbs which is too heavy for easy opening. Additionally it makes the doors difficult to get through because they close too fast. This could cause problems in an emergency.

The double fire exit discharge points doors on the landing between Basement and 1st Floor has a door opening force of 20 lbs, which is too heavy for easy opening. Additionally it makes the doors difficult to get through because they close too fast. This could cause problems in an emergency.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Create a comprehensive maintenance program and schedule to check and adjust all **exterior** doors so that they have an opening pressure that doesn't exceed 15 lbs.

OPERATIONAL: Create a comprehensive maintenance program and schedule to check and adjust all **interior** doors so that they have an opening pressure that doesn't exceed 5 lbs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

OPERATIONAL: Ensure that areas beyond fire doors have clear egress routes. (Ensure clearspace at exterior).

ISSUE C

SMALL MAINT.

PROJECT

Implement plan to remove, relocate or recess protruding objects. Prioritize for most hazardous.

OPERATIONAL:
\$25/hr Staff labor

Various Solutions
SMALL MAIN:
\$2,200 under stair infill or barrier

SMALL MAIN:
recess/alcove work
\$500

ISSUE D2

OPERATIONAL

Implement plan to maintain to achieve correct opening forces and closing speeds. **PRIORITIZE FOR DOORS ON ACCESSIBLE ROUTE.**

\$25/hr Staff labor

E_Stairs & Handrails



LOCATION | 017

Stairs - Rails and rail extensions

Stair handrails are not the required shape and they are missing rail extensions. Consider continuous rail at wall side of stairs.

[See Appendix A - 2010 ADA Standards 210.1, 505, 505.10, 505.7.2 Handrails]

RECOMMENDATION TO IMPROVE SAFETY

& USER EXPERIENCE

SMALL MAINTENANCE: Consider installing new rail with rail extensions top and bottom of stair. Handrail gripping surfaces should extend one foot beyond the stair flights and ramp runs in accordance with 505.10.



LOCATION | 01c

Sign - Designation Signs

There are no signs at the stair indicating what the floor level is.

[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

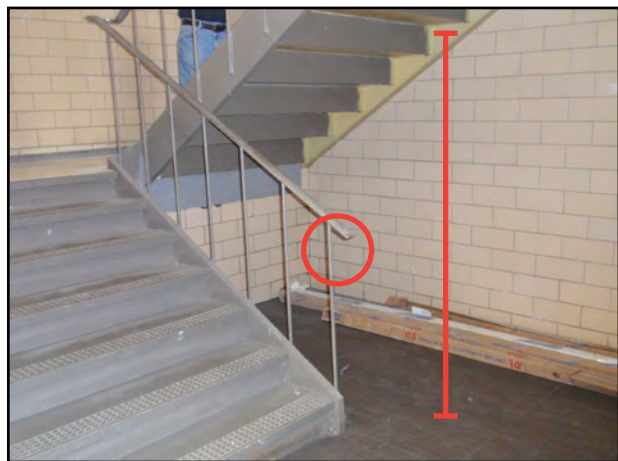
CAPITAL IMPROVEMENT: Install ADA compliant signs at stair landings. The signs should inform occupants which stair landing they are on and the upper and lower termination of the stairway. Ensure that the signs are mounted at the correct heights and locations.

[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

ISSUE E
OPERATIONAL
Maintain clearances around stair landings.

SMALL MAINT. PROJECT
Consider modifications to stairs to comply with 2010 ADA requirements.

\$600/stair run



LOCATION | 01a

Stairs-Nosings

Stair nosings are greater than 1/2 inch and are a tripping hazard.

[See Appendix A - 2010 ADA Standards 210.1, 504, 504.4 Tread Surface]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Install curved wedges to the underside of the stair nosings to create a smooth transition. Consider using an integrated nosing and tread.



LOCATION | 01d

Stairs-Vertical Clearance (Headroom)

The space under the stair allows a person to walk into the stairs and cause a head injury.

[See Appendix A - 2010 ADA Standards 307.5 Required Clear Width.]

RECOMMENDATION TO IMPROVE SAFETY

& USER EXPERIENCE

OPERATIONAL: Make sure there is no access to the space under the stair to a vertical clearance height of 80" AFF. A permanent guard rail or barrier that is at least 27" max high AFF and does not allow anyone to walk under the portion of stair that is less than 80" high AFF would solve the problem.

RECOMMENDATION TO IMPROVE SAFETY

& USER EXPERIENCE

Keep stair well clear and free of clutter. Do not use stair as storage of flammable materials such as cardboard boxes.



LOCATION | 01b

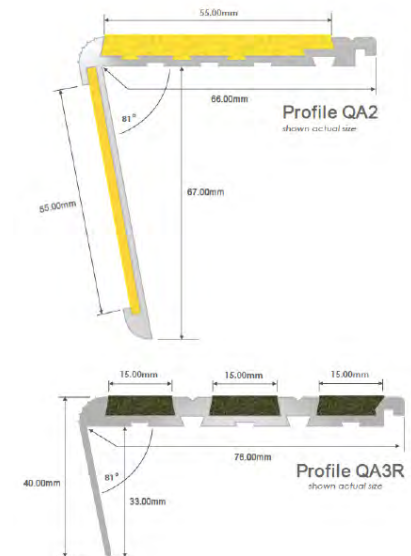


LOCATION | 07

RECOMMENDATION TO IMPROVE SAFETY

& USER EXPERIENCE

There is a temporary egress map. As part of the campus-wide wayfinding program consider installing permanent egress maps and standardized signs at stairs and elevator lobbies on all floors. This will help occupants to navigate their way out of the building in case of emergency.



F_ Toilet Rooms



LOCATION | 013a

ADA Facilities and Amenities
 Both the men's and the women's toilet rooms are not ADA compliant so should not be identified with the International Symbol of Accessibility.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Modify toilet rooms to become ADA compliant.

While these toilet rooms are not fully ADA compliant, provide ADA compliant signs with directions to the nearest ADA compliant toilet room on the first floor. Ensure that these signs are mounted at the correct height and location.

[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]



LOCATION | 014c

The flooring is uneven and creates a tripping hazard.

[See Appendix A - 2010 ADA Standards 302 Floor or Ground Surfaces]

Men's toilet room only Urinal - the rim of the urinal is 27" high AFF.

[See Appendix A - 2010 ADA Standards 213.3.3, 605 Urinals]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 When these toilet rooms have been modified to become ADA compliant, provide ADA compliant signs on the latch pull side of the door. Mount at 48" min AFF to the baseline of the tactile characters, and 60" maximum AFF measured from the baseline of the highest tactile character. Use the International Symbol of Accessibility to identify that it is a ADA compliant toilet room.

SMALL MAINTENANCE: Adjust door closer to max. 5lb opening pressure.

SMALL MAINTENANCE: Wrap lavatory (sink) pipes.

SMALL MAINTENANCE: Move 1 mirror so that the bottom of the reflective surface is 40" AFF or provide full length mirror in the lavatory (sink) area in the toilet room.

SMALL MAINTENANCE: Reinstall grab bars to be ADA compliant for location and height.

SMALL MAINTENANCE: Repair tile flooring so that it is stable, firm and slip resistant.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 As there is only one urinal the height is within ADA compliance, but if at any time another urinal is provided the 2nd one should be installed so that the rim is at 17" AFF.

The use of blackboards in these toilet rooms as a measure to prevent graffiti is commendable and it is recommended that they become a standard toilet room installation throughout the campus.

ISSUE A1
CAPITAL IMPROV.
 Signage Prog. Design and implementation
\$150/Sign

INTERIM RECOMMENDATION
 Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible toilet room.



LOCATION | 014a

Men's & Women's Toilet Rooms
ADA Signs
 The sign is not ADA compliant for size, contrast. The icon of International Symbol of Accessibility has been substituted for an ADA noncompliant symbol. Note the 2010 ADA Standards established a fixed solution for the symbol.

[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

The door has an opening force of over 20 lbs.
[See Appendix A - 2010 ADA Standards 603 Doors]

The lavatory (sink) pipes are not wrapped and could cause injury.
[See Appendix A - 2010 ADA Standards 603 Toilet Rooms]

Although the mirror is tilted, the bottom of the reflective surface is above 42" AFF so a person of short stature or someone who is seated cannot use it.
[See Appendix A - 2010 ADA Standards 603.3 Mirrors]

The grab bars are installed incorrectly so that they are in the wrong place to be used as supports in transferring from a wheelchair.
[See Appendix A - 2010 ADA Standards 609 Grab Bars]



LOCATION | 013b



LOCATION | 014b



LOCATION | 014d

ACTION_H-Drinking Fountains



LOCATION | 013/14 (This is the same as 3rd Floor Drinking Fountain)

Drinking Fountain - Protruding Object

Drinking fountain protrudes more than 4" into accessible route and is higher than 27" and so is not detectable by cane.

[See Appendix A - 2010 ADA Standards 307, 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
See C protruding Objects.

Drinking Fountain - Does not have two spouts at heights that allow a person in a wheelchair and a person who has trouble bending to be able to get water.

[See Appendix A - 2010 ADA Standards 307, 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Provide cups with dispenser and trash that doesn't protrude from the wall more than 4" and within reach range.

or

Replace with a high-low drinking fountain that complies with 2010 ADA standards 211, 307, 602 601, 602.

J-Lockers & Furniture



LOCATION | 012



LOCATION | 05



LOCATION | 08

Building Issues continued

E-KENNEDY BUILDING-Basement-|H-Drinking Fountain & J-Lockers & Furniture

Lockers

Commuter lockers are not ADA compliant for hardware, height, and reach range.

[See Appendix A - 2010 ADA Standards Lockers 225.2.1,308,309,,811]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Make sure that there is at least 5% but no less than one locker is ADA compliant. The preference would be for two.

Furniture

Table height is 35".

[See Appendix A - 2010 ADA Standards Dining & Work Surfaces 226]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Make sure that at least one table has a top surface of 34" AFF and a minimum knee clearance of 27" to the underside of the table so that the table can be used by a sitting person.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

To ensure that trash and recycle bins are used by everyone they should be placed in easy reach with the top of the lid being at 34" AFF.

A1

CAPITAL IMPROV.
Signage Prog. Design and implementation
\$150/Sign

INTERIM RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible drinking fountain.

ISSUE H SMALL MAINT. PROJECT

Replace or make suggested modifications to drinking fountain.

Add another drinking fountain

\$2000/ fountain/ plumbing

or

Replace drinking fountain with a new High-Low drinking fountain

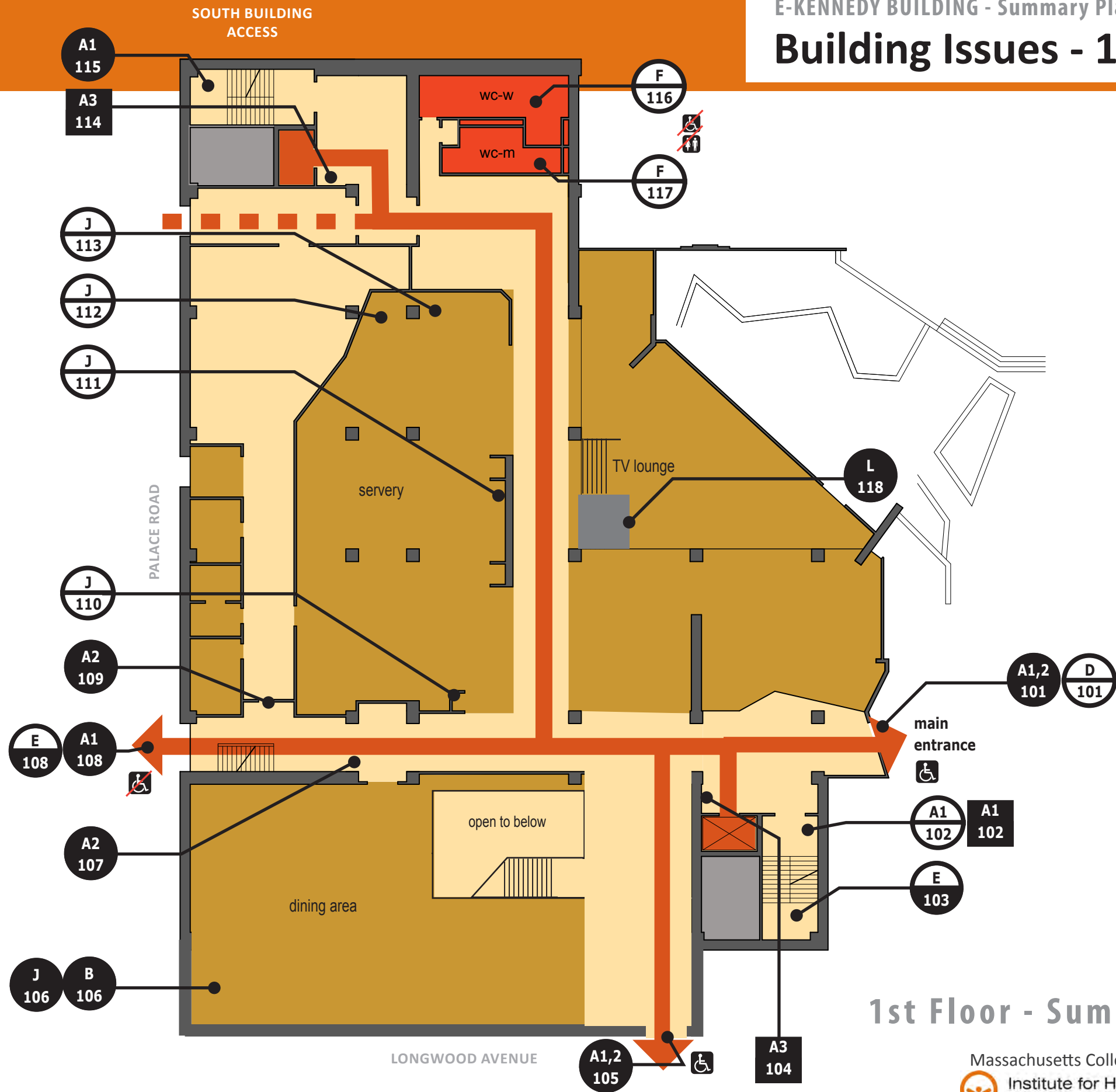
\$2000/ High-Low

or

Provide cup dispenser with ongoing fillup of paper cups
\$50 plus cups

E-KENNEDY BUILDING - Summary Plan

Building Issues - 1st Floor



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

1st Floor - Summary Plan

A1_Signs - ADA Facilities & Safety



LOCATION | 101

Signs - ADA Facilities and Safety
 Accessible entrances at Huntington and Longwood are not marked with the International Symbol of Accessibility.
[See Appendix A - 2010 ADA Standards 216.6 Entrances, 703 Signs-, 703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Provide an ADA compliant sign that identifies Huntington and Longwood entrances as accessible entrances. Ensure that location and mounting height meet ADA Standards for accessibility.

Where a directional sign is required, it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route, not just at the inaccessible entrances to a building.



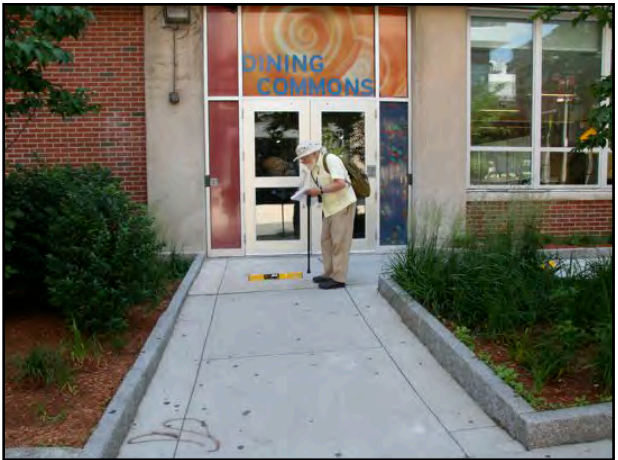
LOCATION | 105a

Provide a sign at the Palace Road entrance that directs the visitor to the nearest accessible entrances.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 Provide building signs **and addresses at all entrances** so that they can be easily read especially by emergency services. Make sure that accessible entrances are noted on the directories.



LOCATION | 108a



LOCATION | 108b

A2_Signs - Designation



LOCATION | 105b

Signs - ADA Designation Signs
 Designation signs are missing or are not ADA compliant. There are no signs on the storage room doors between the toilet rooms this can cause confusion especially in an emergency situation.
[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

All permanent rooms must have designations signs that meet ADA Standards. Signs that do not correspond to the usage of the room lead to confusion especially in emergency situations.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program provide ADA compliant signs on the latch pull side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60" max. AFF measured from the baseline of the highest tactile character. If there is no room on the latch pull side, place signs on wall perpendicular to the latch or on the door as long as the person reading the sign tactilely will not be injured if the door is opened.

[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

Ensure that all permanent rooms and spaces have signs that correspond with the correct usage of the space.



LOCATION | 109

Where a directional sign is required, it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route.

CAPITAL IMPROVEMENT: as part of the campus-wide wayfinding program ensure that **all** floors have signs that indicate floor level. These signs should always be located adjacent to stairs and they should be able to be seen from inside the elevator and at stairwells.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 Consider providing permanent egress maps at stairs and elevator lobbies on all floors. This will help occupants to navigate their way out of the building in case of emergency.



LOCATION | 116 & 117

ISSUE A1
CAPITAL IMPROV.
 Signage Prog. Design and implementation
 \$TBD/Sign

INTERIM RECOMMENDATION
 Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest Accessible Toilet Room.

A3_Signs - Directories



LOCATION | 103

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Ensure that the contrast between background and characters is great enough for easy legibility especially in the low light levels of the basement. Also make sure that the characters are clear and large enough for people with low vision to be able to easily read them.

Make certain that the Directory information corresponds to the basement program & usage. Be sure to add information regarding the accessible toilet when the toilet rooms are modified to become accessible.

Consider putting a Directory at all stairways. It enables people who have difficulty with stairs to be able to see where they might need to go before having to make the effort of climbing the stairs and avoid backtracking.

ISSUE A3
SIGNS-DIRECTORY
CAPITAL IMPROV.
Campus -wide way-finding prog. Design and implementation
\$1,500/Directory

D2_Doors- Closers



LOCATION | 101

Door - Closer Adjustment
The Palace Road, Longwood Ave and the Huntington Ave accessible entrance doors all have an opening force of 20lbs which is too heavy for easy opening.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Adjust all exterior doors so that they have an opening pressure that doesn't exceed 15 lbs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
Assisted and/or door openers could be installed to help visitors enter and exit the building especially during peak traffic periods such as during the breakfast and lunchtime rushes.



LOCATION | 108

D2_Doors - Closers



LOCATION | 116,117

Door Closers
The Toilet Room door opening force is 20lbs.

The double fire egress doors on the 1st Floor has a door opening force 20lbs, too heavy for easy opening. This could cause delay in an emergency.
[See Appendix A - 2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Adjust all interior door closers so that they have an opening pressure that doesn't exceed 5lbs.



LOCATION | 107

ISSUE D1 & D2 SMALL MAINT. PROJECT
Implement plan to maintain clear areas around doors and adjust door closing pressures to achieve correct opening forces.

\$25/hr staff labor

F_Toilet Rooms



LOCATION | 116 & 117

Accessible Toilet Room

Both the men's and women's toilet rooms are not ADA compliant for accessibility.

ADA Room Designation Signs

These toilet room signs are not ADA compliant for size, contrast, height or location.

The storage room between the toilet rooms has no sign this could cause confusion in an emergency.

[See Appendix A - 2010 ADA Standards 216.2 Signs, 703 Signs-703.2, 703.3, 703.4[see General Issues-MAAB Signs 41.1]



LOCATION | 116a & in 117

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: As this toilet room is not fully ADA compliant provide ADA compliant signs with directions to the nearest ADA compliant toilet rooms.

SMALL MAINTENANCE: Provide interim signs that are ADA compliant and installed on the latch pull side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60" max. AFF measured from the baseline of the highest tactile character. If there is no room on the latch pull side place signs on wall perpendicular to the latch or on the door as long as the person reading the sign tactilely will not be injured if the door is opened.

SMALL MAINTENANCE: Once these toilet rooms have been modified to become ADA compliant, provide ADA compliant signs. Provide signs with the ADA compliant International Symbol of Accessibility. Ensure that these signs are mounted at the correct height and location.

[See Appendix A - 2010 ADA Standards 216.2 Signs, 703 Signs-703.2, 703.3, 703.4[see General Issues-MAAB Signs 41.1]



LOCATION | 116b & in Men's



LOCATION | 116c

Door Opening Force

Door opening forces for both men's and women's toilet rooms is 25 lbs.

[See Appendix A - 2010 ADA Standards 404 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Adjust and maintain door opening force to be no more than 5lbs.

Grab Bars

In both the women's toilet rooms the grab bars do not have 2" clear above and below.

In both the men's and women's toilet rooms the grab bars are installed incorrectly (rear 5" from wall, side 9" from wall) so that they are in the wrong place to be used as supports in transferring from a wheelchair.

[See Appendix A - 2010 ADA Standards 604.5, 609 Grab Bars]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Reinstall 42" grab bars correctly.



LOCATION | 116d

Exposed Pipes

In both the men's and women's toilet rooms the lavatory sink pipes are not covered.

[See Appendix A - 2010 ADA Standards 606.5 Exposed Pipes]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Water supply and drain pipes under lavatory sink pipes need to be insulated to prevent injury.

Obstructed Accessible Route

In both the men's and women's toilet rooms the accessible path and the dispensers are obstructed by the trash receptacle.

[See Appendix A - 2010 ADA Standards 606.5 Exposed Pipes]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Relocate trash receptacle and train staff, faculty and students to keep a clear width of 36" min. around doors and dispensers.

ISSUE F SMALL MAINT. PROJECT
Make all modifications to make current toilet rooms fully ADA compliant.

INTERIM RECOMMENDATION
Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible toilet room. It is important that these toilet rooms become ADA compliant because they are required to serve the New Cafeteria.

F_Toilet Rooms



LOCATION | 117e

Mirrors

In both the men’s and women’s toilet rooms the bottom of the reflective surface of the mirror is at 42” AFF. This makes it difficult for wheelchair users and people of small stature to be able to use.

[See Appendix A - 2010 ADA Standards 213.5 and 603]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Either lower mirror so that the bottom of the reflective surface is at 40” or provide a full length mirror elsewhere in the room.



LOCATION | 117 & in 16

Dispenser Reach Range

In both the men’s and women’s toilet rooms the soap dispenser is out of reach range.

[See Appendix A - 2010 ADA Standards 606.5 Exposed Pipes]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Relocate soap dispensers so that they comply with reach ranges. If soap and towel dispensers are provided, they must be located within the reach ranges specified in 308. Locate soap and towel dispensers so that they are conveniently usable by a person at the accessible lavatory (sink).

ISSUE F
SMALL MAINT. PROJECT
Make all modifications to make current toilet Rooms fully ADA compliant.
\$2,000-3,000

INTERIM RECOMMENDATION
Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible toilet room. It is important that these toilet rooms become ADA accessible because they are required to serve the New cafeteria.

ACTION_H-Drinking Fountains



LOCATION | 100

Drinking Fountain
 These drinking fountains meet 2010 ADA Standards.

J-Furniture



LOCATION | 110



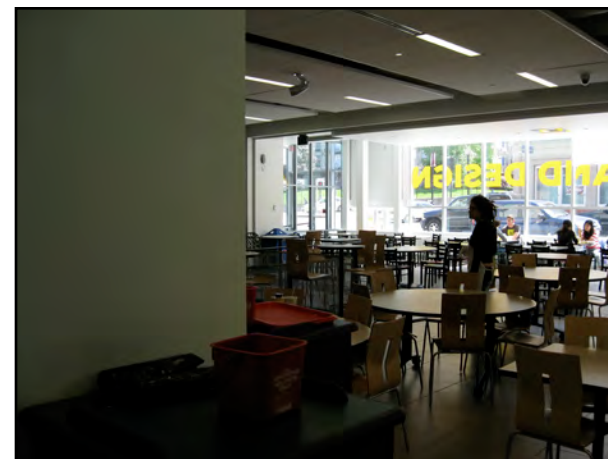
LOCATION | 113



LOCATION | 111



LOCATION | 112



LOCATION | 106

Building Issues continued
E-KENNEDY BUILDING-First Floor-|H-Drinking Fountain & J-Furniture

Furniture - Reach Ranges
 Cup covers, napkin and tray area is out of reach range.
 Drinks area is noncompliant for reach range.
 Condiment area is noncompliant for reach range
[See Appendix A - 2010 ADA Standards Reach ranges 308,309]
 There is no clear space at fridge door making very hard for someone in a wheelchair to use.

OPERATIONAL: RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Make sure that all self-service items are within reach ranges.

Furniture
 Table height is 36" AFF.
[See Appendix A - 2010 ADA Standards Dining & Worksurfaces 226]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Make sure that 5% or at least one table that has a top surface of 34" AFF and a minimum knee clearance of 27" AFF to the underside of the table is provided.

ISSUE AJ
CAPITAL IMPROV.
 Renovate Servery
In process

INTERIM RECOMMENDATION
OPERATIONAL

Until new renovations to the Servery are complete ensure that all self-serve items are within reach ranges and comply to ADA 2010 Standards for operable parts.
or
 Ensure staff are available to provide assistance.

ACTION_ L-Lifts & Elevators



LOCATION | 118

Lift
Lift requires key for operation. Security staff need to be called in order to provide key.
[see General Issues 2010 ADA Standards Lifts & Elevators 407]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Due to new legislation see note, the lift is required to be keyless.

NOTE:
There is a change to the Elevator Code (524 CMR). As of October 15, 2010, key switches will no longer be allowed to be installed on wheelchair lifts. All existing key switches on wheelchair lifts will have to be removed by November 1, 2011. This change will bring the elevator code into compliance with the Americans with Disabilities Act and ultimately lead to greater access for individuals who rely upon these lifts for access.

Ammendment
TITLE 524: BOARD OF ELEVATOR REGULATIONS
CHAPTER 34.00: INSTALLATIONS MADE PRIOR TO JUNE 7, 1991
34.09: Controls and Electrical Equipment
(1) The operating control shall be of the key operated constant pressure type. In accordance with 28 CFR Parts 36.4.11 and 36.4.27.4, a wheelchair lift may not be equipped with a key switch. If a wheelchair lift governed by 524 CMR 34.00 has a key switch, it shall be removed by November 1, 2011. See 521 CMR for further access related requirements.

2000.10 Operating Devices and Control Equipment
In accordance with 28 CFR Parts 36.4.11 and 36.4.27.4, a wheelchair lift may not be equipped with a key switch. If a wheelchair lift governed by 524 CMR 35.00 has a key switch, it shall be removed by November 1, 2011. See 521 CMR for further access related requirements.

2001.10 Operating Devices and Control Equipment
In accordance with 28 CFR Parts 36.4.11 and 36.4.27.4, a wheelchair lift may not be equipped with a key switch. If a wheelchair lift governed by 524 CMR 35.00 has a key switch, it shall be removed by November 1, 2011. See 521 CMR for further access related requirements.

2002.10 Operating Devices and Control Equipment
In accordance with 28 CFR Parts 36.4.11 and 36.4.27.4, a wheelchair lift may not be equipped with a key switch. If a wheelchair lift governed by 524 CMR 35.00 has a key switch, it shall be removed by November 1, 2011. See 521 CMR for further access related requirements.

ISSUE L
SMALL MAIN. PROJECT
Modify lift to become keyless.
\$TBD

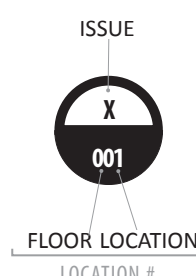
INTERIM RECOMMENDATION
Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest compliant lift or ramp.

**FLOOR BEING RENOVATED AT TIME OF SURVEY
- NO UPDATED PLAN AVAILABLE**

E-KENNEDY BUILDING - Summary Plan




Building Issues-Second Floor

ISSUE






FLOOR LOCATION
LOCATION #














Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

COLOR KEY

-  Circulation
-  Services
-  Media
-  Graduate
-  Fine Arts
-  Arts Education
-  Toilet Rooms
-  Administration
-  Public Lecture/Gallery
-  Studio Foundation
-  Design
-  Critical Studies
-  Student Services

A1_Signs - ADA Facilities



LOCATION | Office

Signs - ADA Facilities and Amenities

[See Appendix A - 2010 ADA Standards
 703 Signs-703.2, 703.3, 703.4]

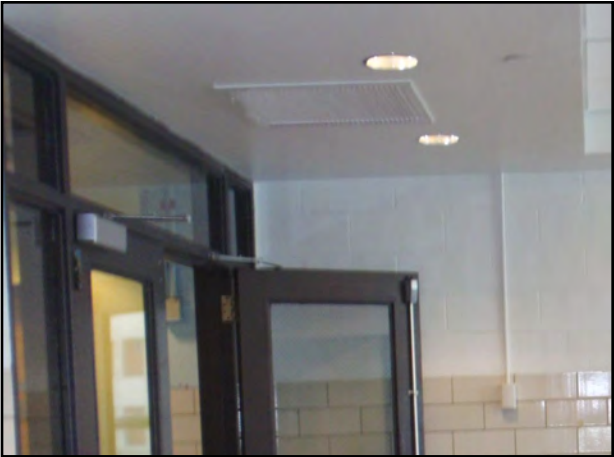
RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 As this toilet room is not fully ADA compliant, in the interim provide ADA compliant signs with directions to the nearest ADA compliant toilet room. Ensure that these signs are mounted at the correct height and location.

Once these toilet rooms have been modified to become ADA compliant, provide ADA compliant signage on the latch pull side of the door mounted at 48" min. AFF to the baseline of the tactile characters on signs and 60" max. AFF measured from the baseline of the highest tactile character.

A2_Signs - Designation



LOCATION | Stairwell



LOCATION | Stairwell



LOCATION | Office

Signage - Designation Signs
 New signage had not all been installed at time of survey.

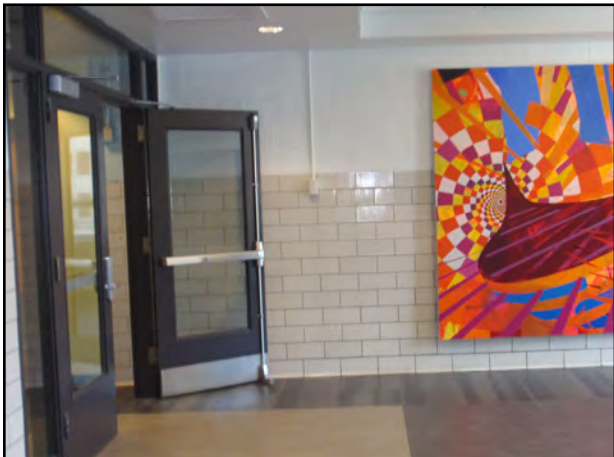
ISSUE A1
SMALL MAINTENANCE/CAPITAL IMPROVEMENT
 Signage Prog. Design and implementation \$150/Sign

INTERIM RECOMMENDATION
 Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible toilet room.

A3_Signs - Directories



LOCATION | Stairwell Two-Palace Rd/Longwood



LOCATION | Huntington Stairwell One Huntington Ave

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Consider putting a Directory at all stairways. It enables people who have difficulty with stairs to be able to see where they might need to go before having to make the effort of climbing the stairs or backtracking.

Ensure that the Directory has enough contrast between background and characters and that it is easy to read in all lighting conditions. Also make sure that the characters are clear and large enough for people with low vision to be able to easily read them.

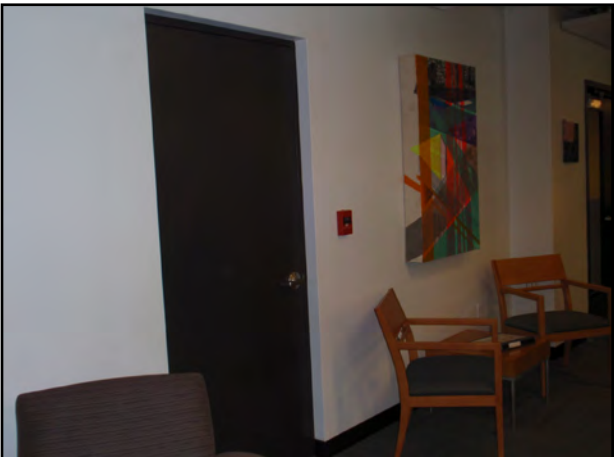
Coordinate all information on the directory with all written and program information including online information.

Be sure to add information regarding the nearest accessible toilet room.

B_Accessible Route



LOCATION | RM 241 - Conference Rooms



LOCATION | Student Life Offices



LOCATION | Student Life Offices

Door Obstruction

Door clearance on latch pull side of door is blocked by the chair making it difficult to approach and open the door especially for someone in a wheelchair.

Cardboard boxes and other materials obstruct access in and out of the door. This reduces maneuvering clearances, can cause injury as a tripping hazard and can become very dangerous in an emergency situation.

[See Appendix A - 2010 ADA Standards 206 Accessible Routes 403.5.1, Clearances 404.2.4 Maneuvering Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Educate staff, students and faculty to rearrange furniture to maintain an 18" clear wall space at the latch pull side of the door, and 18" min. at the push side at all times, with 48" min. clearance either side of the door at all times.

Accessible Route Obstruction

Passageway is reduced to 26" because of items such as artwork and water bottles being stored in the corridors.

[See Appendix A - 2010 ADA Standards 206 Accessible Routes 403.5.1, Clearances 404.2.4 Maneuvering Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Educate staff, students and faculty to rearrange furniture and storage items to maintain a 36" min. clear accessible route at all times throughout rooms and spaces.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Designate storage areas for large items so they do not obstruct accessible routes.

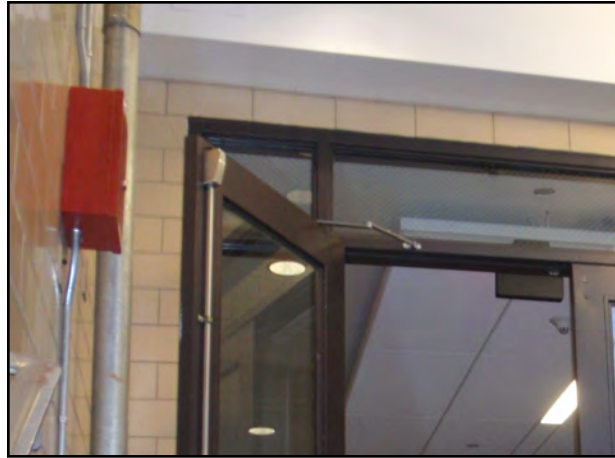
Coordinate consumption of water with frequency of deliveries to cut down on having to store too many water bottles.

ISSUE A3
Signs - Directory
CAPITAL IMPROV.
 Campus-wide way-finding prog. design and implementation
\$150/Sign

INTERIM RECOMMENDATION
 Until modifications are complete note on the Directory the nearest Accessible Toilet Room.

ISSUE B
Access routes
OPERATIONAL
 Create program to maintain a clear width of 36" min. throughout the accessible routes and paths.
\$25 Staff labor

C_Protruding Objects



LOCATION | Stairwell Two-Palace Rd/Longwood

Protruding Objects

Fire box protrudes more than 4 “ into the accessible route and it is 54” high from the bottom of the box to the floor. It may cause injury as a person using a cane would not be able to detect it.

[See Appendix A - 2010 ADA Standards 206 Accessible Routes 307 Protruding Objects]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Extend the sides of the fire box down to the floor to encase it and make it cane detectable.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Protruding objects are not only a cause of injury to people who have no or low vision but to anyone using the stairs especially in an emergency.



LOCATION | Corridor

Drinking Fountains protrude more than 4” into the accessible route and the underside of the leading edge is more than 27” AFF. It may cause injury as it protrudes into the corridor, and a person using a cane would not be able to detect it. Recessing these drinking fountains or providing an alcove similar to the condition on the first floor see page 22 could be a solution.

[See Appendix A - 2010 ADA Standards 206 Accessible Routes 307 Protruding Objects]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

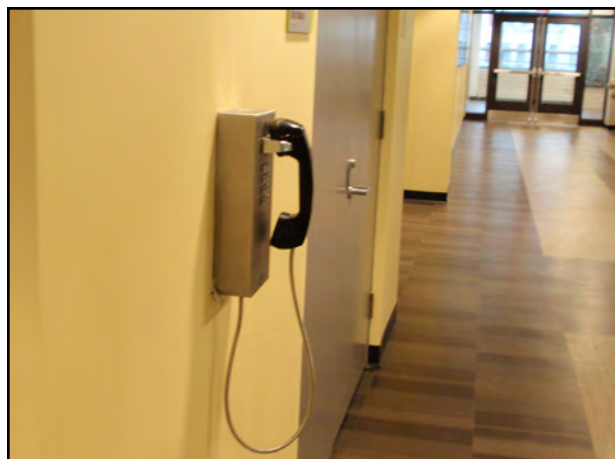
Recess the drinking fountains into the wall or form an alcove around them using wing walls to make them detectable.

Emergency Telephone protrudes more than 4” into the accessible route and the underside of the leading edge is more than 27” AFF. It may cause injury as it protrudes into the corridor, and a person using a cane would not be able to detect it.

[See Appendix A - 2010 ADA Standards 206 Accessible Routes 307 Protruding Objects]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Recess emergency telephones into the wall or form an alcove around them using wing walls.



LOCATION | Corridor

D2_Doors-opening forces



LOCATION | Student Life Gallery

Door - Closer Adjustment

Interior doors with closers have door opening forces that are greater than 5lbs. this is too heavy for easy opening and means that the doors close too fast to be able to enter easily.

[See Appendix A - 2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Adjust and maintain all doors so that they have opening forces that don't exceed 15lbs for exterior doors and 5lbs for interior doors.

**ISSUE C
 SMALL MAINT.**

PROJECT
 Implement plan to remove or relocate protruding objects. Prioritize for most hazardous.

\$25/hr labor
 various possible solutions

**ISSUE D2
 OPERATIONAL**

Implement plan to maintain and adjust door closing pressures to achieve correct opening forces and closing speeds.

\$25/hr
 various mechanisms ranging from \$12-\$35 each

E_Stairs & Handrails



LOCATION | Stairwell Two-Palace Rd/Longwood



LOCATION | Stairwell Two-Palace Rd/Longwood



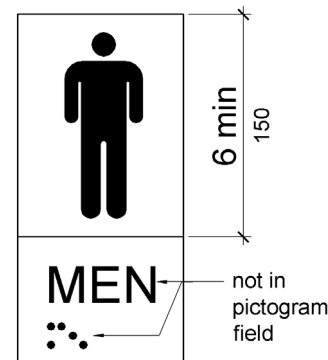
LOCATION | Stairwell Two-Palace Rd/Longwood

Stairs - Signs

There are designation signs at the stairs but the design is not ADA compliant. The pictogram is required to be in a 6" field with no lettering or Braille inside this area.

[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Redesign and install ADA compliant signage.



Stairs - General

These stairs do not have to be used as an accessible egress route since there is an elevator. However, to improve safety and user experience there are some urgent repairs that should be undertaken to prevent injuries.

Stairs - Handrails

Stairways are missing rail extensions. Rails have incorrect cross-section dimensions, they are installed too close to the wall and they are in need of repair.

[See Appendix A - 2010 ADA Standards Stair Handrails Gripping Surfaces 505.6 505.3 Continuity, 505.10.2 & 505.10.3 Handrail Ext.]

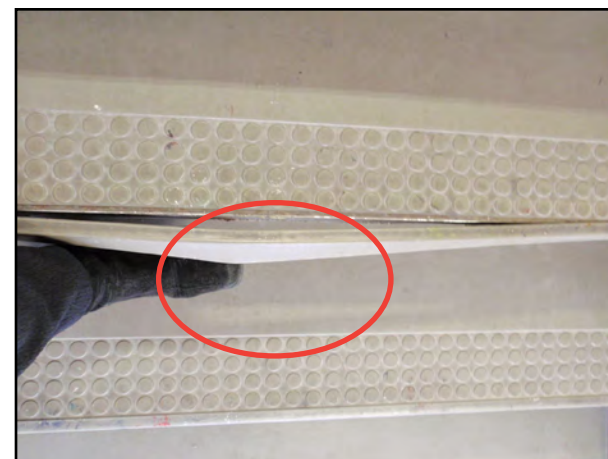
RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

SMALL MAINTENANCE: Repair stair handrails.

E_Stairs & Handrails



LOCATION | Stairwell Two-Palace Rd/Longwood



LOCATION | Stairwell Two-Palace Rd/Longwood

The stairs on all floors in Kennedy Building have similar issues.

Exit Signs, Designations Signs

Signs indicating floor level are not compliant. There are no ADA compliant exit signs indicating an exit or emergency egress route.

[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

At egress stair provide ADA compliant exit signs and signs indicating floor level. Ensure that these signs are mounted at the correct height and location.

Stair - Nosing

All stairs have nosings that are greater than 1" this can be a tripping hazard and could cause injury.

[See Appendix A - 2010 ADA Standards 504.5 Nosings]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

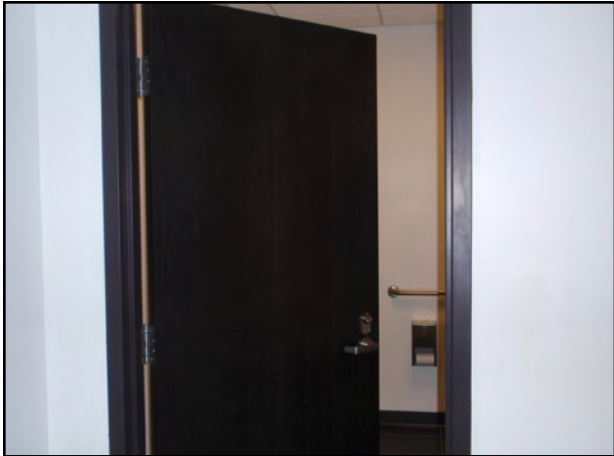
SMALL MAINTENANCE: Install new treads that will cover nosing overhangs, see diagram. For additional safety consider an edge strip with an integrated photoluminescent strip that glows in the dark and provides contrast between nosing and riser with an overhang of greater than one inch..

ISSUE E
CAPITAL IMPROV.
 Repair stair and tread
 \$1,000/run

ISSUE A1
CAPITAL IMPROV.
 Signage Prog. design and implementation
 \$150/Sign

INTERIM RECOMMENDATION
 Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest Accessible Toilet Room.

F_ Toilet Rooms



LOCATION | Student Counselling Offices Toilet Room

Multi-stall toilet rooms on this floor were not complete at the time of the survey.

This single user toilet room is located in the Health Center so it is important that it be fully ADA compliant.

ADA Facilities and Amenities

The single-user toilet room was part of the recent renovation but is not ADA compliant.

Signage - ADA Facilities and Amenities There is no designation signage.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE SMALL MAINTENANCE: Since this toilet room is not fully ADA compliant, until modifications are complete provide ADA compliant signs with directions to the nearest ADA compliant toilet room on the first floor. Ensure that these signs are mounted at the correct height and location.

Opening Force

The door opening force is more than 5lbs.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE Adjust door so that it has an opening force is max. 5lbs.

Clearance

Trash can and cleaning chemicals obstruct knee clearances.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Keep required spaces clear of obstructions. Relocate trash can and provide shelving to store cleaning chemicals. Be sure the shelving does not interfere with clearance or create a protruding object.



LOCATION | Student Counselling Offices Toilet Room

Grab Bars

Grab bars are installed at incorrect distances from the back and side walls. The flush and sensor is mounted too close to the grab bar.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE SMALL MAINTENANCE: Reinstall grab bars so that the side grab bar is max. 12" from the back wall and the rear grab bar is 6" from the side wall. Reinstall flush and sensor 2 1/2" away from grab bar, but no higher than 48" AFF.

Water Closet Seat height

The height of the top of the water closet seat AFF is 16".

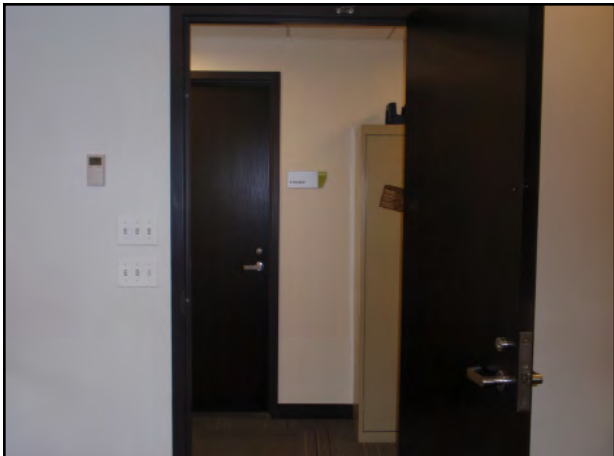
RECOMMENDATION TO IMPROVE ADA COMPLIANCE SMALL MAINTENANCE: Reinstall water closet so that the height of the top of the seat is 17" max. and 19" min. AFF.

Toilet Paper Dispenser

The location of the toilet paper dispenser is 19" from the front edge of the toilet seat to the center of the dispenser. This is out of reach range.

[See Appendix A - 2010 ADA Standards 309.4 Dispensers 604.7]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE Remount the toilet paper dispenser so it is within the required distance of 7-9" from the front edge of the toilet seat. Toilet paper dispensers must allow continuous paper flow and shall not interfere with the use of the side grab bar.



LOCATION | Student Counselling Offices Toilet Room



LOCATION | Student Counselling Offices Toilet Room

ISSUE F SMALL MAINT. PROJECT
 Modify toilet room to be ADA compliant
\$2,000-3,000

INTERIM RECOMMENDATION
 Until modifications are complete provide ADA Standards compliant sign to direct users to nearest accessible toilet room.

ACTION_H-Drinking Fountain



LOCATION | Corridor

Drinking Fountain

The drinking fountain is accessible but protrudes into the accessible route, see ISSUE C Protruding Objects.

J-Furniture



LOCATION | Student Counselling Offices

Building Issues continued

E-KENNEDY BUILDING-Second Floor-|H-Drinking Fountain & J-Furniture

Service Counter Height

The lowest portion of the service counter surface is 39" AFF. It is too high to see over for a person who is sitting.

[See Appendix A - 2010 ADA Standards 904 Service Counters]

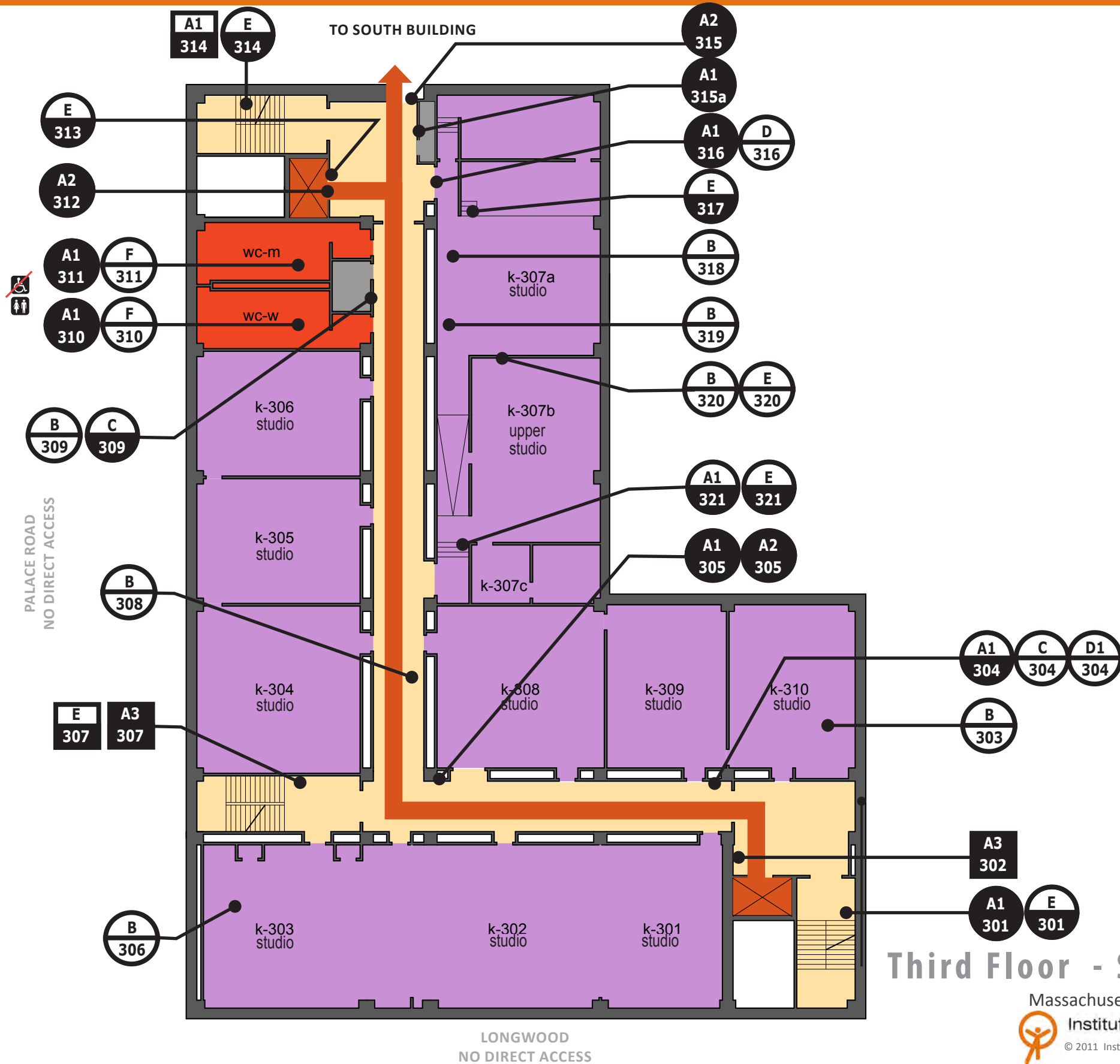
RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL OR SMALL MAINTENANCE: As this is a newly installed panel system it should be possible to select shorter system panels to modify a portion of the counter surface to be 38" high from the floor, or to provide an equal facilitation use a table at an adjacent location that is 34" AFF and can be used for similar transactions.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

When specifying furniture and fixtures it is a good idea to try and make selections that are adjustable and flexible to accommodate as many configurations and users as possible.

ISSUE J
SMALL MAINT.
PROJECT
Modify counter to be ADA compliant or provide 38" high table
\$ Dependent on solution chosen.

Building Issues - Third Floor



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement (circle with horizontal line)
- Small Maintenance Project (circle with top half shaded)
- Capital Improvement (solid black circle)

Recommendations to Improve Safety & User Experience

- Operational Improvement (square with horizontal line)
- Small Maintenance Project (square with top half shaded)
- Capital Improvement (solid black square)

COLOR KEY

- Circulation (light orange)
- Services (grey)
- Media (yellow)
- Graduate (blue)
- Fine Arts (orange)
- Arts Education (light yellow)
- Toilet Rooms (red)
- Administration (dark red)
- Public Lecture/Gallery (dark blue)
- Studio Foundation (purple)
- Design (teal)
- Critical Studies (light purple)
- Student Services (brown)

Third Floor - Summary Plan

Massachusetts College of Art and Design ADA Compliance Plan 2011

A1_Signs - ADA Facilities & Safety



LOCATION | 311

Signs - ADA Facilities and Safety
 Both the men's and the women's toilet rooms have non-ADA compliant handwritten designation signs on the doors. **LOCATION | 311**
[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

The toilet rooms are not ADA compliant and there are no signs with directions to the nearest ADA compliant toilets rooms. **LOCATION | 311**
[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: Provide ADA compliant Toilet room signs **and** until these toilet rooms are modified to be accessible, provide ADA compliant toilet room signs that give directions to the nearest ADA compliant toilet rooms. The International Symbol of Accessibility must be used.
[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4, 703.6.1 Pictogram field]

Ensure that room designation signs are mounted at the correct height and location. Signs are required to be installed on the latch pull side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60" maximum AFF .measured from the baseline of the highest tactile character.
[See Appendix A - 2010 ADA Standards 703 Signs-703.4.1]



LOCATION | 314

Signs - Exit Doors & Passageways
 Throughout the floor braille and tactile ADA compliant exit signs are missing from doors at exit passageways, exit discharge points, and exit stairways.
[See Appendix A - 2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program install ADA compliant exit signs at doors at exit passageways, exit discharge points, and exit stairways.
See section 1003.2.13.6 of the International Building Code (2000 edition) or section 1007.7 of the International Building Code (2003 edition)



LOCATION | 308

A2_Signs - Designation



LOCATION | 317

Signs - Designation
 Most room, space designation signs are missing. All signs are not ADA compliant for mounting location, height requirement, and tactile reading requirements. Nor do the characters meet size, font, and proportion requirements. Nor are the raised character requirements met. **LOCATION | 316,315, 317**
[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4], MAAB 411.1.1]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program ensure that all permanent rooms and spaces have signs that meet ADA requirements.

CAPITAL IMPROVEMENT: Provide ADA compliant signs mounted on the latch pull side of the door. Mount to avoid the door swing at 48" min AFF to the baseline of the tactile characters and 60" max AFF, measured from the baseline of the highest tactile character. If there is no room on the latch pull side place signs on the nearest adjacent wall as long as the person reading the sign tactilely will not be injured if the door is opened.
[See Appendix A - 2010 ADA Standards 703 Signs-703.4.2 Locations]

Ensure that the information on the sign coordinates with the location and usage of the room and information on Directories., programs and plans.



LOCATION | 316

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 As part of the campus-wide wayfinding program consider installing permanent egress maps and standardized signs at stairs and elevator lobbies on all floors. This will provide vital information to the occupants and fire department personnel to avoid confusion during emergencies. The signs should inform occupants which stair landing they are on and the upper and lower termination of the stairway. These signs increase the ability of any building user to navigate through the spaces. Consider instigating a study to ensure all exit signs required by ADA and NFPA are compliant, are lit if necessary and are in the correct locations according to code.



LOCATION | 304

ISSUE A1
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes ADA facilities & safety signs and that meet ADA standards
\$150-200/sign

INTERIM RECOMMENDATION
 Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible Toilet Room and other accessible amenities.
\$150-200/sign

ISSUE A2
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes 2010 ADA Standards compliant designation, directional and informational signs.
\$150-200/sign

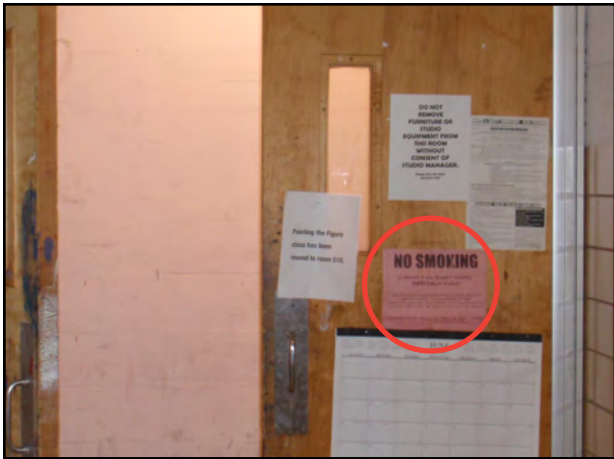
A2_Signs - Exit, Directional & Informational



LOCATION | 315

Sign -Directional
 Directional signs are missing and/or are not ADA compliant. It is difficult to know how to get from one building to another. **LOCATION | 315**
[See Appendix A - 2010 ADA Standards 703 Signs-703.5]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program provide directional signage wherever it helps with navigation.
[See Appendix A - 2010 ADA Standards 216.4.3, 703 Signs-703.5]



LOCATION | 316

Sign - Informational
 Informational signs like the no smoking sign are not ADA compliant for mounting location, height requirement, and the characters do not meet size, font, and proportion requirements. **LOCATION | 316**
[See Appendix A - 2010 ADA Standards 703 Signs-703.5]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program eliminate all unnecessary signs and notices and replace necessary informational signs with ADA compliant signs that are within visual range of someone who is seated. The materials with 36 point text should be higher than text with less than 36 point lettering.



LOCATION | 305

Sign - Informational Signs
 Emergency information is posted on top of the telephone out of view to a wheelchair user or a person of short stature. **LOCATION | 305**
[See Appendix A - 2010 ADA Standards 703 Signs-703.5]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program post informational signs mounted at correct height, ensuring that the character height, proportions and contrast are ADA compliant.

Provide an ADA compliant sign at this public telephone with directions to the nearest TTY telephone.
[See Appendix A - 2010 ADA Standards 216.3 Signs-]

A3_Signs - Directories



LOCATION | 313

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
CAPITAL IMPROVEMENT: Consider putting a Directory at all stair ways, it especially helps and enables people who have difficulty with stairs to be able to see where they might need to go before having to make the effort of climbing the stairs. **LOCATION | 313**

Ensure that on the Directory the contrast between background and characters is great enough for easy read especially in the low light levels. Also make sure that the characters are clear and large enough for people with low vision to be able to easily read them.

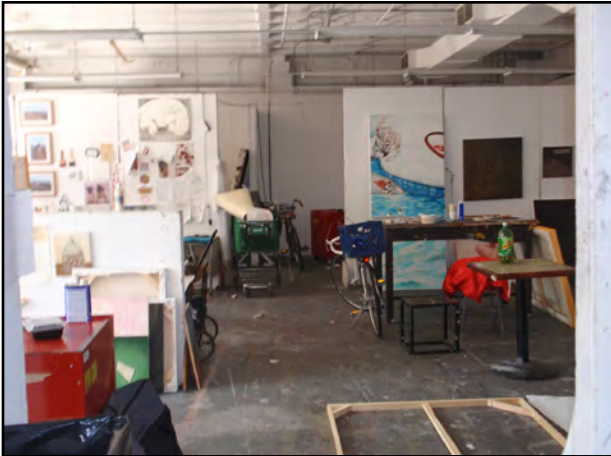
Coordinate the Directory information with the corresponding building, program & space usage. Be sure to add information regarding the Accessible Toilet when the toilet rooms are modified to become compliant.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
OPERATIONAL/CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program implement an overall inspection of fire safety signs making sure that all required exit signs are provided, are ADA and NFPA compliant, are lit if required and are in the correct locations according to code.
See section 1003.2.13.6 of the International Building Code(2000 edition) or section 1007.7 of the International Building Code (2003 edition)

ISSUE A3
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes Directories.

\$1,500-2,000
/Directory

B_Accessible Routes



LOCATION | 306

Aisle Obstruction
 Accessible path of travel in, out and through Studios and rooms is compromised by furniture and storage. These obstructions create egress, safety, and tripping hazards for everyone.
[See Appendix A - 2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Relocate furniture and storage out of the accessible path.

Create ongoing policy and procedures to educate staff, students and faculty to maintain a 36" min. clear width through rooms, spaces and accessible routes at all times.

If necessary install signs that remind room users to keep the path of travel open and to allow maneuvering space at doors.

If accessible paths are also used as egress routes the clear width may be wider and will depend on Building Code.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 As part of the campus-wide wayfinding program consider using materials and finishes to mark the 36"min. accessible routes and paths.



LOCATION | 318



LOCATION | 319

B_Accessible Routes



LOCATION | 319



LOCATION | 320



LOCATION | 317

Inaccessible Spaces within Rooms
 Storage spaces in some studios require stairs to access them and so are inaccessible to wheelchair users.
[See Appendix A - 2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Provide equivalent studio storage space that does not require stairs to access it.

Ensure that at least 50% storage space is ADA compliant for reach range, and access.
[See Appendix A - 2010 ADA Standards 225-Storage, 811-Storage, 308-Reach Range, 309-Operable Parts

ISSUES B
Access routes
OPERATIONAL
 Create program to maintain a clear width of 36" min. through out all rooms, accessible routes, paths and maintain maneuvering space at doorways.
 \$25/hr Staff labor staff

C_Protruding Objects



LOCATION | 304

Fire Extinguisher

Fire extinguisher protrudes 5" from the wall and is more than 27" AFF this could cause injury, a person using a cane would not be able to detect it.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Recess fire extinguisher into the wall or encase in a fire cabinet that extends lower than 27" so that it could be cane detectable.

*[See Appendix A - 2010 ADA Standards
206 Accessible Routes 307 Protruding Objects]*

Drinking Fountain

The drinking fountain is a protruding object. Similar to the fire extinguisher above it may cause injury as a person using a cane would not be able to detect it. **LOCATION | 000**

*[See Appendix A - 2010 ADA Standards
206 Accessible Routes 307 Protruding Objects]*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Provide wing walls that extend to the floor on both sides of the drinking fountain. Ensure that there is clear width of 30" between the inside surfaces of the wing walls.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Protruding objects can cause of injury to anyone walking down a corridor especially if there are groups of people passing, when carrying large loads and to people who have no or low vision. Protruding objects are especially dangerous in an emergency situation where smoke may obstruct vision. Furthermore there is the risk to of damage to the equipment itself which in the case of the fire extinguisher would be serious in an emergency.



LOCATION | 309

D1_Doors-clearance



LOCATION | 321

Building Issues continued

E-KENNEDY BUILDING - Third Floor - |C-Protruding Objects

|D1-Door Clearance

Door Clearance

Areas around doors are obstructed by furniture or other items. **LOCATION | 318**

*[See Appendix A - 2010 ADA Standards
404.2.8 Door Clearance]*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Keep all areas around doors free from obstructions.

Door - Operable Parts

The thermostat is mounted too high 58 1/2" AFF and is out of reach range.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Do not locate light switch and thermostats where they cannot be seen or used when door is open.



LOCATION | 304

ISSUES C SMALL MAINT. PROJECT

Protruding Objects removal plan and implementation

Encase Fire Equipment as suggested.

\$25/hr Staff labor staff

recess/alcove work \$500

ISSUE D1

OPERATIONAL/ SMALL MAINT.

Implement plan to maintain clear areas around doors. Widen doors and doorways if necessary.

\$25/hr Staff labor

various solutions door width

\$2,000-\$5,000

SMALL MAIN.: widen & replace door

or

OPERATIONAL: switch rooms

D2_Doors - Closer adjustment



LOCATION | 321

Door Closers
 Many doors with door closers have opening forces greater than 5lbs this makes the doors difficult to open, especially for someone in a wheelchair. This could cause delay in an emergency.
[See Appendix A - 2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Adjust all interior doors so that they have an opening pressure that doesn't exceed 5lbs.



LOCATION | 316



LOCATION | 311

D3_Doors-hardware



LOCATION | 304



LOCATION | 315



LOCATION |Typical

Door Hardware
 Door hardware cannot be operated with a closed fist. **LOCATION | 304,315,30**
[See Appendix A - 2010 ADA Standards Operable]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Reinstall hardware that can be operated using a closed fist. Door hardware that can be operated with a closed fist or a loose grip accommodates the greatest range of users. Hardware that requires simultaneous hand and finger movements require greater dexterity and coordination, and is not recommended.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 Consider replacing all keypad locks with proximity swipe locks.

ISSUES D2
SMALL MAINT. PROJECT
 Door closer adjustment, implementation and maintenance.
 \$25/hr Labor

ISSUE D3
SMALL MAINT. PROJECT
 Implement plan to replace knob hardware with lever-type hardware. **PRIORITIZE FOR DOORS ON ACCESSIBLE ROUTE.**
 \$400/set

E_ Stairs & Handrails



LOCATION | 321

Stairs-Hand Rails
These stairs are missing hand rails and rail extensions. The stair landing is also the landing for a ramp. A person using the ramp may fall because the stairs are not marked.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE PROJECT: Install new rails with extensions, install contrasting stair edging strip, maintain clutter-free zone at the bottom of the stair and provide more lighting.

ISSUE E
SMALL MAINT. PROJECT
Install new rails, treads and nosings
\$600/run



LOCATION | 320

Hand Rails
The bottom rail is missing from the raised part of the studio and pieces of rails are sticking up and could cause injury .

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE PROJECT: Remove old pieces of rails and install new rails.



LOCATION | Same as Basement

Stairs-Nosings
The nosings are greater than 1/2" and can become a tripping hazard.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE PROJECT: Provide nosing infill strip to reduce the overhang.

F_ Toilet Rooms



LOCATION | 311

ADA Facilities and Amenities
 Both the Men's and the Women's toilet rooms are not ADA compliant so should not be marked as being ADA compliant.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Modify toilet rooms to become ADA compliant.

While these toilet rooms is not fully ADA compliant, provide ADA compliant signs with directions to the nearest ADA compliant toilet room on the First Floor. Ensure that these signs are mounted at the correct height and location.
[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]



LOCATION | 310

Lavatory (sink)
 The lavatory(sink) pipes are not wrapped and could cause injury.
[See Appendix A - 2010 ADA Standards 603 Toilet Rooms]

OPERATIONAL Wrap lavatory (sink) pipes.

Mirrors
 Although the mirror is tilted, the bottom of the reflective surface is above 42" AFF so a short stature or a seated person cannot use it.
[See Appendix A - 2010 ADA Standards 603.3 Mirrors]

OPERATIONAL Move 1 mirror so that the bottom of the reflective surface is 40" AFF or provide full length mirror in the lavatory (sink) area in the toilet room.

**ISSUE F
 SMALL MAINT.**
 Toilet rooms throughout the building require modifications to meet ADA standards for accessibility. There should be one accessible toilet room/floor for each gender.
\$2,000/ toilet room modifications/floor.



LOCATION | 311

Men's & women's toilet room

ADA Signs
 The sign is not ADA compliant for size, contrast, the icon of International Accessibility has been substituted for a non-ADA compliant icon.
[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 When these toilet rooms have been modified to become ADA compliant, provide ADA compliant signs on the latch pull side of the door. Mount at 48" min. AFF to the baseline of the tactile characters, and 60" max. AFF, measured from the baseline of the highest tactile character. Use the icon of International Accessibility to designate that it is a ADA compliant toilet room.



LOCATION | 310

Grab bars
 The grab bars are installed incorrectly so they are in the wrong place to be used as supports in transferring from a wheelchair.
[See Appendix A - 2010 ADA Standards 609 Grab Bars]

OPERATIONAL Re-install grab bars to be ADA compliant for location and height.

Flooring
 The flooring is uneven and is a tripping hazard that could cause injury.
[See Appendix A - 2010 ADA Standards 302 Floor or Ground Surfaces]

OPERATIONAL-Repair tile flooring so that it is stable, firm and slip resistant.

Men's toilet room only - the rim of the urinal is 27" high AFF.
[See Appendix A - 2010 ADA Standards 213.3.3, 605 Urinals]
 Re-install so that the rim is at 17" AFF

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 The use of blackboards in these toilet rooms as a measure to prevent graffiti is commendable and it is recommended that they become a standard toilet room installation throughout the campus.

**ISSUE A1
 CAPITAL IMPROV.**
 Provide ADA compliant signs.
 \$150/Sign



LOCATION | 311

Door - Opening force
 The door to the toilet room has an opening force of over 20 lbs. This makes it difficult to get open and it closes too fast to be able to pass through.
[See Appendix A - 2010 ADA Standards 603 Doors]

OPERATIONAL Adjust door opening force to max. 5lb.

Door - Clearance
 The door to the toilet compartment obstructs entry.

[See Appendix A - 2010 ADA Standards 603 Doors]

SMALL MAINTENANCE: Reverse door swing.

INTERIM RECOMMENDATION
 Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room.

Building Issues continued
E-KENNEDY BUILDING - Third Floor | G-Sinks



LOCATION | 310

Sinks: Typical to Art Schools there are many utility sinks required for cleaning equipment such as brushes, paint and chemical containers. These utility sinks pose a particular accessibility problem as they need to be deeper than the usual sink therefore there is no knee space under the sink. To ensure a student in a wheelchair can work at this type of sink a 'reasonable accommodation' could be to use a standard utility sink that is no higher than 34", provide enough space around the sink for a side approach and add an adjacent work counter with room for knee space.

ISSUE F
Capital Improv.
Utility sink installation & sink \$1,500

H-Drinking Fountains



LOCATION | 309

Drinking Fountain

Drinking fountain does not have two spouts at heights that allow a person in a wheelchair and a person who has trouble bending to be able to use. It is also a protruding object see Issue C - Protruding Objects. **LOCATION | 013/014**

[See Appendix A - 2010 ADA Standards 307, 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Provide cups with dispenser and trash that doesn't protrude from the wall more than 4" and within reach range.

or

Replace with a high-low drinking fountain that complies with *2010 ADA standards 211, 307, 602 601, 602.*



LOCATION | 319



LOCATION | 310

Building Issues continued

E-KENNEDY BUILDING-Third Floor |H-Drinking Fountain & J-Lockers & Furniture, Ramps

Ramps

Ramp is cluttered with obstructions **LOCATION | 309**

[See Appendix A - 2010 ADA Standards Lockers 225.2.1,308,309,,811]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Maintain clear ramps.

Furniture

Table height is 35".

[See Appendix A - 2010 ADA Standards Dining & Worksurfaces 226]

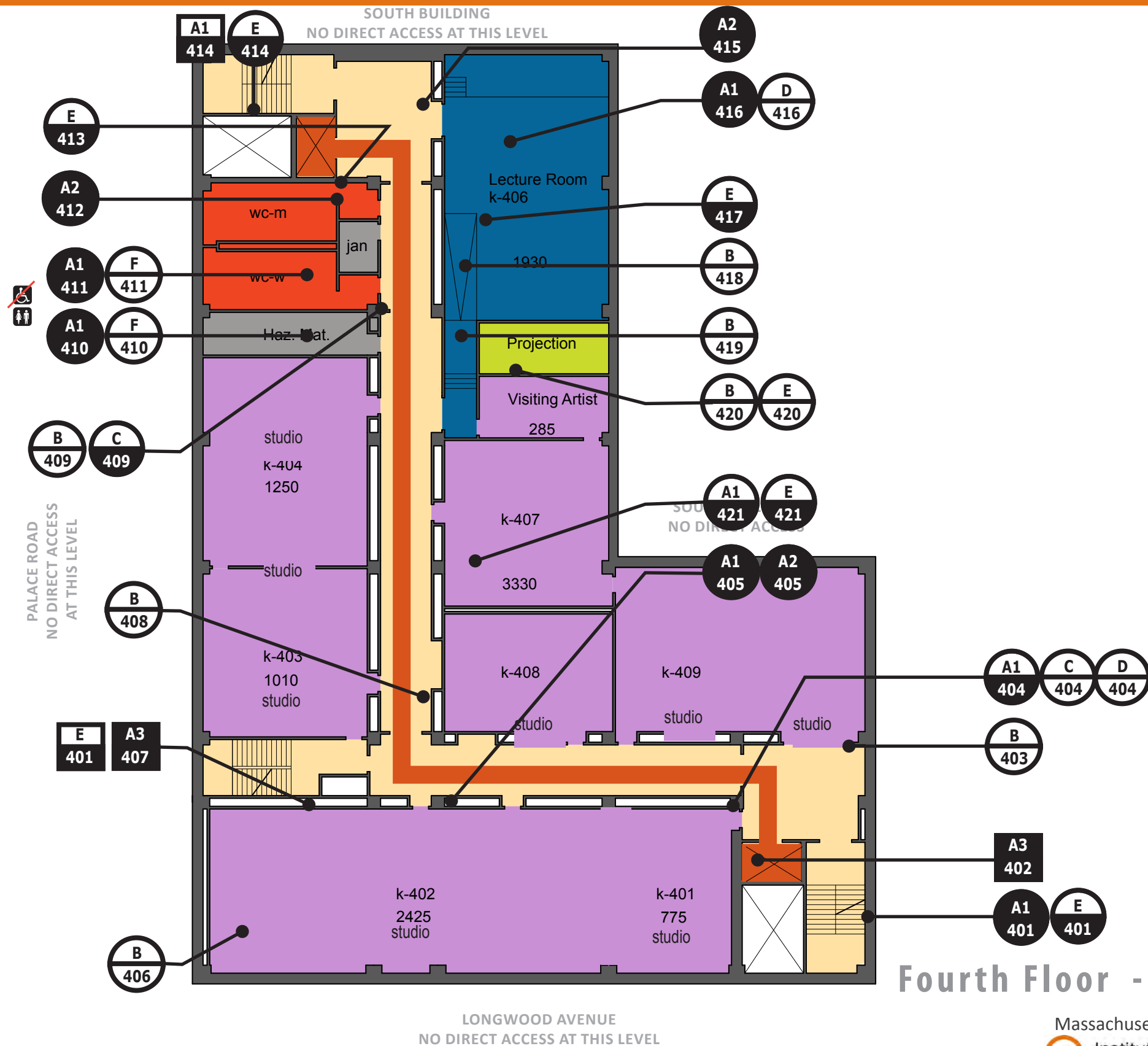
RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Make sure that there is at least 5% or no less than one table or worktop that has a top surface of 34" above the floor and a minimum knee clearance of 27" to the underside of the table so that the table can be used by a sitting person.

ISSUE H
SMALL MAINT. PROJECT
See Protruding Objects

IMMEDIATE TEMPORARY
Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest Accessible Drinking Fountain.

Building Issues-Fourth Floor



Fourth Floor - Summary Plan

ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

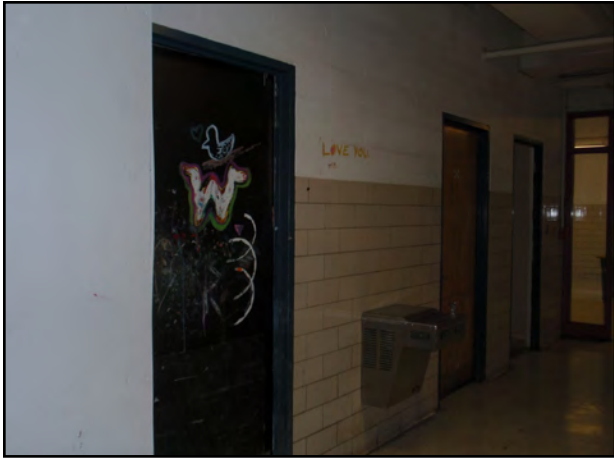
Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

A1_Signs - ADA Facilities



LOCATION | 410

Signs - ADA Facilities and Safety

Both the Men's and the Women's toilet rooms have non-ADA compliant handwritten designation signs on the doors.
[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

The toilet rooms are not ADA compliant and there are no signs with directions to the nearest ADA compliant toilets rooms.
[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: Provide ADA compliant Toilet room signs **and** until these toilet rooms are modified to be accessible, provide ADA compliant toilet room signs that give directions to the nearest ADA compliant toilet rooms. The International Symbol of Accessibility must be used.
[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4, 703.6.1 Pictogram field]

Ensure that room designation signs are mounted at the correct height and location. Signs are required to be installed on the latch pull side of the door mounted at 48" min AFF to the baseline of the tactile characters and 60" max. AFF .measured from the baseline of the highest tactile character.
[See Appendix A - 2010 ADA Standards 703 Signs-703.4.1]



LOCATION | 414

Signs - Exit Doors & Passageways

Throughout the floor tactilely read ADA compliant exit signs are missing from doors at exit passageways, exit discharge points, and exit stairways.
[See Appendix A - 2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program install ADA compliant exit signs at doors at exit passageways, exit discharge points, and exit stairways.
See section 1003.2.13.6 of the International Building Code (2000 edition) or section 1007.7 of the International Building Code (2003 edition)

A2_Signs - Designation



LOCATION | 416



LOCATION | Typical



LOCATION | 403

Signs - Designation

Most room, space designation signs are missing. All signs are not ADA compliant for mounting location, height requirement, and tactile reading requirements. Nor do the characters meet size, font, and proportion requirements. Nor are the raised character requirements met.
[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4], MAAB 411.1.1]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 As part of a campus-wide wayfinding program ensure that all permanent rooms and spaces have signs that meet ADA requirements.

Provide ADA compliant signs mounted on the latch pull side of the door. Mount to avoid the door swing at 48" min AFF to the baseline of the tactile characters and 60" max. AFF, measured from the baseline of the highest tactile character. If there is no room on the latch pull side place signs on the nearest adjacent wall as long as the person reading the sign tactilely will not be injured if the door is opened.
[See Appendix A - 2010 ADA Standards 703 Signs-703.4.2 Locations]

Ensure that the information on the sign coordinates with the location and usage of the room and information on Directories., programs and plans.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 As part of the campus-wide wayfinding program consider installing permanent egress maps and standardized signs at stairs and elevator lobbies on all floors. This will provide vital information to the occupants and fire department personnel to avoid confusion during emergencies. The signs should inform occupants which stair landing they are on and the upper and lower termination of the stairway. These signs increase the ability of any building user to navigate through the spaces. Consider instigating a study to ensure all exit signs required by ADA and NFPA are compliant, are lit if necessary and are in the correct locations according to code.

A3_Signs - Directories



LOCATION | 414

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

CAPITAL IMPROVEMENT: Consider putting a Directory at all stair ways, it especially helps and enables people who have difficulty with stairs to be able to see where they might need to go before having to make the effort of climbing the stairs.

Ensure that on the Directory the contrast between background and characters is great enough for easy read especially in the low light levels. Also make sure that the characters are clear and large enough for people with low vision to be able to easily read them.

Coordinate the Directory information with the corresponding building, program & space usage. Be sure to add information regarding the Accessible Toilet when the toilet rooms are modified to become compliant.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

OPERATIONAL/CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program implement an overall inspection of fire safety signs making sure that all required exit signs are provided, are ADA and NFPA compliant, are lit if required and are in the correct locations according to code.

See section 1003.2.13.6 of the International Building Code(2000 edition) or section 1007.7 of the International Building Code (2003 edition)

ISSUE B
Access routes
CAPITAL IMPROV.
Campus -Wide Wayfinding Prog. Design and implementation \$TBD/Sign

IMMEDIATE TEMPORARY
Until modifications are complete note on the directory the nearest Accessible toilet room.

ISSUE B
Access routes
OPERATIONAL
Create program to maintain a clear width of 36" min.

Encase Fire Equipment as suggested.

D1_Doors-Clearance



LOCATION | Typical

Door-Clearance
 Furniture blocks door from opening.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL Remove furniture from blocking doorway. Ensure that staff, faculty and students are aware of the necessity to keep clear space at doors.



LOCATION | 403

Door-Clearance
 Lockers obstruct required clear space at latch pull side of door.

[See Appendix A - 2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL Remove lockers near doors to retain 18: clear space at latch pull side.



LOCATION | 419

D2_Doors-Closers



LOCATION | 400



LOCATION | 401



LOCATION | Typical

Door Closers
 The door opening force is 20 lbs which makes it difficult to open, especially for a person in a wheelchair and could also cause delay in an emergency.

[See Appendix A - 2010 ADA Standards 404.2.8 Door Closers]

The double fire egress doors have a door opening force of 25 lbs which is too heavy for easy opening. Additionally it makes the doors difficult to get through because the closing time is too fast. This could cause problems in an emergency.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Create a comprehensive maintenance program and schedule to check and adjust all interior doors so that they have an opening pressure that doesn't exceed 5 lbs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE OPERATIONAL: Ensure that areas beyond fire doors have clear egress route

ISSUES D2 SMALL MAINT. PROJECT
 Door closer adjustment, implementation and maintenance.
 \$25/hr Labor

ISSUE D3 SMALL MAINT. PROJECT
 Implement plan to replace knob hardware with lever-type hardware. PRIORITIZE FOR DOORS ON ACCESSIBLE ROUTE.
 \$400/set

F_ Toilet Rooms



LOCATION | 412

ADA Facilities and Amenities

Both the men’s and the women’s toilet rooms are not ADA compliant so should not be signed as being ADA compliant.

The sign is not ADA compliant for size, contrast, the icon for International Accessibility has been substituted for a non- ADA compliant wheelchair icon.

[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

As this bathroom is not fully ADA compliant, in the interim provide ADA compliant signs with directions to the nearest ADA compliant toilet room on the First Floor. Ensure that these signs are mounted at the correct height and location.

Once these toilet rooms have been modified to become ADA compliant, provide ADA compliant signage on the latch pull side of the door mounted at 48” min AFF to the baseline of the tactile characters on signs and 60” max. AFF .measured from the baseline of the highest tactile character.

Obstructed Accessible Route

In both the men’s and women’s toilet rooms the accessible path and the dispensers are obstructed by the trash receptacle.

[See Appendix A - 2010 ADA Standards 606.5 Exposed Pipes]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Relocate trash receptacle and train staff, faculty and students to keep a clear width of 36” min. around doors and dispensers.

ISSUE F
SMALL MAINT.
Toilet rooms throughout the building require modifications to meet ADA standards for accessibility. There should be one accessible toilet room/floor for each gender.
\$2,000/ toilet room modifications/floor.

ISSUE A1
CAPITAL IMPROV.
Provide ADA compliant signs.
\$150/Sign

INTERIM RECOMMENDATION
Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room.

J-Lockers & Furniture



LOCATION | 402

Lockers

Lockers are not ADA compliant for hardware, height, and reach range

[See Appendix A - 2010 ADA Standards
Lockers 225.2.1, 308, 309, 811]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Make sure that there is at least 5% but no less than one locker is ADA compliant the preference would be for two.



LOCATION | Typical

J-Furniture



LOCATION | 406

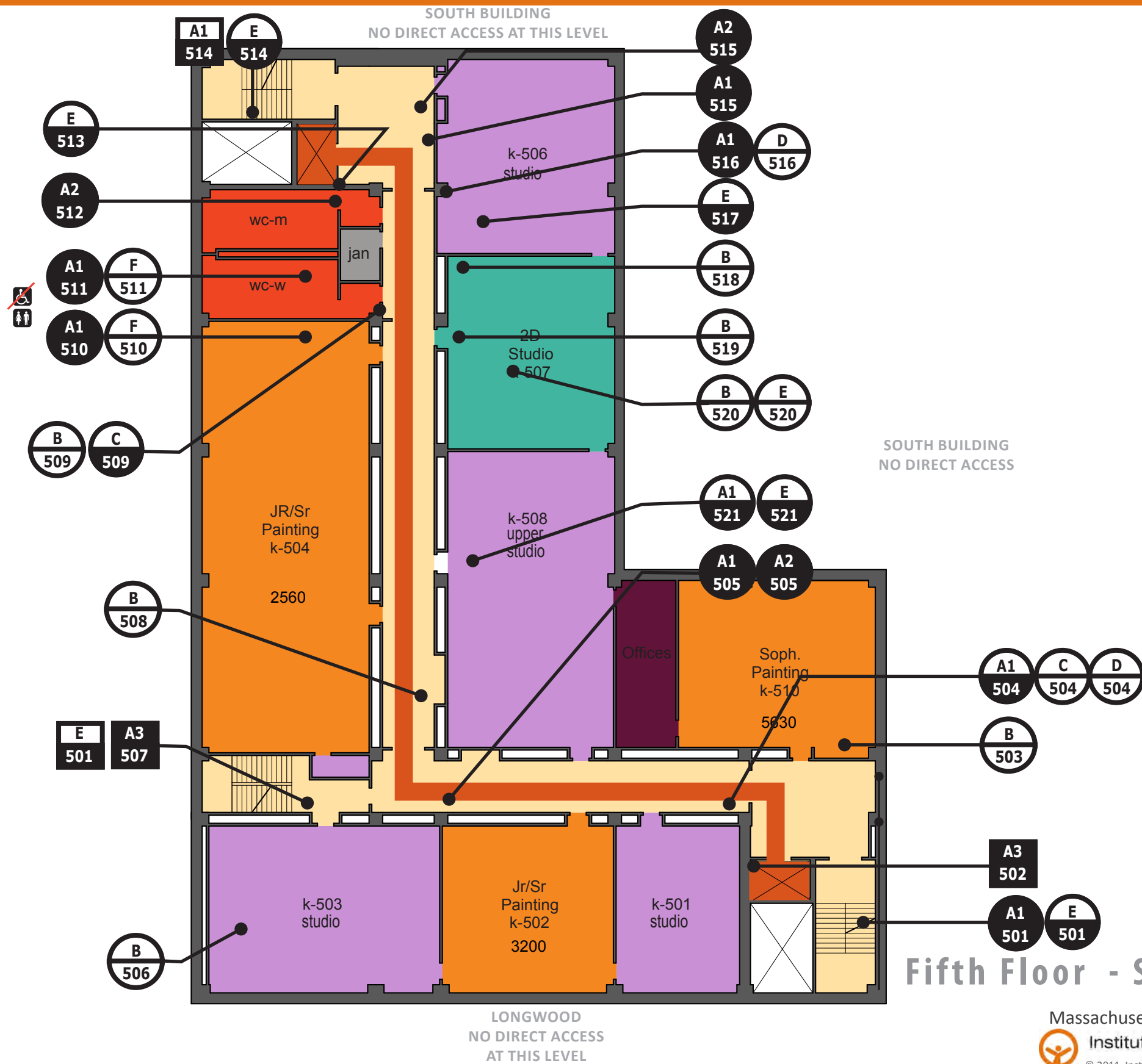
Furniture

Accessible spaces for wheelchair are provided at the back of the lecture room behind a cage.

[See Appendix A - 2010 ADA Standards
21.2.3.1 Lines of sight Dispersion]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Remove cage and reallocate Accessible clear spaces to accommodate two wheelchair users and their companion within the main seating area but with access to the aisle. Consistent with the overall intent of the ADA, individuals who use wheelchairs must be provided equal access so that their experience is substantially equivalent to that of other members of the audience. Thus, while individuals who use wheelchairs need not be provided with the best seats in the house, neither may they be relegated to the worst.

Building Issues - Fifth Floor



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

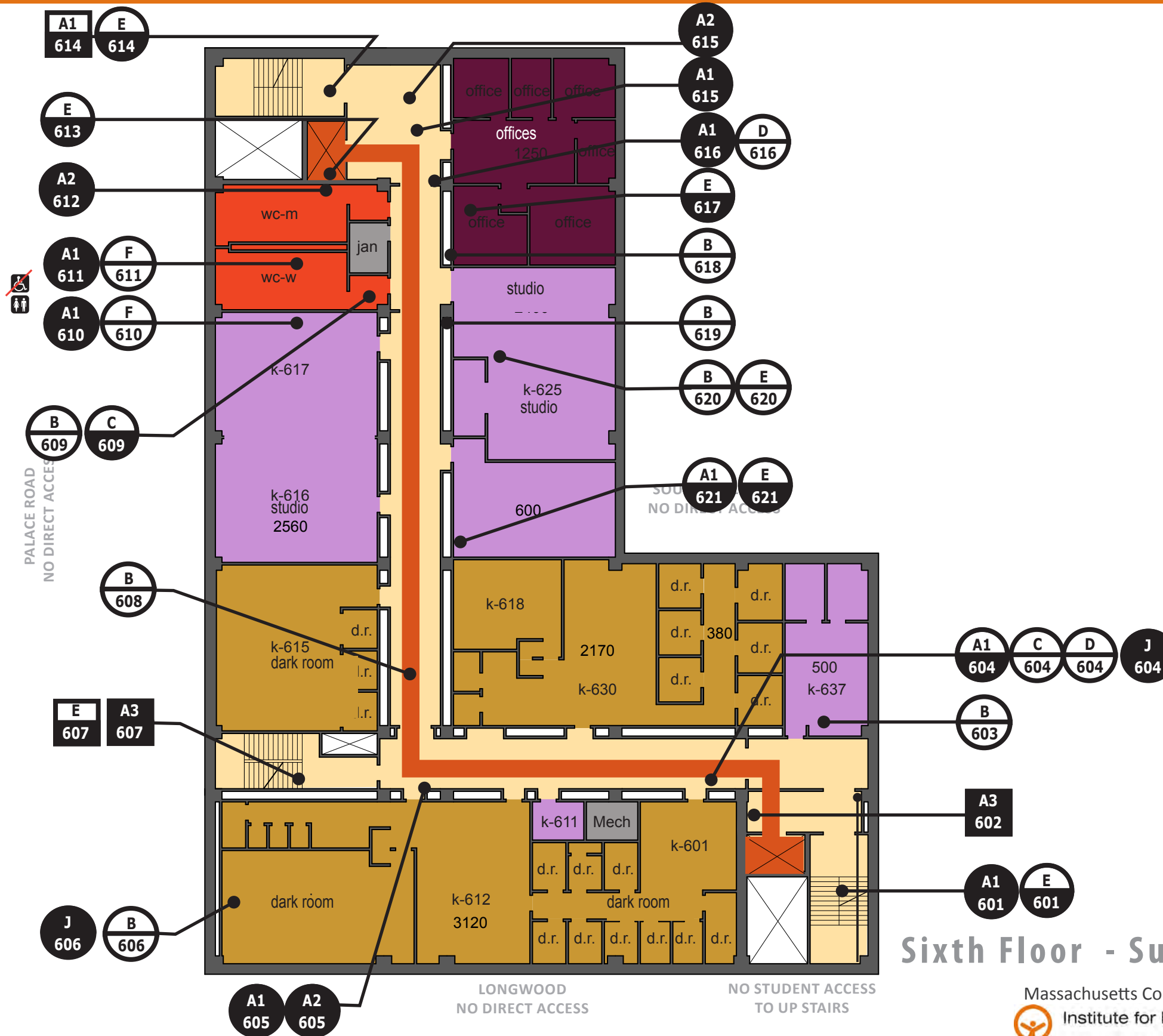
COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Fifth Floor - Summary Plan

ISSUES & LOCATIONS SIMILAR TO 3RD AND 4TH FLOORS

Building Issues - Sixth Floor



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Sixth Floor - Summary Plan

A1_Signs - ADA Facilities & Safety



LOCATION | 610

Signs - ADA Facilities and Safety

Both the men's and the women's toilet rooms have non-ADA compliant handwritten signs on the doors.

[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

The toilet rooms are not ADA compliant and there are no signs with directions to the nearest ADA compliant Toilets Rooms.

[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Provide ADA compliant toilet room signs. Until these toilet rooms are modified to be accessible, provide ADA compliant toilet room signs that give directions to the nearest ADA compliant toilet rooms. The International Symbol of Accessibility must be used.

[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4, 703.6.1 Pictogram field]

Ensure that these signs are mounted at the correct height and location. Signs are required to be installed on the latch pull side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60" max. AFF measured from the baseline of the highest tactile character.

[See Appendix A - 2010 ADA Standards 703 Signs-703.4.1]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Ensure that all ADA compliant toilet rooms are noted on the Directories.

Signs - Exit Doors & Passageways

Many tactilely read ADA compliant exit signs are missing from doors at exit passageways, exit discharge points, and exit stairways.

[See Appendix A - 2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

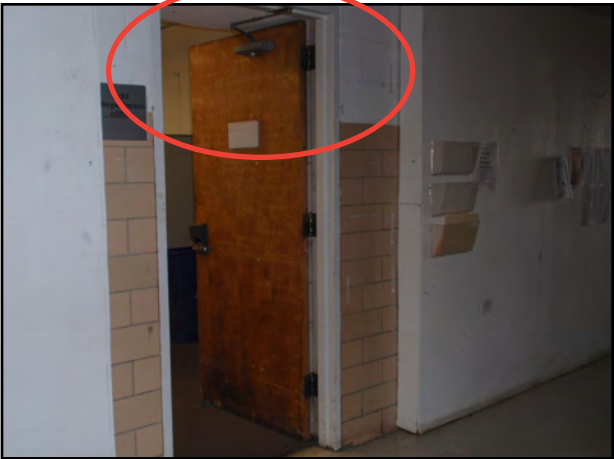
Install ADA compliant exit signs at doors at exit passageways, exit discharge points, and exit stairways.

See section 1003.2.13.6 of the International Building Code (2000 edition) or section 1007.7 of the International Building Code (2003 edition)

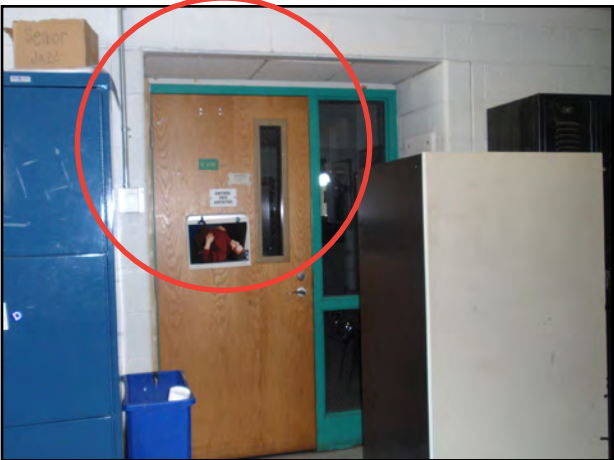
A2_Signs - Designation, Directional & Informational Signs



LOCATION | 604



LOCATION | TYPICAL



LOCATION | TYPICAL

Signs - Designation

Most room, space designation signs are missing. All signs are not ADA compliant for mounting location, height requirement, and tactile reading requirements. Nor do the characters meet size, font, and proportion requirements. Nor are the raised character requirements met.

[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4], MAAB 411.1.1]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

As part of a campus-wide wayfinding program ensure that all permanent rooms and spaces have signs that meet ADA requirements.

Provide ADA compliant signs mounted on the latch pull side of the door. Mount to avoid the door swing at 48" min AFF to the baseline of the tactile characters and 60" max. AFF, measured from the baseline of the highest tactile character. If there is no room on the latch pull side place signs on the nearest adjacent wall as long as the person reading the sign tactilely will not be injured if the door is opened.

[See Appendix A - 2010 ADA Standards 703 Signs-703.4.2 Locations]

Ensure that the information on the sign coordinates with the location and usage of the room and information on Directories., programs and plans.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

As part of the campus-wide wayfinding program consider installing permanent egress maps and standardized signs at stairs and elevator lobbies on all floors. This will provide vital information to the occupants and fire department personnel to avoid confusion during emergencies. The signs should inform occupants which stair landing they are on and the upper and lower termination of the stairway. These signs increase the ability of any building user to navigate through the spaces. Consider instigating a study to ensure all exit signs required by ADA and NFPA are compliant, are lit if necessary and are in the correct locations according to code.

ISSUE A1
Capital Improv.
 Campus-wide Wayfinding Prog.mple-
 mentation
 \$150/Sign

IMMEDIATE TEMPORARY
 Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest Accessible toilet room.

ISSUE A2
Capital Improv.
 Campus-wide Wayfinding Prog. Design and implementation
 \$150/Sign

A2_Signs - Informational & Noticeboards



LOCATION | 607

Sign - Directional
 Directional signs are missing and/or are not ADA compliant.
[See Appendix A - 2010 ADA Standards 703 Signs-703.5]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program provide directional signage wherever it helps with navigation.
[See Appendix A - 2010 ADA Standards 216.4.3, 703 Signs-703.5]

Sign - Informational
 Informational signs like the emergency instructions are not ADA compliant for mounting location, height requirement, and the characters do not meet size, font, and proportion requirements.
[See Appendix A - 2010 ADA Standards 703 Signs-703.5]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program eliminate all unnecessary signs and notices and replace necessary safety instructions with signs that are ADA compliant for height, character proportion, contrast and are mounted within visual range of someone who is seated.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Noticeboards
 Noticeboard information is too small to read by someone in a seated position. Furniture and other materials obstruct access to the noticeboard. To allow access to noticeboards ensure that there is at least 36" min. clear space in front of the noticeboard and that the notices are rearranged so that the most important information and notices with type less than 36 points is positioned at the bottom of the noticeboard.
[See Appendix A - 2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

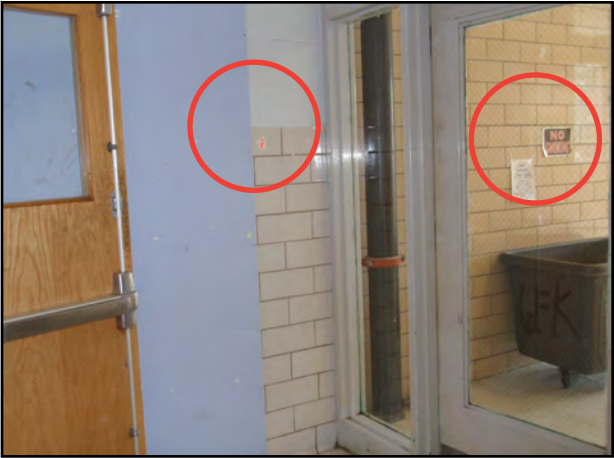


LOCATION | TYPICAL



LOCATION | TYPICAL

A3_Signs - Directories



LOCATION | TYPICAL



LOCATION | 601



LOCATION | 603

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 On directories and signs ensure that the contrast between background and the characters is great enough for easy reading especially in the low light levels. Also make sure that the characters are clear and large enough for people with low vision to be able to easily read them.

Location information should be coordinated throughout the Campus. There should be one updated source providing this information. The floor levels in elevators, published materials and virtual information should also coordinate.

Coordinate the Directory information with the corresponding building, program & space usage. Be sure to add information regarding the Accessible Toilet when the toilet rooms are modified to become compliant.

Consider putting a Directory at all stair ways, it especially enables people who have difficulty with stairs to be able to see where they might need to go before having to make the effort of climbing the stairs.

A2 & A3
CAPITAL IMPROV.
 Campus -Wide Way-finding Prog. Design and implementation
 \$150/Sign

INTERIM RECOMMENDATION
 Until modifications are complete, install ADA accessible signs to direct building users to the nearest the accessible toilet room.

B_Accessible Route



LOCATION | 603

Aisle Obstruction

Corridors are obstructed by furniture, seating and trash receptacles that can become egress safety hazards and tripping hazards in the accessible route.

Furniture obstructs the narrow Student Lounge and prevents easy access.

[See Appendix A - 2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances

Flooring is compromised for safety as it is very old and it is not smooth, or slip resistant .

[See Appendix A - 2010 ADA Standards 302 Floor Surfaces

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Educate staff, students and faculty to rearrange furniture to maintain a 36" min. clear width in through corridors, rooms, spaces and accessible routes at all times. The clear space required may be greater depending on occupancy and space usage.

SMALL MAINTENANCE PROJECT: Patch or re-install new floor.



LOCATION | 608



LOCATION | 608

C_Protruding Objects



LOCATION | 607



LOCATION | 606

Protruding Objects

Fire extinguisher protrudes 5" from the wall and could cause injury because a person using a cane would not be able to detect it as it is more than 27" high off the floor.

Fire box protrudes more than 4 " into the accessible route and it is 54" high from the bottom of the box to the floor. Similar to the fire extinguisher above, it may cause injury as a person using a cane would not be able to detect it.

[See Appendix A - 2010 ADA Standards 206 Accessible Routes 307 Protruding Objects

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL PROJECT: Recess fire extinguisher into the wall or encase in a fire cabinet that extend lower to the floor than 27" AFF so that it could be cane detectable.

OPERATIONAL: Ensure that items mounted to walls are not greater than 4" of the wall.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Protruding objects are not only a cause of injury to people who have no or low vision but to anyone walking down a corridor especially in an emergency situation or if groups of people are passing in a corridor. Furthermore there is a risk that the fire extinguisher gets knocked and becomes dysfunctional and cannot be used when it is needed.

ISSUE C
SMALL MAINT. PROJECT
 Protruding Objects removal plan and implementation
 \$25 Staff labor

D1_Doors-Clearance



LOCATION | TYPICAL

Door-Clearance
 Recycling Receptacle is obstructing the 18" clear space on the latch side of the door making the door very difficult to open.

Furniture and trash receptacles block the access through the door.

Electric box at top of stairs is protruding 10" from the wall and the bottom of the box is 69 1/2" AFF making it a risk of head injury for anyone.

[See Appendix A - 2010 ADA Standards 206 Accessible Routes 307 Protruding Objects]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Recess fire extinguisher into the wall or encase in a fire cabinet that extend lower to the floor than 27" so that it could be cane detectable.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 Protruding objects are not only a cause of injury to people who have no or low vision but to anyone walking down a corridor especially in an emergency situation or if groups of people are passing in a corridor. Furthermore there is a risk that the fire extinguisher gets knocked and becomes dysfunctional and cannot be used when it is needed.



LOCATION | TYPICAL

Door Clearance
 Lockers and storage items block access to the door.

The double fire egress doors have a door opening force of 25 lbs. which is too heavy for easy opening and could cause delay in an emergency.

The double fire egress doors on the 1st Floor has a door opening force 20 lbs., too heavy for easy opening. This could cause delay in an emergency.

[See Appendix A - 2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Adjust all interior doors so that they have an opening pressure that doesn't exceed 5lbs.



LOCATION | TYPICAL



LOCATION | 601



LOCATION | TYPICAL



LOCATION | TYPICAL

D2_Doors-Closer Adjustment



LOCATION | TYPICAL

Door Closer adjustment
 Many doors with door closers have opening forces greater than 5lbs. this makes the doors difficult to open, especially for someone in a wheelchair. Additionally this could cause delay in an emergency.
[See Appendix A - 2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Adjust all interior doors so that they have an opening pressure that doesn't exceed 5lbs. Create an ongoing schedule of maintenance to ensure that this pressure does not exceed the maximum required by ADA 2010 Standards.

D3_Doors - Hardware



LOCATION | TYPICAL

Door Hardware
 Card swipe not easy to use.
RECOMMENDATION TO IMPROVE ADA COMPLIANCE SMALL MAINTENANCE PROJECT: Switch all card swipe or digital pad security locks with proximity card reader.

Door - Vision Lights (glass)
 Bottom of glazed panel is more than 43" AFF
[See Appendix A - 2010 ADA Standards 404.2.11 Vision Lights]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE SMALL MAINTENANCE PROJECT: Modify Door glazed panel so that the bottom of the glass is no more than 43" AFF or replace door.

ISSUE D2 OPERATIONAL
 Door closer adjustment, implementation and maintenance
 \$25/hrLabor



LOCATION | 601



LOCATION | TYPICAL

ISSUE D3 SMALL MAINT. PROJECT
 Door hardware replacement \$400/set

ISSUE D3 SMALL MAINT. PROJECT
 Door window replacement \$500/door



LOCATION | TYPICAL

E_Stairs & Handrails



LOCATION | 607

Stairs-Rails and rail extensions

Handrails do not meet ADA standards for shape, dimensions or extensions. Consider

[See Appendix A - 2010 ADA Standards 210.1, 505, 505.10, 505.7.2 Handrails]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

SMALL MAINTENANCE: If these stairs are used as egress stairs consider installing new rail with rail extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10.

Stairs-Nosings

Stair nosings are greater than 1/2 inch and are a tripping hazard.

[See Appendix A - 2010 ADA Standards 210.1, 504, 504.4 Tread Surface]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

OPERATIONAL: Install curved wedges to the underside of the stair nosings to create a smooth transition. Consider using an integrated nosing and tread.

Stairs-Sign

No sign indicating stair limit or floor level, or egress exit. **LOCATION | 601,607,614**

[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4], MAAB 411.1.1]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT as part of the campus-wide wayfinding program ensure that **all** floor have have signs that indicate floor level. These signs should always be located adjacent to stairs and they should be able to be seen from inside the elevator. **LOCATION | 601,607,614**

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Keep stair well clear and free of clutter. Do not use stair as storage.

F_Toilet Rooms



LOCATION | 610



LOCATION | 610



LOCATION | 610

Building Issues continued

E-KENNEDY BUILDING-Sixth Floor |E-Stairs & Handrails & Toilet Rooms

Men's & women's toilet room

ADA Signs

Both the men's and the women's toilet rooms are not ADA compliant so should not be marked as being ADA compliant.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Modify toilet rooms to become ADA compliant. Once these toilet rooms have been modified to become ADA compliant, provide ADA compliant signage on the latch pull side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60" max. AFF .measured from the baseline of the highest tactile character.

[See Appendix A - 2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

ISSUE F

CAPITAL IMPROV.

Toilet rooms throughout the building require modifications to meet ADA standards for accessibility. There should be one accessible toilet room/floor for each gender.

\$2,000/ toilet room modifications/floor.

ISSUE A1

SMALL MAINT. PROJECT

Provide ADA compliant signs.

\$150/Sign

INTERIM

RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room.

_G-Sinks



LOCATION | 606

Classroom Sinks - Replace or modify sinks to be accessible

Sink is not accessible for height, reach ranges and clearances.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Replace at least one sink in each room that has sinks with a sink that meets 2010 ADA Standards on each of the second and third floors, or at this type of sink provide enough space around the sink for a side approach, add an adjacent work counter with room for knee space, add a flexible hose attachment.

_H-Drinking Fountains



LOCATION | 608

Drinking Fountain

Drinking fountain is recessed and does not have accessible approach and clear spaces, and the spout is too low for a person who has trouble bending.

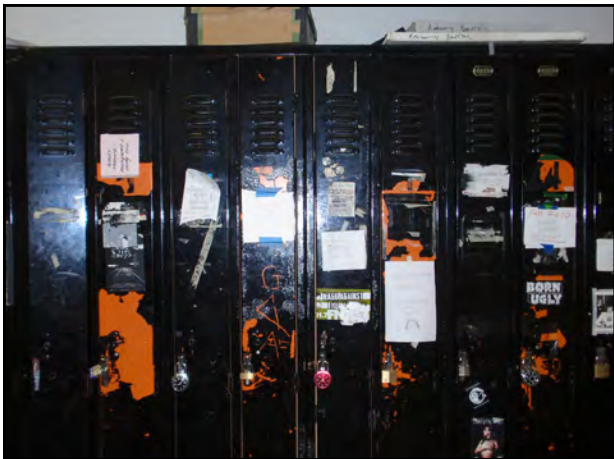
[See Appendix A - 2010 ADA Standards 211,601-Drinking Fountains,307-Protruding Objects, 309-Operable parts]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Provide cups with dispenser and trash that doesn't protrude from the wall more than 4" and within reach range.

or
Replace with a high-low drinking fountain that meets 2010 ADA standards.

ISSUE G
SMALL MAINT. PROJECT
Install new accessible sink or modify existing sink in each room that has a sink.
\$1,000 / new ADA sink or \$150 / modify sink

J-Lockers & Furniture



LOCATION | 604

Lockers

Lockers do not meet ADA standards for operable controls and reach range.

[See Appendix A - 2010 ADA Standards
Lockers 225.2.1,308,309,,811]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Make sure that there is at least 5% but no less than one locker in each locker bank meets ADA Standards the preference would be for two

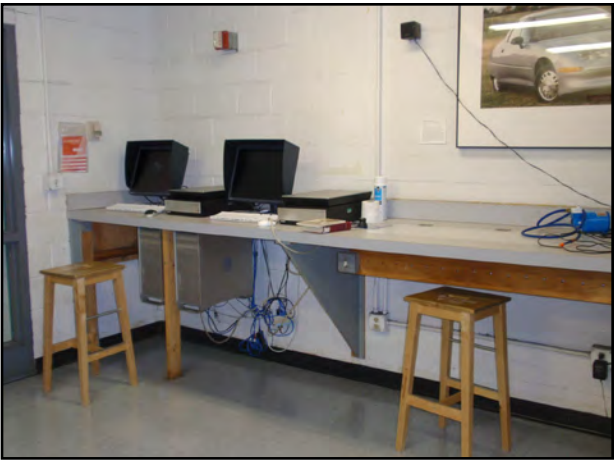
J-Lockers & Furniture



LOCATION | 606



LOCATION | 606



LOCATION | 606

Furniture

Counter height is 36" AFF .
[See Appendix A - 2010 ADA Standards
Dining & Worksurfaces 226]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Make sure that there is at least one table or 36" of counter space that has a top surface of 34" AFF and a min. knee clearance of 27" to the underside of the table so that the table can be used by a sitting person.

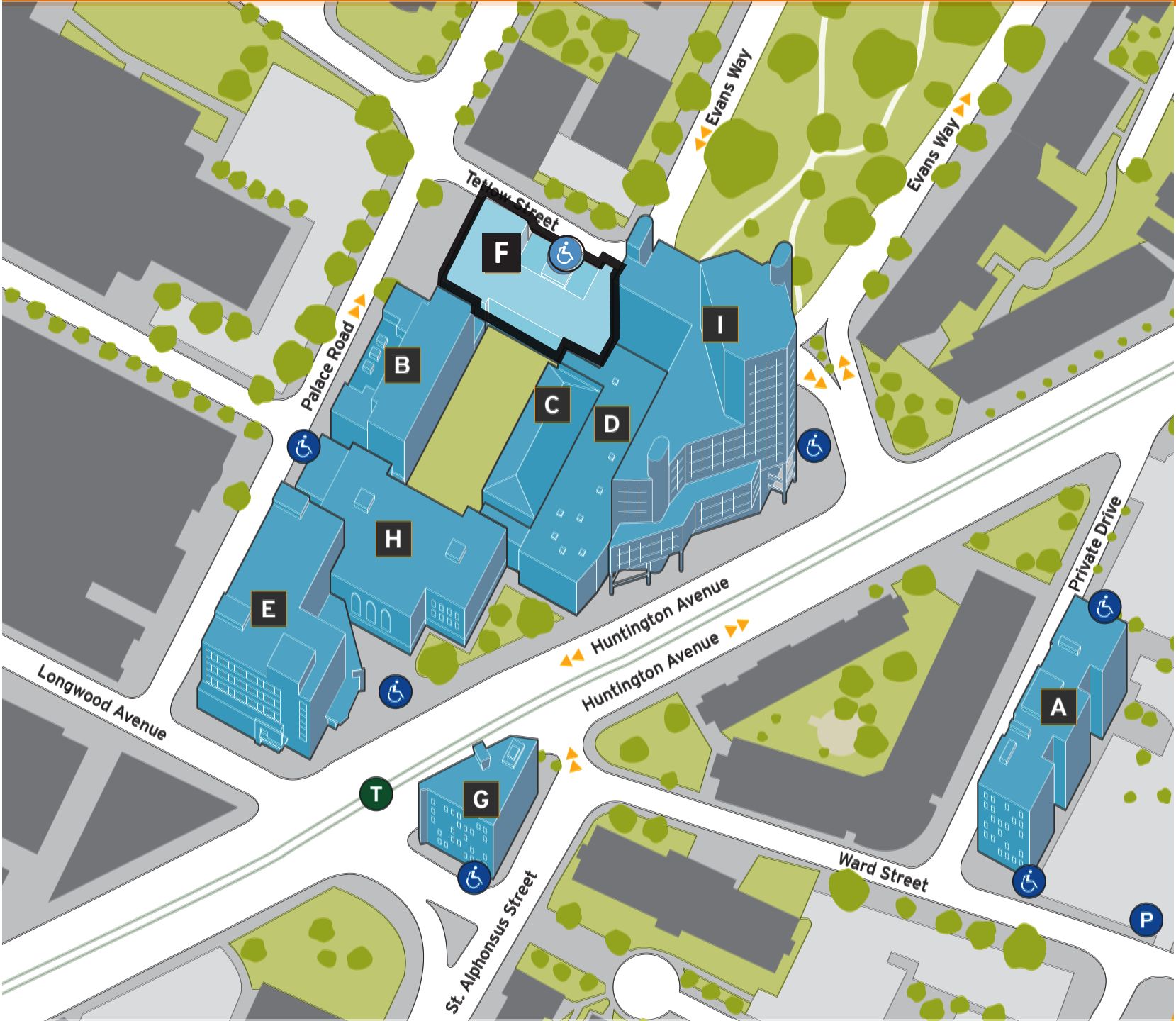
RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
To ensure that trash and recycle bins are used by everyone they should be placed in easy reach with the top of the lid being at 34" above floor level.

ISSUE J
OPERATIONAL
Modify existing lockers and furniture
OR
CAPITAL IMPROV.
Provide new ADA compliant furniture, equipment & lockers.

\$ dependent on requirements

F - North Building

KEY PLAN



CONTENTS

How To Use This Report |02

Building Summary |03

Five-Year ADA Compliance Plan |05

Building Issues |09

Basement |09

1st Floor |15

2nd Floor |22

3rd Floor |25

ADA & MAAB References

APPENDIX A

PROJECT TEAM
Mercedes Evans, MassArt
Howie LaRosee, MassArt

Altaf Mulla, DCAM
Polly Welch, DCAM

Tica deMoor, IHCD
Steve Demos, IHCD
Marissa Desmond, IHCD
Valerie Fletcher, IHCD
Erica Garfinkel
Kathy Gips, IHCD
Chris Hart, IHCD
Ana Julian, IHCD
Ivy Smith, IHCD
Josh Safdie, IHCD
Ruth Super, IHCD
David West, IHCD

March 2011

How to Use This Report

General Comments

This document is designed with a hierarchical structure to provide flexibility and utility for the different stakeholders that need access to this information. The report has been divided into five different sections:

- 1] Building Summary
- 2] Five-year ADA Compliance Plan
- 3] Summary Plans
- 4] Building Issues
- 5] ADA & MAAB References

LAYOUT 1| Building Summary



This is an overview narrative summarizing the major problem accessibility issues and key recommendations in North Building.

Key Recommendations have been divided into: Operational Improvements, Small Maintenance Projects and Capital Improvements reflecting the differences in expected budget, time frames and level of complexity.

LAYOUT 2| Five-Year ADA Compliance Plan

CHOR	DESCRIPTION	LOCATION	ISSUES	COST RANGE	2011	2012	2013	2014	2015
A	COMPREHENSIVE SIGNAGE & WAYFINDING PROGRAM ADA - ACCESSIBLE AND SAFE Design of signage program consistent with ADA requirements. Signage must be visible from all entrances and exits. Signage must be visible from all entrances and exits. Signage must be visible from all entrances and exits.	Entrance Chap. 210 Sign & Chap. 101	2011 ADA 2011 ADA 2011 ADA	\$500/Sign \$50/Sign \$150/Sign	●	●	●	●	●
B	AD - ROOM IDENTIFICATION Review all room numbers, signage and room identification for compliance with ADA requirements. Review all room numbers, signage and room identification for compliance with ADA requirements.	Entrance Chap. 210 Sign & Chap. 101	2011 ADA 2011 ADA 2011 ADA	\$150/room \$150/room \$150/room	●	●	●	●	●
C	AD - WAYFINDING & DIRECTIONS Create wayfinding system to show way throughout the building. Create wayfinding system to show way throughout the building.	Entrance Chap. 210 Sign & Chap. 101	2011 ADA 2011 ADA 2011 ADA	\$150/way \$150/way \$150/way	●	●	●	●	●
D	AD - DOOR CLEARANCE Review all door clearances for compliance with ADA requirements. Review all door clearances for compliance with ADA requirements.	Entrance Chap. 210 Sign & Chap. 101	2011 ADA 2011 ADA 2011 ADA	\$150/door \$150/door \$150/door	●	●	●	●	●

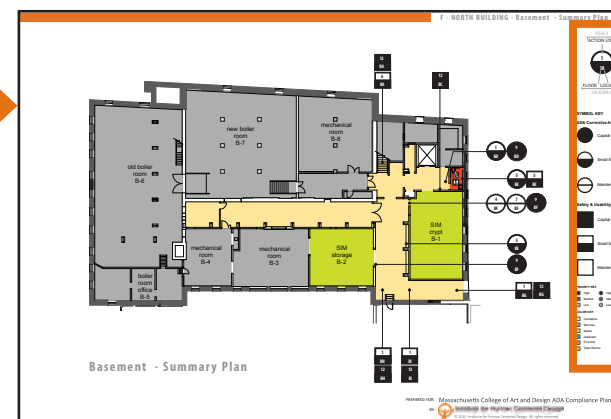
Recommendations

Symbol Key - explanation of icons

Location & Cost
Five-year strategy

This is a five-year compliance plan showing the Key Recommendations and their financial implications. This plan separates the ADA Recommendations to Improve Compliance and the Safety and User Experience Recommendations

LAYOUT 3| Summary Plans

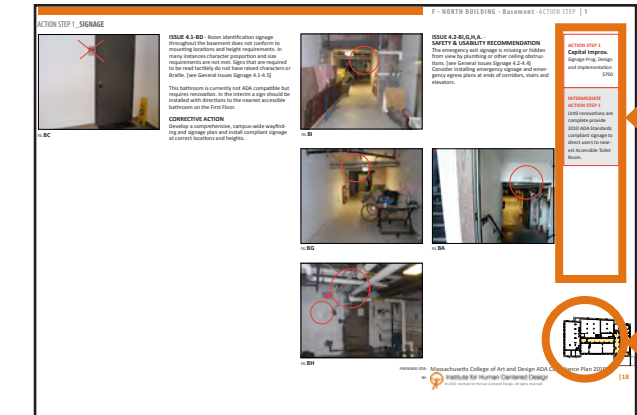


Summary Plan Indicating Recommendations and locations

Symbol Key - explanation of icons

The summary plans locate the recommendations and photograph locations at each floor and the site plan.

LAYOUT 4| Building Issues

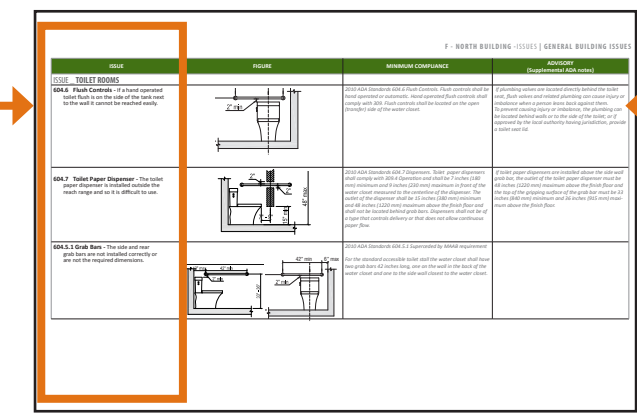


Summary of Recommendations

Key plan locating issue on floor

This is a catalog of building issues and corresponding recommendations, organized by location. It includes citations and references to the ADA & MAAB.

LAYOUT 5| ADA & MAAB Reference



Customized illustrated handbook of ADA & MAAB citations

This chart presents ADA and MAAB citations customized for this particular building. It can be used as an ADA reference handbook. The separate issues are illustrated, described and explained.

Building Summary



BUILDING PROGRAM AREAS

Basement

Studio for Interrelated Media-Office (SIM)
SIM Storage and Main Office
Mechanical
Single-User Toilet Room

Mezzanine

Secured Entrance - @ Tetlow

1st Floor

Pozen Performance Center*
Ticket Office*
Accessible Women's Toilet Room*
Accessible Men's Toilet Room*
Theater*
Godine Gallery*
Faculty Offices
Event Works
SIM Media Studios
Light Storage
Fine Arts - 3D Molding/Casting
Green Room/Student Lounge - Kitchenette, Single-User Toilet Room*
Lockers
Sound Studio
North Crackertorium

2nd Floor

Fine Arts Studios
Media (SIM) Studios
Papermaking
Graduate Studios
Film/Animation Studios

3rd Floor

Fine Arts Studios
Fiber Arts Studios
Weaving Rooms

*Open to the Public

BUILDING DESCRIPTION

The North Building is aptly named as it is the Northern most building on the campus. It is straddled to the East by the Tower Building and to the West by the Collins Building. The only connection to the Tower from the North building is by a third floor connecting passageway to the Tower's second floor; this route is mostly unmarked. The North Building is a four-story structure, with a secured entrance on the first floor level. It has two elevators: the West elevator is in the Collins Building and vertically connects first, second and third floors and the East elevator that connects the basement, ground mezzanine and the first floor.

The spaces are used predominantly for art classes, Studio for Interrelated Media (SIM), Fine Art and Graduate Studios. The Pozen Performance Center and the Godine Gallery on the first floor are used for in-house and public performances. Currently the Isabella Stewart Gardner Museum uses the Pozen space for performances during renovations on their own space. The remainder of the floor space is divided into space for faculty offices.

Adjacent to the Pozen Center on the first floor there are women's and Men's multi-stall public toilet rooms. There is a single-user toilet room in the basement. There are no toilets on the second and third floors. The toilets in the adjacent Collins Building are shared by these floors.

KEY BUILDING ISSUES

Typical for a building of this age, North Building has issues concerning program accessibility including inadequate signage and wayfinding, toilet rooms that require modifications to be accessible, and stairs and handrails that don't meet ADA standards. In addition, North Building has the following significant barriers to accessibility:

- **Entrance at Tetlow:** This entrances is identified on the Directories as accessible but is not since the landing slope, threshold issues and door opener issues. This door is secured and requires a card for access. It is very difficult to operate the card access and enter.
- **Accessible entrance to theaters:** Three out of four double-door doorways into the Pozen Performance Center have leaves that are too narrow to be accessible if both leaves are not held open.

- **No accessible entry from the East Building:** At the North Crackertorium on the first floor, each of the triple openings is too narrow to be accessible.
- **Maintenance of accessible features:** The lift at Pozen doesn't work and requires a key and the scissor lift that is stored so that elevator controls cannot be reached. Remove key controls from lift.
- **Room numbering:** Throughout the building is missing or confusing sometimes due to duplication of room numbers.
- **Accessible dressing room and toilet room:** Pozen does not have an accommodation for an accessible dressing room. The toilet rooms in the basement, second and third floors.

In order to facilitate the organization of key building recommendations in the following section, Key Building Issues have been grouped under the following headings:

- A-Signage & Wayfinding**
- B-Accessible Route**
- C-Protruding Objects**
- D-Doors**
- E-Stairs and Handrails**
- F-Toilets**
- G-Sinks**
- H-Drinking Fountains**
- I-Assistive Listening Devices**
- J-Lockers, Furniture and Equipment**
- K-Ramps**
- L-Elevators**
- M-Areas of Rescue Assistance**

KEY RECOMMENDATIONS

The following key recommendations should be implemented to improve program accessibility, safety, and user experience. Recommendations listed under the categories of Operational Improvements and Small Maintenance Projects can and should be given priority. Recommendations for Capital Improvements Projects are indicated as such and are followed by interim recommendations intended to help the college achieve the greatest level of accessibility until renovations are completed.

Additional technical data to support the implementation of all recommendations may be found in Part 4-Building Issues and Appendix A-ADA and MAAB References.

OPERATIONAL IMPROVEMENTS - Behavioral or policy changes that can be enacted at minimal cost, could be completed within 90 days, and will require ongoing maintenance and supervision.

Improve public access: Develop and implement policies and procedures so that people with disabilities are accommodated, including but not limited to policies and procedures concerning public notifications, ticketing, assistive listening devices, and emergency egress plans.

Maintain accessible routes and paths of travel: Develop and implement a plan to ensure staff, faculty, and student compliance in maintaining a 36" min. wide aisle throughout the building and especially at accessible routes, amenities, and circulation paths.

Maintain accessible door clearances: Develop and implement a plan to ensure staff, faculty and student compliance in maintaining furniture- and obstruction-free areas around doors and openings.

Accessible dressing room: Designate a room near the stage entrance to the theater where a performer with a disability can dress, identify the dressing room with a sign that meets ADA standards and provide directions to an accessible toilet room.

Assistive Listening Devices (ALD) and accessible computer options: Develop policies and procedures so that assistive listening devices are readily available on request at all performances, especially for public events. Install signage indicating ALD/accessible computer device availability and instructions at the box office and at the entrance to the Pozen and online.

SMALL MAINTENANCE PROJECTS - Projects that will require planning, may involve outside contrac-

NOTE: This survey was carried out during daylight hours over the summer vacation period, as a result classes, performances, exhibitions and events were not in session. Actual use of space, quality of acoustics, and lighting conditions at night in all spaces were unable to be verified. Floor slipperiness in wet weather conditions and use of temporary mats was also not observed. These are areas worth further study.



tors, may be expected to be absorbed by an annual maintenance budget, and could take up to a year to be completed.

Remove protruding object hazards: Along accessible routes, relocate, recess, or provide protective barriers for objects that protrude more than 4" into the path, are higher than 27" AFF, and that may not give the minimum headroom of 80" AFF. This includes but is not limited to: shelving, drinking fountains, and emergency fire equipment. Attention should also be paid to under-stair areas. Prioritize for the most hazardous to be dealt with first.

Maintain accessible doorways: Develop and implement a comprehensive maintenance program and schedule to check and adjust doors so that the necessary door opening force for interior doors is max. 5lbs. and max. 15lbs. for exterior doors.

Accessible Entrance to Performance Areas: Provide doors and especially egress double-doors in the accessible route that have at least one leaf with 32" min. clear width when opened at an angle of 90 degrees. In the case of the double doors, they may have to become asymmetrical with only one of the doors having the full 32" min. clear width **or** use ushers to operate doors **or** secure doors open during performance and/or office hours.

If doors are kept open make sure that the door props do not protrude into the clear width or become tripping hazards.

Three out of four double-door doorways into the Pozen Performance Center have leaves that are too

narrow, so that both leaves have to be held open simultaneously to make the opening accessible. Modify one additional set of double doors with a preference being the doorway that is closest to the stairs on the east of Pozen, so that at least one leaf has a clear min. width of 32" when opened at 90 degrees. Uneven leaves may be the simplest alteration. NB. the new doors should be consistent with the character of the original doors.

Interim recommendation: During public events these doors can be manned by an usher. The double doors to the East of Pozen performance Center also require that one set is 32" min. clear when opened at 90 degrees, in the interim the double doors can be kept open during office hours.

Replace door knob hardware: For doors along accessible routes and at accessible toilet rooms and classrooms, replace existing door knobs with lever sets.

Modify stairs & handrails: For stairs that are part of an egress route install new handrails that are 34-36" above the nosing, with a circular cross section of 1 1/2" diameter, and 12" rail extensions at the top and bottom of the stair on both sides.

Modify nosings so that they do not have more than a 1/2" overhang.

Replace or modify student utility sinks to be accessible: Replace at least one sink with a sink that meets 2010 ADA Standards on each of the 2nd and 3rd floors, **or** at this type of sink provide enough space around the sink for a side approach, add an adjacent work counter with room for knee space and replace the faucet with a flexible hose attachment.

Provide accessible drinking fountains: To benefit people of all statures and abilities replace the existing drinking fountains on the accessible route with a High-Low type, **or** add an additional drinking fountain with a spout between 38" and 43" AFF **or** add a cup dispenser making sure that the dispenser doesn't stick out more than 4" from the wall and is mounted such that the cups are dispensed at a height of 48".

Provide accessible furniture, fixtures, and

equipment: As furniture and equipment is upgraded and replaced, make sure that 5% of all items but not less than one of each type of item should allow an individual with disabilities to use it. Make sure that work surfaces and sinks are at 34" AFF, with knee spaces at least 27" AFF, 30" wide and 19" deep, and make sure that controls are located within accessible reach ranges. To support all programs provide adjustable casework and a few low tables or carts with locking casters that would supplement the countertop areas and provide additional space for equipment for multiple programs.

CAPITAL IMPROVEMENTS PROJECTS - Projects that will require significant planning, will involve outside contractors, will require a substantial capital outlay, and may take 1-5 years to complete.

As part of a comprehensive campus-wide wayfinding program create a signage system: Design and install a signage system that includes ADA Facilities and Safety Signs; Room Designations and Directional and Informational Signs; and Wayfinding Signage and Directories. Design all information to be accessible and predictable across physical, print, and digital environments in order to ensure legibility and to support branding strategies. Signs shall meet 2010 ADA standards for height and location and use the International Symbol of Accessibility. Accessible signs at the Pozen bathrooms should be installed. Signs indicating ADA compliant entrances shall be placed to avoid backtracking. Directories at each floor level should indicate the location of all ADA compliant amenities.

ADA Facilities and Safety signs should include:

- 2010 ADA standard compliant signs with directions to the nearest ADA compliant amenity for all noncompliant amenities such as toilet rooms, telephones, drinking fountains, and exits that are on an accessible route.
- 2010 ADA standard compliant signs for exit signs at doors, exit passageways, exit discharge, and exit stairways. Care should be taken to make sure these signs are not obstructed or blocked from view.
- Permanent emergency egress plans at elevator

lobbies and stairs.

- A 2010 ADA compliant sign with the International Symbol of Accessibility at the accessible entrance at Tetlow Street.
- Signs indicating accessible routes and instructions on how to follow them should be coordinated with the building signage placement, on the website and in print materials.

Provide accessible toilet rooms: Make all modifications listed under the Building Issues to the existing single-user basement & first floor student lounge toilet rooms.

Interim recommendation: Until renovations are complete, design and install ADA compliant signs to direct users to the nearest accessible toilet room, and the toilet rooms on the first floor near Pozen.




Five-Year ADA Compliance Plan

NOTES ABOUT THIS CHART




This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.








SYMBOL KEY

Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement







Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	COMPLETION DATE						
					2011	2012	2013	2014	2015	2016	
A	<p>As part of a comprehensive campus-wide wayfinding program - Create and install the following ADA and MAAB compliant signs:</p> <p>A1 - ADA Facilities & Safety - Create and install signs for accessible facilities & safety SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide a 2010 ADA Standards compliant sign with the International Symbol of Accessibility at the accessible entrance on Huntington Avenue.</p> <p>For amenities that are not accessible provide signs with directions to the nearest ADA compliant amenity such as toilet rooms, telephones, drinking fountains, entrances, exits and egress routes that are on an accessible route.</p> <p>Make sure that these signs meet 2010 ADA standards for height and location, and that they use the International Symbol of Accessibility. Signs indicating ADA accessible entrances should be placed to avoid backtracking.</p> <p>Ensure that all ADA accessible amenities are noted on any Directories at each floor level.</p> <p>SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide 2010 ADA standards compliant signs for exit signs at doors, exit passageways, exit discharge, and exit stairways. Consider installing permanent emergency egress plans throughout the building at ends of corridors, and at stairs. Also, verify that all current emergency signs are placed correctly and are not blocked from view.</p>	<p>Basement 1st 2nd @ elev/stair 3rd @ elev/stair</p> <p>All rooms and permanent locations</p>	<p>2010 ADA Standards Chap. 216 Signs & Chap. 703.1, 703.2, & 703.5</p>	<p>\$50/temp sign</p> <p>\$150/sign includes installation but not design fees</p>							
											
	<p>A2 - Room Designation, Directional & Informational Signs SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Create and install signs for all permanent facilities and room locations, directional signage, and Informational signage. <i>Ongoing (this will require periodic updating).</i></p>	All floors	2010 ADA Standards Chap. 216 Signs & 703	\$150/sign includes installation but not design fees							
	<p>A3 - Wayfinding Signs & Directories CAPITAL IMPROVEMENT: To improve safety and user experience consider creating directories that improve the ability to navigate through the building. The directories should be designed so that they have characters and contrast levels that allow them to be easily read by a person with low vision and at low light levels. They should also be mounted so that the top most characters can be read while sitting. <i>Ongoing (this will require periodic updating).</i></p>	All floors @ elev/stair	N/A	\$1,500/directory includes installation but not design fees							
B	<p>Accessible Routes - Maintain accessible routes and paths of travel OPERATIONAL: Develop and implement a plan to ensure staff, faculty, and student compliance in maintaining a 36" min. wide aisle throughout the building and especially at accessible routes, amenities, and circulation paths. <i>Ongoing.</i> Provide a 32" min. clear opening at the North Crackertorium triple entry to North from East Building.</p>	All floors	2010 ADA Standards Chap. 402	\$25/hr staff \$5,000/entry-way							

*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.

F-NORTH BUILDING | Five-Year ADA Compliance Summary continued

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	2011	2012	2013	2014	2015	2016
C	Protruding Objects - Remove protruding object hazards: OPERATIONAL/SMALL MAINTENANCE: Along accessible routes, relocate, recess, or provide protective barriers for objects that protrude more than 4" into the path, are higher than 27" AFF, and that may not give the minimum headroom of 80" AFF. This includes but is not limited to: shelving, drinking fountains, and emergency fire equipment. Prioritize for the most hazardous objects. Ongoing.	All floors	2010 ADA Standards Chap. 204 Protruding Objects Chap. 307	\$25/hr staff \$500 recess/alcove work						
D	Doors D1 - Door Clearance - Maintain accessible doorways: OPERATIONAL: Develop and implement a plan to ensure staff, faculty and student compliance in maintaining furniture- and obstruction-free areas around doors and openings. If exit doors are not accessible provide 2010 ADA Standards compliant signs to redirect to nearest accessible exit door. SMALL MAINTENANCE: Provide doors and especially egress double doors in the accessible route that have at least one leaf with 32"min. clear width when opened at an angle of 90 degrees. In the case of the double doors at Pozen, they may have to become asymmetrical with only one of the doors having the full 32" min. clear width or use ushers to operate doors or secure doors open during performance and/or office hours. If doors are kept open make sure that the door props do not protrude into the clear width or become tripping hazards. NB. the new doors should be consistent with the character of the original doors	All floors, especially at Pozen on the first floor	2010 ADA Standards Chap. 204,206.1 Signs & Chap. 404	\$25/hr staff Door and door hardware, widening frame, threshold, painting, materials & labor \$2,400, @ Pozen \$20,000						
	D2 - Door Opening Force - Maintain accessible doorways: OPERATIONAL: Develop and implement a comprehensive maintenance program and schedule to check and adjust doors so that the necessary door opening force for interior doors is 5lbs. max. and 15 lbs. max. for exterior doors. Ongoing	All interior and exterior doors on an accessible routes	2010 ADA Standards Chap. 309 Operable parts & Chap. 404 Doors, Doorways & Gates	\$25/hr staff						
	D3 - Door Hardware - Replace door knob hardware: SMALL MAINTENANCE: For doors along accessible routes and at accessible toilet rooms and classrooms, replace existing door knobs with lever sets. Ongoing.	All interior and exterior doors on an accessible route.	2010 ADA Standards Chap.309	\$400/lever set						
E	Stairs & Handrails - Modify stairs & handrails: SMALL MAINTENANCE: For stairs that are part of an egress route confirm or install new handrails that are 34-36" above the nosing, with a circular cross section of 1 1/2" diameter, and 12" rail extensions at the top and bottom of the stair on both sides. To improve safety and user experience high priority should be given to the Pozen backstage stair. Lighting on the 1st floor East stair should be improved. Modify nosings so that they do not have more than a 1/2" overhang. Consider using an integrated nosing and tread.	Stairs - all floors and especially 10-Pozen backstage	2010 ADA Standards Chap 504,505	\$600/stair run						
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.										

NOTES ABOUT THIS CHART
This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

SYMBOL KEY

Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

F-NORTH BUILDING | Five-Year ADA Compliance Summary continued

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	2011	2012	2013	2014	2015	2016
F	<p>Toilet Rooms - Provide accessible toilet rooms on an accessible route or redirect to accessible toilet rooms: CAPITAL IMPROVEMENT: Modify at least one of Collins' single-user toilet room on each floor to meet ADA and MAAB standards for an accessible bathroom. (See Collins Building Report) <i>Interim recommendation</i> Until renovations are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room even if it is in another building for example Collins. Renovate basement toilet room to meet ADA/MAAB standards. Renovations to this toilet room is a priority since it services both the North Building and the Gym Building basements.</p>	All floors Toilets at Pozen meet ADA standards but require signage.	2010 ADA Standards Chap.213 & 603,604,605,606 MAAB 30.8, 30.7.3	\$2000-3000						
G	<p>Classroom Sinks - Replace or modify sinks to be accessible: SMALL MAINTENANCE: Replace at least one sink with a sink that meets 2010 ADA Standards on each of the second and third floors, or at this type of sink provide enough space around the sink for a side approach, add an adjacent work counter with room for knee space, and replace the faucet with a flexible hose attachment.</p>	1st, 2nd and 3rd floor	2010 ADA Standards Chap.212,& 606	\$500-1,000/ Sink						
H	<p>Drinking Fountains - Replace or modify drinking fountains to be accessible: SMALL MAINTENANCE: To benefit people of all statures and abilities replace the existing drinking fountains on the accessible route with a High-Low type, or add an additional drinking fountain with a spout between 38" and 43" AFF or add a cup dispenser making sure that the dispenser doesn't stick out more than 4" from the wall and is mounted at a height no greater than 48" AFF to where the cups are dispensed from. Make sure that availability of cups are checked regularly. Provide at least one accessible drinking fountain per floor.</p>	All floors	2010 ADA Standards Chap-307,602	\$2,500/Drink- ing High-Low fountain						
I	<p>Assistive Listening Devices & Telephones: OPERATIONAL/SMALL MAINTENANCE: Purchase, provide, and maintain on-site assistive listening equipment. If alarms, such as fire alarms are provided they must have audible and visual notification. As part of an assistive listening device program include signage and user instructions information dissemination. Additionally a technology maintenance and upgrade program should be implemented. If payphones are provided, at least one must be accessible. <i>Ongoing.</i></p>	1st - Pozen, Godine	2010 ADA Standards 704.706, MAAB 37,40							
J	<p>Lockers & Furniture - Provide furniture, fixtures, and equipment that are accessible: SMALL MAINTENANCE: Modify 5% or no fewer than 1 locker on each of the floors 2 and 3 to meet ADA standards for reach range, and operable parts. Modifications include lowering shelves to within reach ranges and providing locks that don't require tight grasping, pinching or twisting of the wrist. If modifications cannot be made replace locker with one that meets ADA Standards for accessibility. <i>Ongoing.</i> CAPITAL IMPROVEMENT: Purchase adjustable furniture to add flexibility and functionality to rooms. <i>Ongoing.</i> Purchase appliances and equipment that have controls and operable parts that comply with 2010 ADA Standards, 208 and 309. <i>Ongoing.</i></p>	All floors	2010 ADA Standards 225,226							
	<p>*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.</p>									

NOTES ABOUT THIS CHART
 This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.




SYMBOL KEY
Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

F-NORTH BUILDING | Five-Year ADA Compliance Summary continued




KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	2011	2012	2013	2014	2015	2016
K	Replace or Install Ramps: SMALL MAINTENANCE: Replace or install ramps meeting MAAB and 2010 ADA requirements including having a running slope no steeper than 1:12, a cross slope no steeper than 1:50 and a ramp width of at least 48" clear between handrails. (Recommendation: Design for a maximum 1:13 running slope and 1.5 cross slope to ensure that once constructed, the running slopes meet the ADA Standards.) Ensure that for every 30 feet of run and that at the top and bottom a landing 60" deep is provided. Provide an upper handrail at 34-38" above ramp surface and a lower handrail at 18-20" above ramp surface (measured to top of rail). For additional information see ADA & MAAB References 405.	Basement	2010 ADA Standards 205,308,309							
L	Elevators - Clearance: OPERATIONAL/SMALL MAINTENANCE: Keep elevator lobbies and controls clear and free from obstructions, ensure that scissor lift that is stored so that elevator controls cannot be reached is relocated or moved so that controls are not obstructed. <i>Ongoing.</i> Lift - Maintenance and keyless lift: SMALL MAINTENANCE : Maintain accessible features such as the lift at Pozen that doesn't work, remove key controls from lift. <i>Ongoing.</i>	1st Floor	2010 ADA Standards 205,308,309,611							
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.										

NOTES ABOUT THIS CHART




This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

SYMBOL KEY

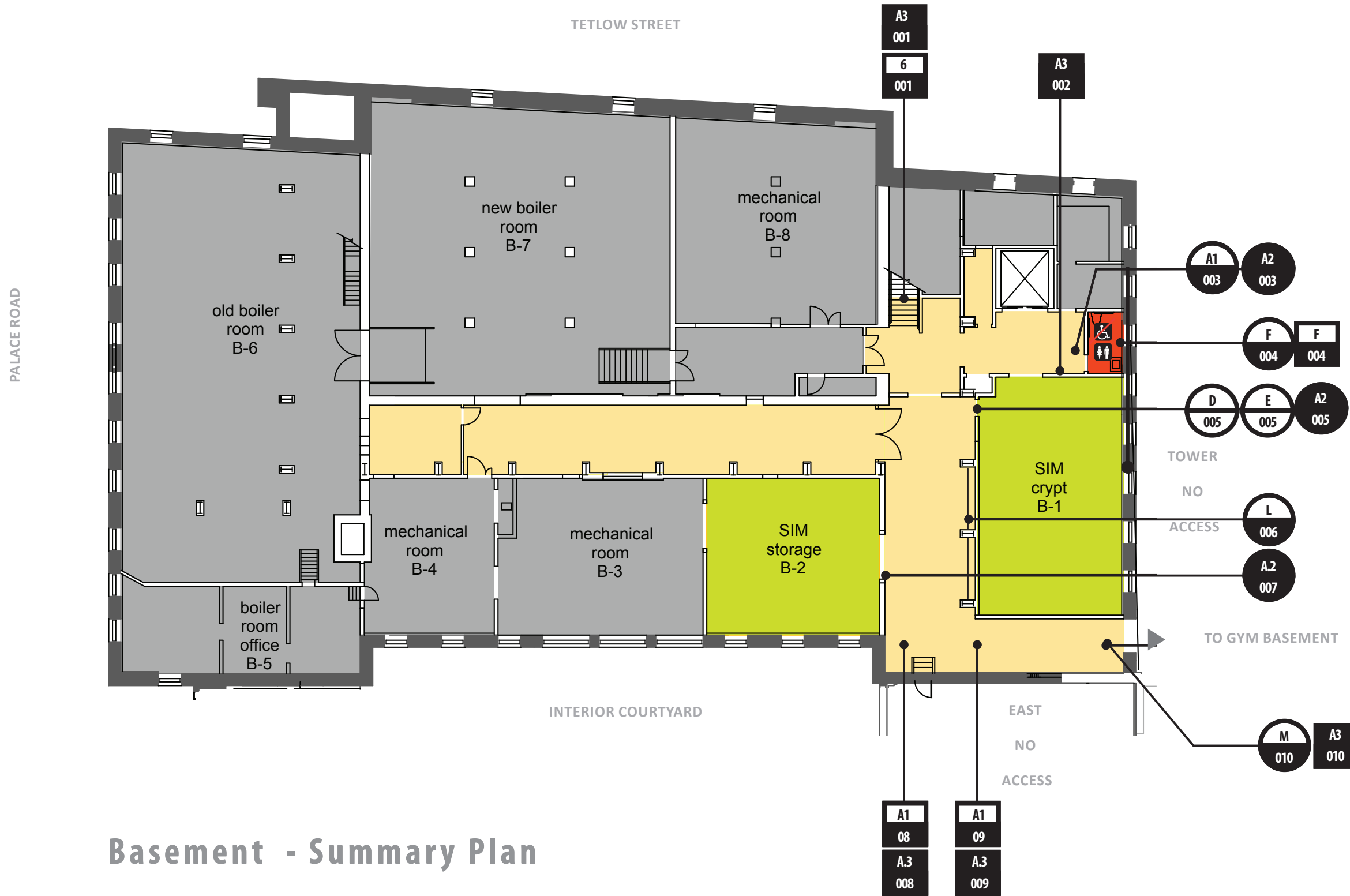
Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Building Issues - Basement



Basement - Summary Plan

ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

A1_Signs - Facilities & Safety



LOCATION| 004

Signage - ADA Facilities and Amenities

[see General Issues-703 Signs-703.2, 703.3, 703.4]

Signage does not meet ADA standards for mounting location, height and design.

This sign can not be tactilely read as it does not have raised characters or Braille.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: This toilet room does not meet ADA standards for accessibility but could do so with small modifications. It is important to make this toilet room accessible since there are no other accessible toilets in the basement at North or Gym Buildings.

SMALL MAINTENANCE: In the interim as part of a comprehensive campus-wide wayfinding program install an ADA accessible sign at correct location and height with directions to the nearest accessible toilet rooms on the first floor adjacent to Pozen. Make sure these signs give directions from Gym Building too.

When this toilet room becomes ADA accessible install an International Sign of Accessibility and remove directions to other accessible toilet rooms.

A2_Signs - Designation, Directional & Informational



LOCATION| 009



LOCATION| 008 & 009



LOCATION| 010

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

SMALL MAINTENANCE: The emergency exit signage is missing or hidden from view by plumbing or other ceiling obstructions.

Additionally the bottom of the Emergency Signage is at 79" AFF making it a protruding object.

Consider installing emergency signage in accordance with state and federal building codes.

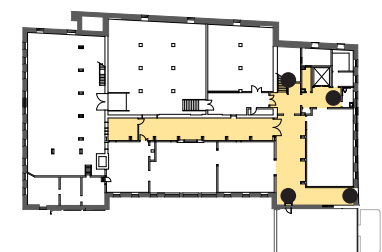
Consider providing emergency egress plans at ends of corridors, stairs and elevators.



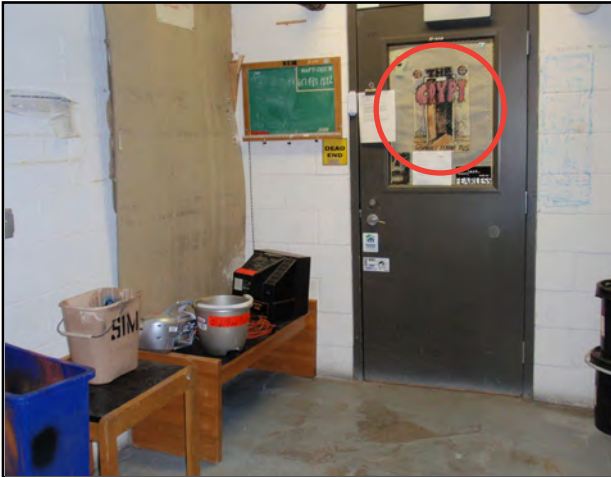
LOCATION| 001

ISSUE A1
CAPITAL IMPROV./
SMALL MAINT. PROJ-
ECT
Signage Prog. Design and implementation \$150/SIGN

INTERIM
RECOMMENDATION
SMALL MAINT. PROJECT
Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible toilet room.



A2_Signs - Designation



LOCATION| 005

Room Designation

[See Appendix A 2010 ADA Standards Signs-216,216.2, 703.1,703.2 703.5]

Room identification signage throughout the basement does not conform to mounting locations and height requirements. In many instances character proportion and size requirements are not met. Signs that are required to be read tactilely do not have raised characters or Braille.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Develop a comprehensive campus-wide wayfinding program that ensures signs are installed to meet ADA standards for height and location.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE SMALL MAINTENANCE Ensure that room location signage is distinct from ADA facilities, wayfinding and fire and safety signage.



LOCATION| 007

A3_Signs - Wayfinding & Directories



LOCATION| 009



LOCATION| 010



LOCATION| 009

Directional Signage

Directional signage is missing or hidden from view by plumbing or other ceiling obstructions. [See Appendix A 2010 ADA Standards Signs-216,216.3, 703.5]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE CAPITAL IMPROVEMENT: Develop - 2010 ADA Standards compliant directional signs as part of the comprehensive campus-wide wayfinding program.

Install ADA compliant signs at correct locations and heights.

Install directional signs ensuring that all arrows coordinate with location and direction.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE Directories are missing.

In the comprehensive Campus-Wide Wayfinding Program consider developing Directories and/or wayfinding strategies to enabling navigation throughout the basement.

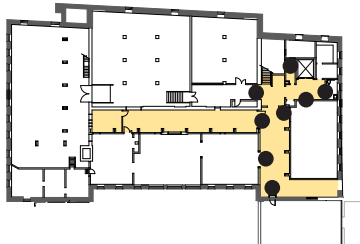
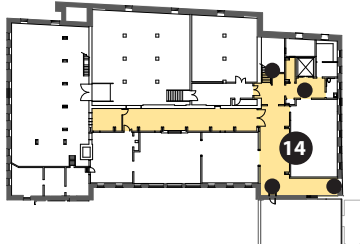
Consider installing directories in predictable and consistent locations at ends of corridors, stairs and at elevator lobbies.

ISSUE A2 CAPITAL IMPROV. Signage Prog. Design and implementation \$150/SIGN

ISSUE A3 CAPITAL IMPROV. \$1,500-2,000/DIRECTORY



LOCATION| 001



B_Accessible Routes



LOCATION | 001

Obstructions in Accessible Route or-Path

The accessible route through corridors is designed to serve as the primary means of regular and emergency egress. Furniture, storage and fire equipment block the accessible route and also increase the possibility of injury.
[See Appendix A 2010 ADA Standards Accessible Routes 206]

When furniture is placed close to doors it obstructs the minimum maneuvering clearances at the door, making it impossible for a person using wheeled mobility device to enter or exit. **LOCATION | 005**

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Relocate the furniture and other objects away from the main circulation path and doors.

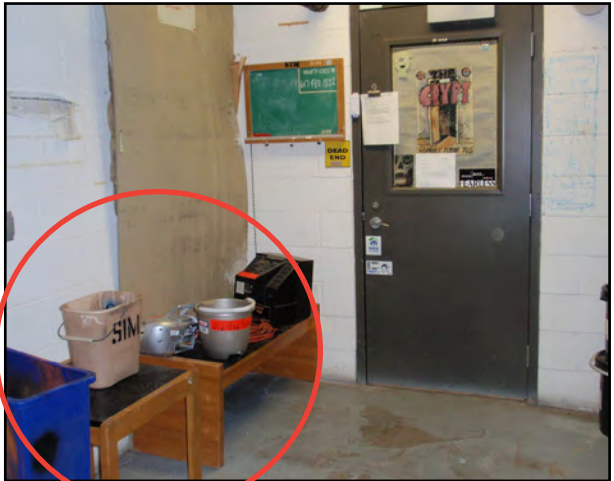
Develop and implement a plan to ensure staff, faculty, and student compliance in maintaining a 36" min. wide aisle throughout the building and especially at accessible routes, amenities, and circulation paths.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 Minimum clearances are dependant on Federal and State Building and Fire codes depending on whether the route is on the main egress route. In this case in **LOCATION 010** the minimum width would be 6'-0". The required width will be determined by the code that provides the greater access.

The fire extinguisher in **LOCATION 001** should be mounted and identified with a sign according to NFPA Code.

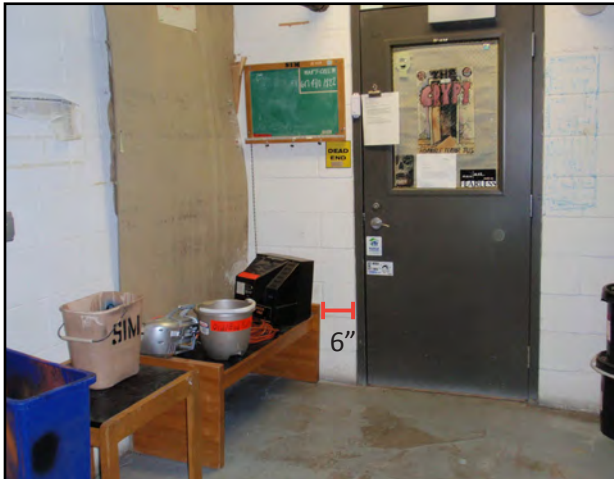


LOCATION | 010



LOCATION | 005

D1_Doors



LOCATION | 005

Door Clearances

This door does not have the required clearance. Furniture placed close to doors obstructs the minimum maneuvering clearances at the door, making it impossible for a person using a wheeled mobility device to enter or exit a room on the pull latch side of door.
[See Appendix A 2010 ADA Standards 206 Accessible Routes, 404 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL/SMALL MAINTENANCE: Rearrange furniture to provide required clear space at latch pull side of the doors.

Door opening force & operable parts

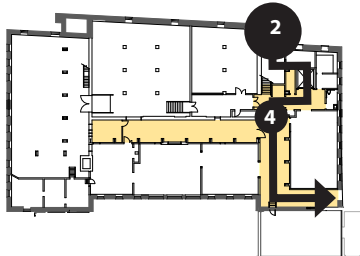
The door is very heavy and the opening force is greater than 5lbs.
[See Appendix A 2010 ADA Standards 206 Accessible Routes, 402 & 404 Doors]

The door bell is out of the recommended reach range. As this area is only accessible to students when attended by a staff member it is important that the student be able to reach the bell to call for access and assistance.
[See Appendix A 2010 ADA Standards 309 Operable Parts]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE : Adjust door opening force to 5lb. max.

SMALL MAINTENANCE: Reinstall the doorbell to a height of 5'-0" OC AFF so that the greatest number of users can reach it or install some other communication method for students to use.

ISSUE B
OPERATIONAL:
 Provide ongoing maintenance and inspections of all accessible routes and paths through rooms, studios and offices. Provide a training program to educate all employees and students on importance of maintaining 36" min. aisle.



F_Toilet Rooms

This toilet room does not meet ADA Standards for accessibility but could become compliant with small modifications. It is important to make this bathroom ADA compliant as it also serves the adjacent basement of the Gym Building where the Wood shop is. This building has no other route to ADA accessible toilet rooms.

Single-user toilet room

This Toilet Room is not accessible but with small modifications it could easily be able to meet ADA and MAAB Standards
[See Appendix A 2010 ADA Standards 213 Toilet Rooms, MAAB]

Flush controls

The flush control is on the side of the tank that is opposite to the open side and is therefore unreachable by some users.
[See Appendix A 2010 ADA Standards 213 Toilets & 605.4 Flush Controls]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Install new tank with flush control mounted 44" max. AFF on the transfer side of the stall, or if plumbing allows install automatic flush valve.



LOCATION| 004c

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCES

Tripping hazard

Replace or glue loose rubber base back into place where it is coming away from the wall. It is a tripping hazard and obstruction to clear path.

Maintenance

Since it is the only accessible toilet in the basement of both the North building and the Gym Building it is important that this toilet room be maintained regularly.

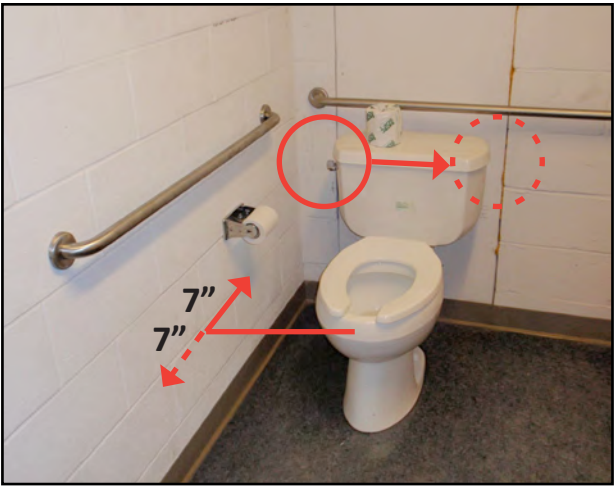
ISSUES H

SMALL MAINT. PROJECT

Renovate Toilet Rm
TOTAL \$2-3,000
 This toilet room takes priority since there are no other Accessible bathrooms available for use on this level either in this building or in the connecting Bldg. East - (Wood-shop and Studios).

INTERIM RECOMMENDATION

Until renovations are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible toilet room.



LOCATION| 004a

Toilet paper dispenser-

Toilet paper is installed outside the reach range.
[See Appendix A 2010 ADA Standards 309.4,604.7 Toilet Paper Dispenser]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Reinstall toilet paper dispenser 7"-9" in from the front of the toilet and 15" min. AFF.

Lavatories

Lavatory sink pipes are not wrapped, a condition that could cause injury to a person.
[See Appendix A 2010 ADA Standards 606 Lavatories MAAB: 4.19.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Cover pipes under the lavatory sink area.

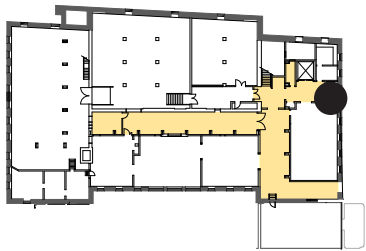


LOCATION| 004b

Mirrors

Bottom of tilted mirror reflective surface starts at 44" AFF.
[See Appendix A 2010 ADA Standards 603.3 Mirrors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Reinstall mirror at correct height of 40" AFF. Ensure that shelf doesn't interfere with operation of faucets. Consider using a mirror without a shelf or provide full length mirror.



J_Furniture & Lockers



LOCATION| 006

Storage - Lockers

Storage Lockers are not accessible for height, reach range and hardware.

[See Appendix A Storage 6.1]

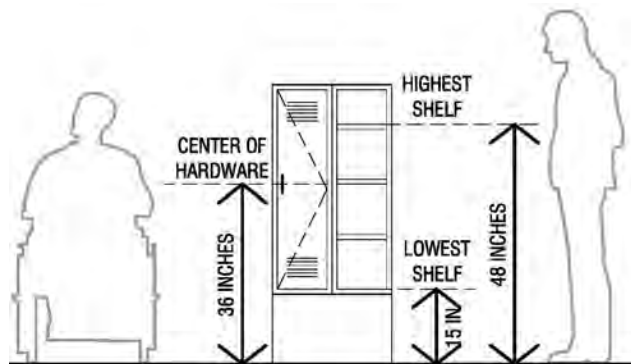
RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE/CAPITAL IMPROVEMENT:

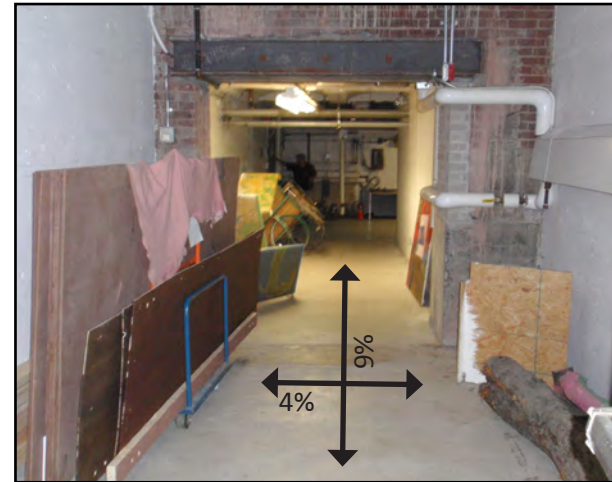
At each locker area replace or modify 5% or no fewer than one locker at each of the locker areas to meet ADA accessibility standards for reach range and operable parts. Modifications include lowering shelves to within reach ranges ie. the lowest surface at 15 AFF and the highest shelf or coat hook no more than 48 inches AFF. and providing locks that don't require tight grasping, pinching or twisting of the wrist. If modifications cannot be made replace locker with an ADA compliant version. CAPITAL IMPROVEMENT: Purchase adjustable furniture to add flexibility and functionality to rooms.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

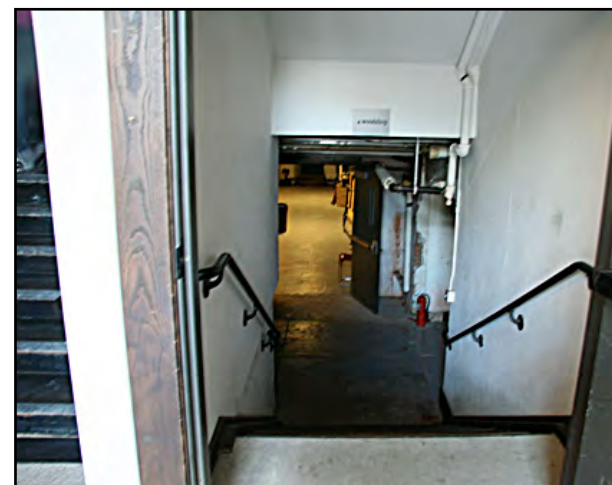
For easy orientation and wayfinding lockers should have a conspicuous numbering or alpha-betized lettering identification system.



K_Ramps & Hand Rails



LOCATION| 010



LOCATION| 001

Ramp

Hallway has a ramp that does not meet ADA standards as it is not evenly sloped, is greater than a 9% slope in part of the running slope, does not have handrails and has headroom issues.

[See Appendix A 2010 ADA Standards 405 Ramps]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Resurface and regrade slope to achieve even surface no steeper than 8.33% run incline and 2% cross slope.

Install handrails if slope is greater than 5%. Reconstruction of ramp may allow for correction

Stairs

The landing is not 60" this does not give enough space for safety between the door and the top of the first stair. The steps have no color contrast between treads and riser and offer no visual cue for people with low vision using the stairs. LOCATION 001

The nosings have overhangs greater than 1/2".

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

For safety the landing should be 5'-0" leaving room for a 3'-0" door and a 2'-0" space to stand when opening the door. It is not possible to increase the size of the landing in this case.

To make this stair safer make sure that this door is kept open and install contrasting tread and riser colors to aid in finding the edge of the steps. Also provide increased traction for stairs to prevent slipping by using grip strips at edge such as products similar to Non-skid Tape by Cole Brothers [http://www.colebrothers.com/nonskid/] or Glowline by Amstep Products [http://www.amstep.com/products/glowline]. Consider using materials that can wrap the nosing while providing color contrast.

ISSUE J

CAPITAL IMPROV.

ADA Locker \$500
Replace 1 locker or 5% of total number of lockers with ADA compliant locker.

and/or
SMALL MAINT. PROJECT

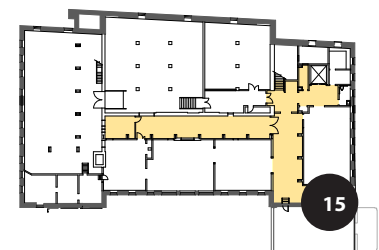
ADA Locker \$25/hr labor Modify locker as needed.

ISSUE K

SMALL MAINT. PROJECT

Re-surface Ramp
Install handrails

TOTAL \$4000



Building Issues - First Floor

LOCKED ACCESSIBLE



First Floor - Summary Plan

ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

A1_Signs - Facilities & Safety



LOCATION| 108

Room Designation Signs

[See Appendix A 2010 ADA Standards Signs-216,216.2, 703.1,703.2 703.5]

ADA compliant toilet room signs are missing at both the women's and men's toilet rooms.

Signage does not meet ADA standards for mounting location, height or design.

This sign can not be tactilely read as it does not have raised characters or Braille.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 CAPITAL IMPROVEMENT: Design a comprehensive campus-wide wayfinding program that identifies each ADA accessible facility with signage that is ADA compliant and has the ADA International Symbol of Accessibility.

Coordinate information with directories and on-line information.



LOCATION| 116

A2_Signs - Designation, Directional & Informational



LOCATION| 111

Room Designation Signs

[See Appendix A 2010 ADA Standards Signs-216,216.2, 703.1,703.2 703.5]

There is no sign at the accessible lift at Pozen, additionally the door is locked and has a glass light that is 47" AFF which is too high for a wheelchair user to be able to see into.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Install an ADA compliant sign with the International Sign of Accessibility.

Ensure that the sign is installed at the correct height and location.

Replace door with sidelight that is a maximum of 43" AFF to the bottom of the glazing.

ISSUE A1
SMALL MAINT. PROJECT
Signage Prog.
 Provide ADA and Safety signage throughout the floor.
\$150/sign

INTERIM RECOMMENDATION
 Provide ADA compliant signage at the accessible exterior entrance indicating that it is an accessible entrance and another sign directing users to the nearest alternative accessible entrances when this door is locked.



B_Accessible Routes



LOCATION| 109

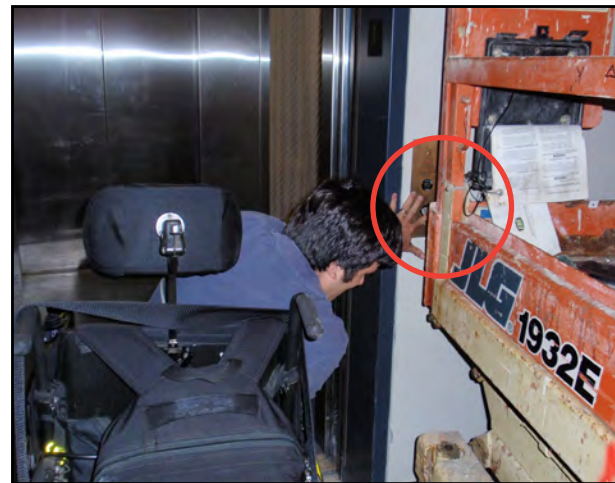
Entry width

Connecting openings are each 29" clear width, making it impossible for a wheelchair user to pass through to the East Building from the North Crackeratorium.

[See Appendix A 2010 ADA Standards 206 Accessible Routes,402]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Install signage directing wheelchair users to the nearest accessible route, or use beam as header support and remove one or both posts to create an opening with at least 32" clear width.



LOCATION| 105

Obstruction to controls

Electric Scissor Lift in elevator lobby obstructs access to the elevator controls. This seems to be permanently stored here.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Consider relocating electric scissor lift to an area where it will not be an obstruction to accessible routes or controls or at least park the lift in such a way that the elevator-controls are not obscured



LOCATION| 114

Building Issues continued

F - NORTH BUILDING - 1st Floor - | B-ACCESS. ROUTES, D1 & D2-Doors

Door-Clearances

Door does not have the required clearance. Obstacles such as concrete block doorstops and buckets placed close to door obstruct the minimum door maneuvering clearances making it impossible for a person using wheeled mobility device to enter or exit a room on latch pull side of door.

[See Appendix A 2010 ADA Standards 206 Accessible Routes,404 Doors]

Door closing pressure is more than 5lbs.

[2010 ADA Standards 404.2.]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL/SMALL MAINTENANCE: Rearrange furniture and objects to provide required clear space at the latch pull side of doors.

SMALL MAINTENANCE: Adjust doors on an accessible route so that the opening force max. 5lbs.

Double-Leafed Doors

Most of the double doors leading to the Pozen Center have 28" leaves, this means that if only one door is open a wheelchair will not be able to enter.

[2010 ADA Standards 404.2.]

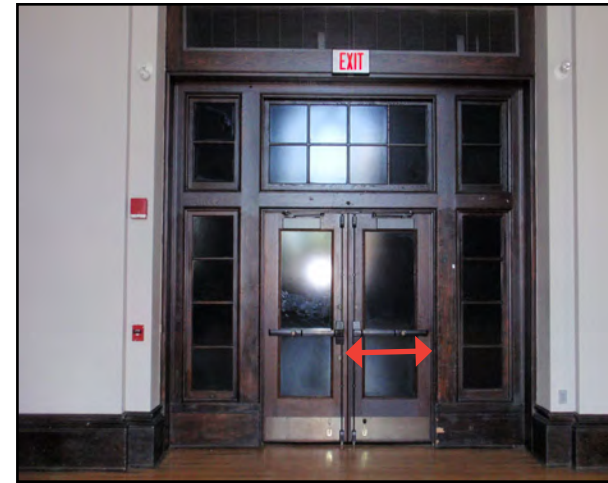
RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: At Pozen automatic door openers cannot be used to open both door leaves as this would disturb performances. A solution would be to provide asymmetrical leaves with one active leaf measuring no less than 32" clear width when open at 90 degrees.

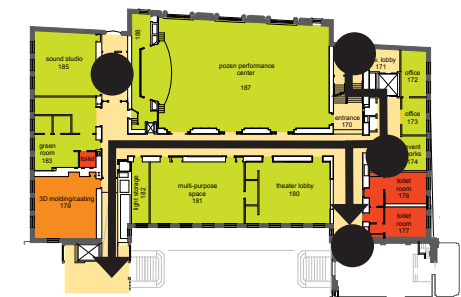
In the interim during public performances ushers can be used to open and close doors as required.

ISSUE B
SMALL MAINT.
PROJECT
Entry way \$5,000

ISSUE D
SMALL MAINT.
PROJECT.
2 (Doorway)
\$20,000/Door
TOTAL \$40,000



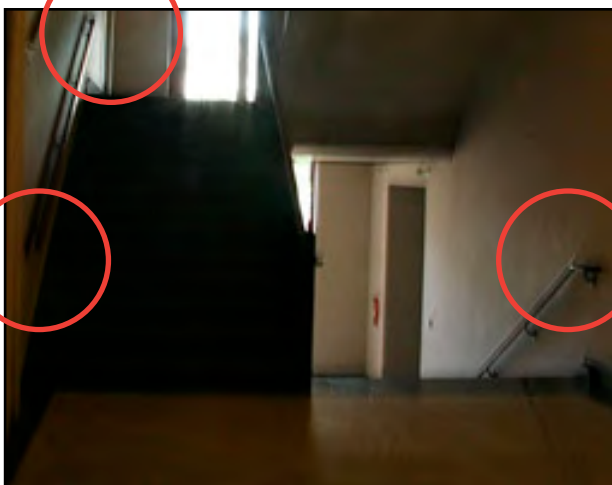
LOCATION| 119



E_Stairs & Handrails



LOCATION| 103



LOCATION| 103



LOCATION| 118

Stair Safety

The steps have no color contrast between treads and risers and offer no visual cue for people with low vision using the stairs.

Since lighting levels are low this can be hazardous. Additionally, there is great contrast in lighting conditions on entering the building from the outside. This means that it will take the eyes time to adjust to be able to perceive the stairs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

SMALL MAINTENANCE: Consider using contrasting tread and riser colors to aid in finding the edge of the steps especially on the stairs to the East of Pozen as they could become congested at Public and School performance events. Also provide increased traction for stairs to prevent slipping.

SMALL MAINTENANCE: Consider adding step lights or wall sconces for extra light in this area especially as it is open to the Public. Visitors who are unaccustomed to the building may be more disorientated.

Stair Rails

There are no extensions on any of the stair handrails.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

SMALL MAINTENANCE: Where stairs are used as the sole egress route replace the handrail so that there are extensions at the top and the bottom of the stair. Consider also installing a rail at the back wall for people to lean on at the landing.

Stair Safety

At the Pozen Center backstage steps there are missing handrails. Since this is a dark area with a landing configuration that does not meet ADA standards, the possibility of an injury from a fall is greatly increased.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

SMALL MAINTENANCE: Install handrails on both sides of the stairs so that anyone using the stairs will be able to grab onto either side to prevent injury.

F_Toilet Rooms



LOCATION| 107



LOCATION| 116

ADA Accessible toilet room-Signs

[see General Issues-ADA 2010 Standards 703 Signs-703.2, 703.3, 703.4]

The Men's and the Women's toilet rooms meet ADA standards. However the signage for these bathrooms is not ADA accessible and does not indicate that these toilet rooms are accessible. [2010 ADA Standards 213 Toilets 603, 703]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Replace current signage with ADA compliant signage.

Install remote signage at the basement, and at the second and third floor elevator lobbies indicating that there is an ADA accessible toilet on the first floor.

ADA accessible toilet room

Water closet height to seat from AFF is 20" this does not meet ADA standards for height [2010 ADA Standards-213 Toilets 604.9.3,]

There is no sign for this toilet room

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

This toilet room is currently not accessible but could be easily modified to become the ADA accessible toilet room serving the accessible dressing room.

Reinstall water closet so that the height to the top of the seat is max. 19" AFF.

Install ADA compliant signage in correct location with the international Symbol of Accessibility, Braille and tactile characters.

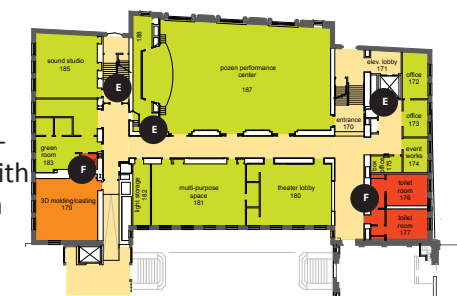
Install remote signage at the basement, second and third elevator lobbies indicating that there is an ADA accessible toilet on the first floor.

Adjust the door opening force to 5lbs.

If this toilet is not modified for use as ADA accessible toilet. Install a ADA compliant sign with directions to the nearest ADA toilet rooms on the 1st Floor adjacent to the Pozen Center.

ISSUE E
CAPITAL IMPROV.
Lighting
Handrails
\$600/Stair run

ISSUE F
CAPITAL IMPROV.
WC \$2,000-3,000



G_Sinks



FIG 114

Classroom sinks

Utility sink is 33" high and is 19 inches AFF.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Replace at least one sink with a sink that meets 2010 ADA Standards on each of the second and third floors, or at this type of sink provide enough space around the sink for a side approach, add an adjacent work counter with room for knee space and replace the faucet with a flexible hose attachment.



LOCATION| 115

Sink & counter height

The sink counter is 36" high and there is no knee space, this means that a wheelchair user cannot use this sink.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Modify kitchenette. Replace part of counter with a sink that meets ADA standards for depth and that is mounted so that the rim is at 34" AFF. Create space below sink for knee space. Clear floor space 30" x 48" for frontal or parallel approach to all features. Spray hose type faucet recommended. It is important that lighting levels are bright enough for people with low vision to be able to work and not cast shadows on their work area. Light colored matte surfaces help to increase light while decreasing glare.

H_Drinking Fountains



LOCATION| 112

Protruding object

The drinking fountain protrudes into the accessible route, undetectable by cane and it could cause injury. Also the single height of the fountain doesn't allow for people of different statures and bending abilities.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: For people that have difficulty bending replace the existing drinking fountains on the accessible route with a High-Low type, or add an additional drinking fountain with a spout between 38" and 43" AFF or add a cup dispenser making sure that the dispenser doesn't stick out more than 4" from the wall and is mounted such that the cups are dispensed at a height of 48" AFF.

Alternatively build a wing wall to form an alcove to prevent the drinking fountain from being a protruding object.

ISSUE G
SMALL MAINT. PROJECT
 New Sink
 Kitchenette

ISSUE H
SMALL MAINT. PROJECT
 Drnk. Fnt. \$3500
 Walls \$1000
 Total \$4,500
 Install new drinking fountain and add wing wall to form alcove.



A3_Signs-Directories & Wayfinding



LOCATION | 101

Directories

The directory information outside Pozen is inconsistent with other directories and does not coordinate with the interior space usage or information about all the program areas. This can be very confusing and disorienting.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Information on directories should be coordinated and consistent throughout the campus, print media and online.

Consider designing a comprehensive campus-wide wayfinding program with Directories and/or wayfinding strategies to facilitate navigation throughout the building.

Consider installing directories in predictable and consistent locations at entrances, ends of corridors, stairs and elevator lobbies.

Ensure that ADA facility information is on the directory and it is positioned to avoid backtracking.

I_Assistive Listening Devices



LOCATION | 103

Assistive listening device signage

*[See Appendix A 2010 ADA Standards
 Signs-219,706]*

As the Pozen Center and the Godine Gallery are open to the public they are required to be ADA compliant, currently signage announcing the availability of the Assistive Listening Devices is missing.

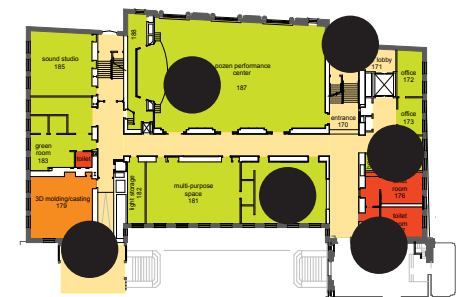
There are no instructions available showing how the devices can be used.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL/SMALL MAINTENANCE: Provide signage to direct users to Assistive Listening Devices. Install signage indicating ALD availability at the box office, and at the entrance to the Pozen.

Ensure that all programs, promotional materials and website announcements coordinate instructions on how to obtain Assistive Listening Devices.

ISSUE I
OPERATIONAL
 Provide signage, training and ongoing maintenance and inspections of all assistive listening devices.



L_Lifts & Elevators



LOCATION| 111

Lift
 The lift requires key for operation. Health and Safety staff are required to be called in order to provide key.
[See Appendix A 2010 ADA Standards Lifts & Elevators 407]
 This lift is often not working and cannot be easily found since it is behind a door and there is no signs identifying its location.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SEE NOTE : Remove key switch. In the interim provide a key on request to students who are wheelchair users.

SMALL MAINTENANCE: Ensure a regular program of inspection and maintenance is set up.



LOCATION| 105

Tripping hazard
 The threshold of east elevator is cracked creating a tripping hazard.
[See Appendix A 2010 ADA Standards 401 Ramps]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Repair threshold. Flooring must be stable, firm and slip resistant.

NOTE:
 There is a change to the Elevator Code (524 CMR). As of October 15, 2010, key switches will no longer be allowed to be installed on wheelchair lifts. All existing key switches on wheelchair lifts will have to be removed by November 1, 2011. This change will bring the elevator code into compliance with the Americans with Disabilities Act and ultimately lead to greater access for individuals who rely upon these lifts for access.

Ammendment
 TITLE 524: BOARD OF ELEVATOR REGULATIONS
 CHAPTER 34.00: INSTALLATIONS MADE PRIOR TO JUNE 7, 1991)

34.09: Controls and Electrical Equipment
 (1) The operating control shall be of the key operated constant pressure type. In accordance with 28 CFR Parts 36.4.11 and 36.4.27.4, a wheelchair lift may not be equipped with a key switch. If a wheelchair lift governed by 524 CMR 34.00 has a key switch, it shall be removed by November 1, 2011. See 521 CMR for further access related requirements.

2000.10 Operating Devices and Control Equipment
 In accordance with 28 CFR Parts 36.4.11 and 36.4.27.4, a wheelchair lift may not be equipped with a key switch. If a wheelchair lift governed by 524 CMR 35.00 has a key switch, it shall be removed by November 1, 2011. See 521 CMR for further access related requirements.

2001.10 Operating Devices and Control Equipment
 In accordance with 28 CFR Parts 36.4.11 and 36.4.27.4, a wheelchair lift may not be equipped with a key switch. If a wheelchair lift governed by 524 CMR 35.00 has a key switch, it shall be removed by November 1, 2011. See 521 CMR for further access related requirements.

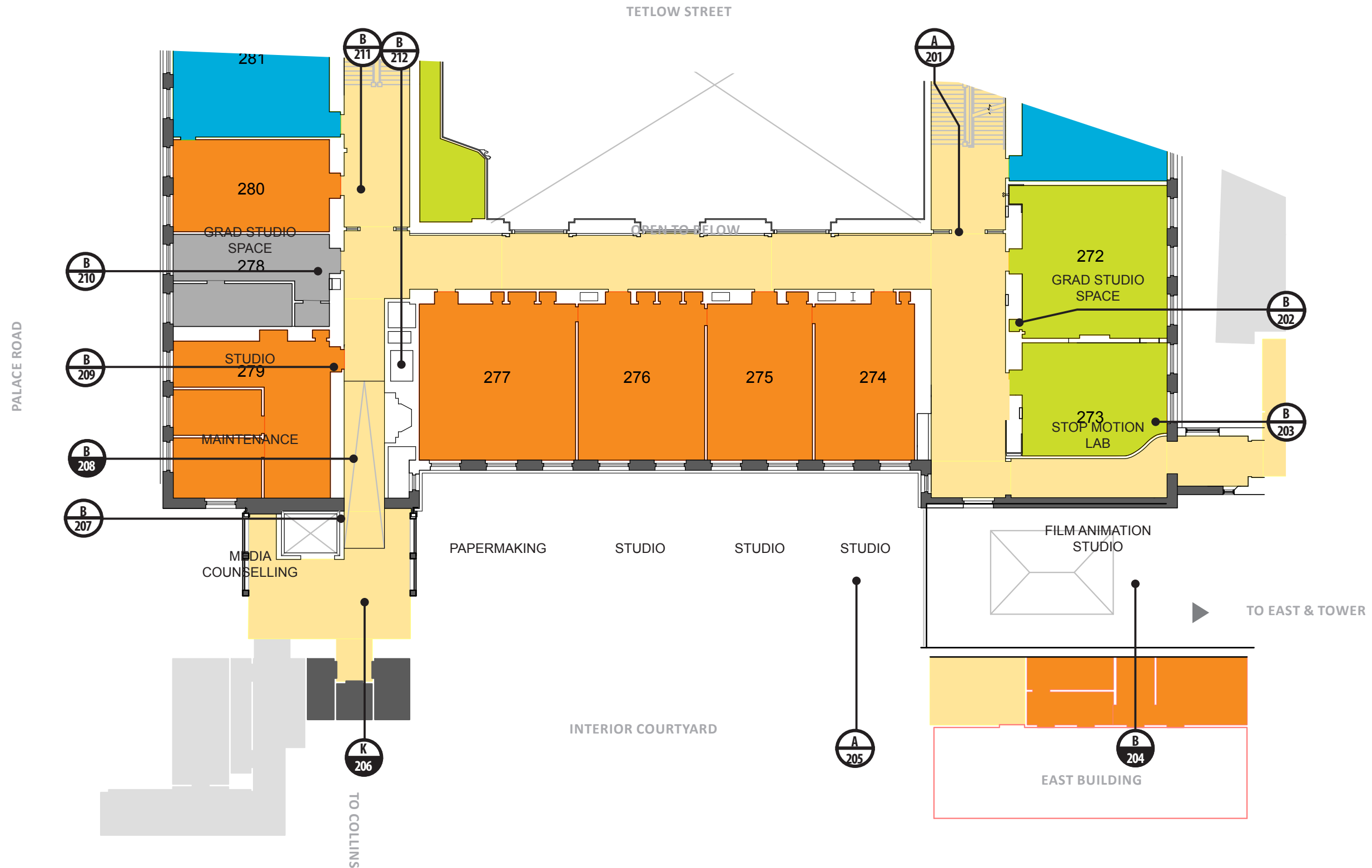
2002.10 Operating Devices and Control Equipment
 In accordance with 28 CFR Parts 36.4.11 and 36.4.27.4, a wheelchair lift may not be equipped with a key switch. If a wheelchair lift governed by 524 CMR 35.00 has a key switch, it shall be removed by November 1, 2011. See 521 CMR for further access related requirements.

ISSUE L
SMALL MAINT. PROJECT
 Modify lift control to keyless control.

INTERIM RECOMMENDATION
 Provide lift key to student or other users on request.



F-NORTH BUILDING Building Issues - Second Floor



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Second Floor - Summary Plan

A1_ ADA Facilities & Safety

Accessible toilet rooms

There are no toilet rooms on this floor in the North building, however, there are toilets in the adjacent connecting Collins Building. These toilets require changes to become accessible.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Provide a directory at the elevator lobby to direct users to the nearest accessible toilets on the first floor adjacent to the Pozen Center.

Provide signage at the toilets in Collins directing users to the nearest accessible toilets on the first floor adjacent to the Pozen Center.

B_ Accessible Routes



LOCATION | 208

Informational signs

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 Install blade signage above 80" AFF to direct to fire extinguisher and enable visibility along corridor.

Protruding object

Fire extinguisher protrudes 7" into accessible route although it is cane detectable it could cause injury or become damaged by passing traffic.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 Recess Fire extinguisher into the wall or provide protective glass box that is cane detectable.

Also signage cannot be seen down corridor as it is flat against the wall - blade signage perpendicular to the wall would give it more visibility.

Obstruction

Furniture placement obstructs accessible path.
 LOCATION | 202 room N271-Grad Studio

& LOCATION | 203 room N272-Stop Motion Studio.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Rearrange furniture and other obstructions to maintain 36" min. aisles throughout the space. Educate users regarding necessity to maintain 36" min. aisle throughout the space.

ISSUE A1 & A2
 SMALL MAINT:
 PROJECT
 Sign \$150/sign

ISSUE B
 SMALL MAINT:
 PROJECT
 Recess Fire Ex \$200

SMALL MAINT.
 Remove obstructions
 \$25/hr

SMALL MAINT.
 Remove obstructions from accessible routes and at doors and create staff education and policy plan to maintain 36" clearance in egress and accessible routes.

A2_ Signs - Designation, Directional & Informational



LOCATION | 204

Directional & designation signs

Signs do not meet ADA standards for height, location or design.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE/CAPITAL IMPROVEMENT :
 As part of a campus-wide wayfinding program provide designation signage for every permanent space.



LOCATION | 202



LOCATION | 204

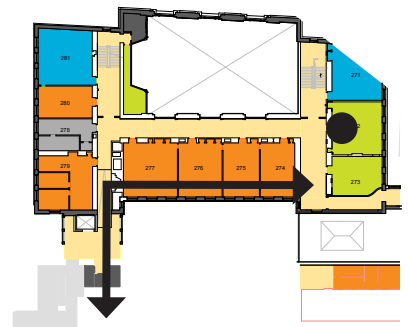
Exit signs

Signs do not meet ADA standards for height, location or design.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE/CAPITAL IMPROVEMENT :
 Provide ADA compatible signage.



LOCATION | 203



D_Doors



LOCATION| 205

Door hardware
 Door in room N274 is an emergency exit door. It has no door knob or pull, no exit sign and no signage directing to the nearest accessible exit. Additionally it is only 27” wide. There is also no clear space at latch pull side of door. This could cause delay or injury in an emergency.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Replace door knob with new lever hardware. Post ADA compatible signage redirecting to nearest accessible exit [See Appendix A - 4.1 & 5.1-3].



LOCATION|

Door hardware
 Similar issues as above, with the exception that this door has a lever handle.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Post ADA compatible signage redirecting to nearest accessible exit [See Appendix A - 4.1 & 5.1-2].



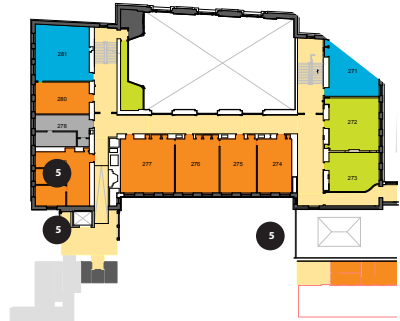
LOCATION|

Door hardware
 Similar issues as above. This sign reads “Emergency passage only”. If this door is used as an emergency exit door it is required to have signage that meets ADA standards. Additionally panic hardware should be installed. The current condition would create confusion in an emergency.

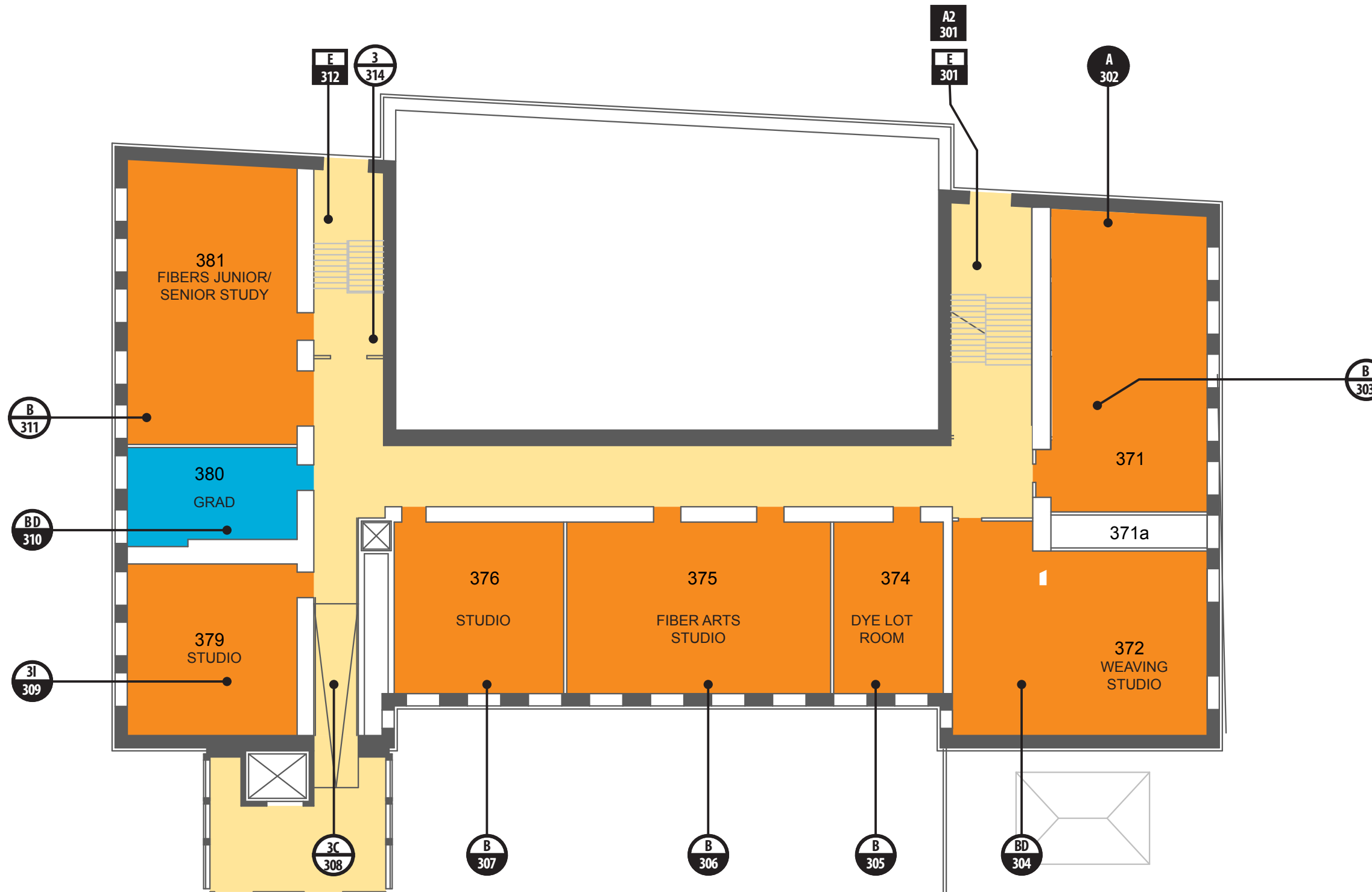
RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Install ADA compatible signage redirecting to nearest accessible exit.

Replace door knob with hardware that does not require pinching, tight grasping or twisting of the wrist.

ISSUE D
SMALL MAINT. PROJECT
 Labor \$25/hr
 Remove obstructions from accessible routes and at doors and create staff education and policy plan to maintain 36” min. clear width in egress and accessible routes.



Building Issues - Third Floor



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Third Floor - Summary Plan

A1_Signs - Facilities & Safety

Accessible toilet rooms

There is no toilet on this floor in the North Building, however, there are toilets in the adjacent connecting Collins Building, these toilets require changes to become accessible.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Provide a directory at the elevator lobby to direct users to the nearest accessible toilets on the first floor adjacent to the Pozen Center.

Provide signage at the toilets in Collins directing users to the nearest Accessible Toilets on the first floor adjacent to the Pozen Center.

A2_Signs - Designation, Directional & Informational



LOCATION| 311

Room designation Signage- N381 - Fibers junior/senior study

Many of the classrooms and studios do not have room or exit signage.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
As part of a comprehensive wayfinding program provide room signage and lit exit signs at fire exit doors.



LOCATION| 304

Notices

Notices of many types are randomly attached to doors, there is no sense of hierarchy or priority.

Many of the signs and some important safety notices have lettering that is too small to read.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Limit the number of notices that can be attached to doors.

Mount at height 48" AFF to the bottom of the sign.

B_Accessible Route



LOCATION| 311



LOCATION| 310



LOCATION| 314

Building Issues continued

F - NORTH BUILDING -3rd Floor - ISSUES |A1, A2-Signs & B-Accessible Routes

Obstruction in accessible route

N381 - Fibers junior/senior study There is only 29" clearspace in the accessible route to the door.

The door is obstructed by a trash bin and a tailor's mannequin.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Keep doors completely clear of obstructions. If the door is required to be kept open provide door wedges. Make sure that the door wedges do not obstruct the accessible path.

Tripping hazard

Duct taped wire crossing the route to the door creates a tripping hazard.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Re-route wires over doorways or provide alternative socket locations.

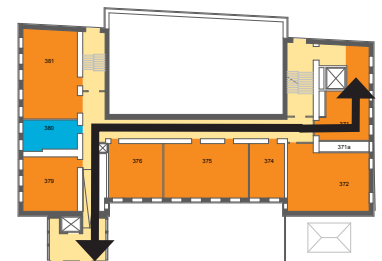
Protruding object

Telecom box creates protrusion in the accessible route.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Enclose monitor and/or extend sides to the floor to enable it to be cane detectable.

ISSUES A1,2 &3
SMALL MAINT.
Signage

\$150/sign
\$1,500/directory



B_Accessible Route



LOCATION| 306

Obstruction in Accessible Route

N375 - Fibers Art Studio furniture creates obstruction to accessible path through the space.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Relocate furniture and

Create policies to educate staff, students and faculty to maintain 36" aisle throughout the space at all times.

ISSUE B
OPERATIONAL
Implement plan to maintain 36" min. clear areas through accessible routes and paths.

\$25/hr



LOCATION| 305

Obstruction in Accessible Route

Furniture placement obstructs accessible path.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Rearrange equipment and supplies to maintain 36" aisle throughout the space and educate other users to do so.

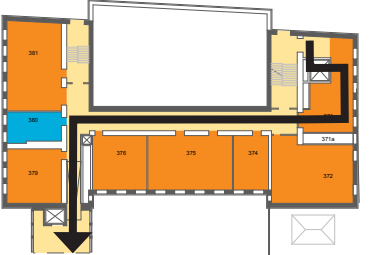


LOCATION| 303

Furniture Placement

Furniture placement obstructs accessible path.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Make sure that looms have adequate area around them for a person in a wheelchair to load and unload them. Also maintain at minimum a 36" minimum path around the perimeter of the classroom and allow 60" path at wool storage (36" for wheelchair, 24" for person to pass) this may require reducing number of looms.



D1_Door - Clearances



LOCATION| 310

Door Obstruction

Door to room N380 is obstructed by a locker at latch side of door on the pull side.

The door handle is a knob type and is difficult to use.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

The locker nearest the latch side of the door should be removed to create a clear space of 18" allowing access to the room.

Replace the knob handle with a lever handle.



LOCATION| 305

Door Obstruction

N372 Similar issues as above, with the exception that this door has a lever handle.

G_Sinks



LOCATION| 305

Sink N376 studio.

The sink is the correct height at 34" but the the faucet controls are out of reach range at 24" and there is no knee space under the sink. The path to the sink is obstructed.

[See Appendix A 8.1]

Objects blocking access to sink and chemicals are stored out of reach range.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Provide at least one sink or 5% of all sinks that has a reachable faucet controls and has knee space below.

Relocate furniture / storage to maintain access to sink and store chemicals in reach range.



LOCATION| 305

Sink N374

Similar issues as above. The top of the sink is at 35" AFF, the bottom of the sink is 21" AFF there is no kneespace and the reach to the faucet is 25".

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Store chemicals on shelving within reach range and where you don't have to reach over the sink or on a mobile cart dedicated to this function.

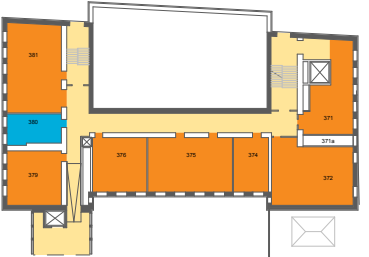


LOCATION| 306

ISSUE D1
SMALL MAINT. PROJECT
 Implement plan to maintain clear areas around doors. Widen doors and doorways if necessary.
 \$25/hr various mechanisms ranging from \$12 -\$35 each

ISSUE D3
SMALL MAINT. PROJECT
 Implement plan to replace knob hardware with lever-type hardware. PRIORITIZE FOR DOORS ON ACCESSIBLE ROUTE.
 \$400/set

ISSUE G
SMALL MAINT. PROJECT
 Modify sink to become more user friendly.
 \$150 / sink



J_Furniture & Equipment



LOCATION| 305

Lockers

Lockers are not ADA compliant.
[See Appendix A - 2010 ADA Standards- 225 Storage,].

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Replace 1 or 5% of the lockers provided with ADA compliant versions. See locker note for basement p14.



LOCATION| 305

Reach range

Dye Lot Room has electric ranges and washers and dryers that are out of reach ranges
[See Appendix A - 2010 ADA Standards- 9.1]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
To accommodate seated users or people who cannot reach existing equipment replace range with cooktop only and kneespace below. Locate cooktop next to sink with potfiller for easy pot filling without lifting. Install inclined mirror above pot so that contents of pot can be viewed from seated position without having to reach. Provide at least one front loading washing ma-

ISSUE J
OPERATIONAL
Modify existing lockers and furniture
OR
CAPITAL IMPROV.
Provide new ADA compliant furniture, equipment & lockers.

\$ dependent on requirements



LOCATION| 304

Storage out of reach range

Chemicals above sink are hard to reach for most standing users.
[See Appendix A- 2010 ADA Standards 225 Storage308,309,]

Sink

No knee space at sink
[See Appendix A- 2010 ADA Standards - 606 Storage,]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Store chemicals on shelving where you don't have to reach over the sink or provide a mobile cart dedicated to storing chemicals.

Provide at least one ADA accessible sink.



LOCATION| 310

Appliance Controls

Similar issues as above. The top controls are out of reach range at 52" AFF

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Move equipment so that a user does not have to reach over the equipment or lower the controls.



LOCATION| 303

Storage out of reach range

Shelving is too high making stored materials such as the wool at the back wall out of reach range. Students who are smaller or are sitting cannot reach top rows.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Move all materials that students will require to lower shelves use upper storage for display or for items infrequently used.

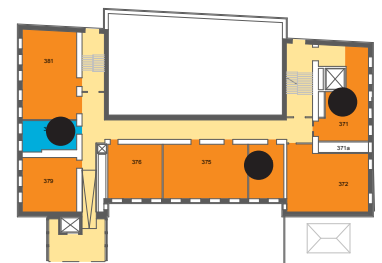


LOCATION| 304

Reach range

Similar issues as above. Equipment may not able to be used by wheelchair user.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Make sure at least one or 5% of any piece of equipment can be used by wheelchair users.



K_Ramps & Handrails



LOCATION| 308

Ramp slope

Ramp slope is 9%, and the cross slope is 4%. The rail has no extensions, the floor has cracks and loose material and is a tripping hazard. This ramp is part of to the main accessible route.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE:

Re-engineer ramp run and cross slope to correct slope and resurface.

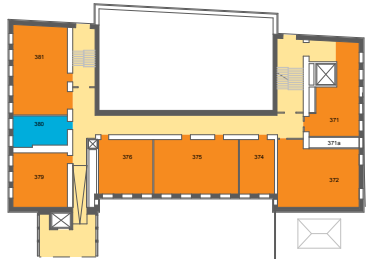
Ramp surface

Ramp transition is uneven and creates a tripping hazard.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

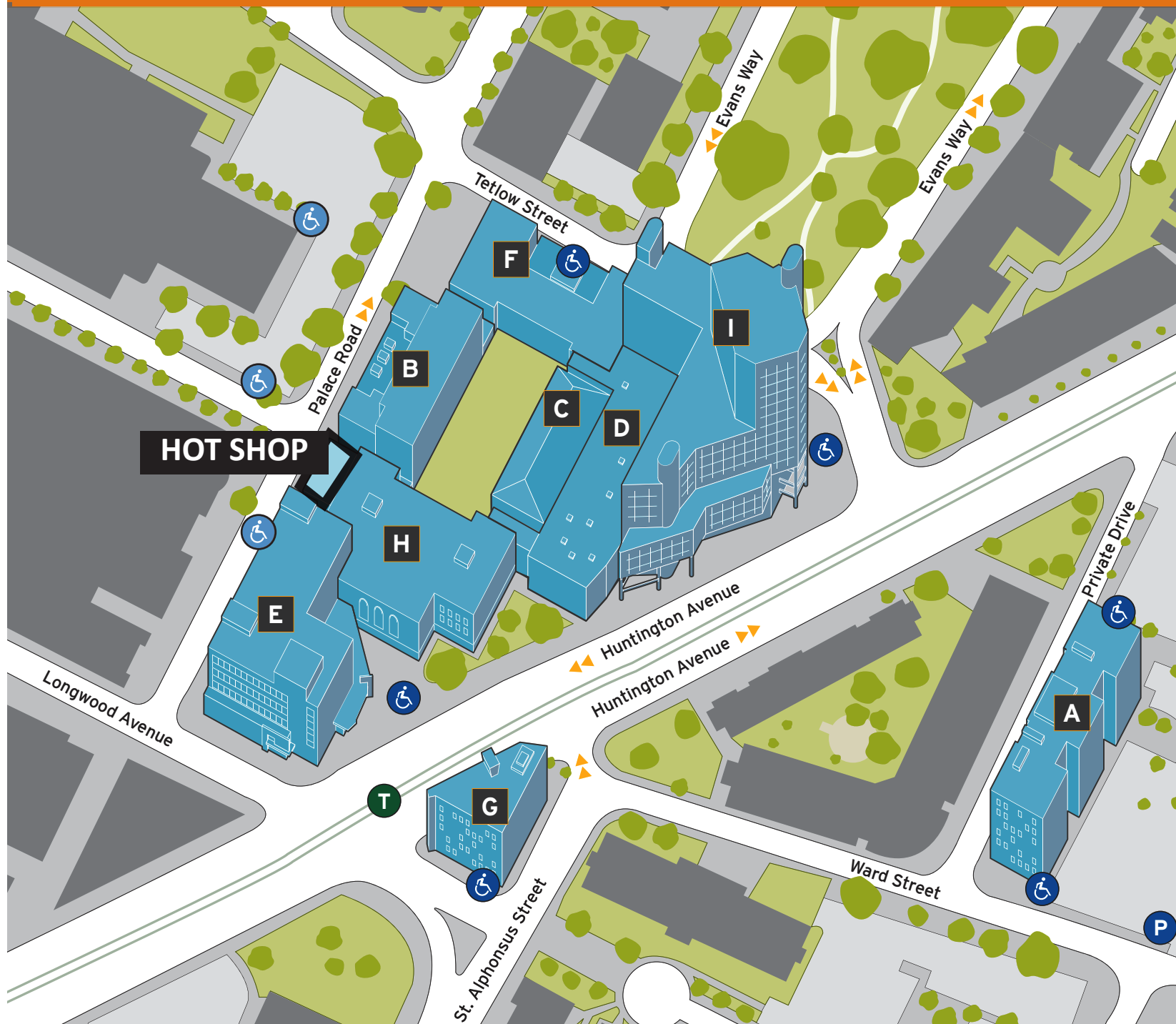
Re-engineer ramp run and cross slope to correct slope and resurface.

ISSUE K
 SMALL MAINT.
 PROJECT
 Renov. Ramp.
 \$7,000



KEY PLAN

Hot Shop - Glassblowing Building



CONTENTS

How To Use This Report | 02

Building Summary | 03

Five-Year ADA
Compliance Plan | 05

Building Issues | 12

ADA & MAAB References | **APPENDIX A**

PROJECT TEAM

Mercedes Evans, MassArt
Howie LaRosee, MassArt

Altaf Mulla, DCAM
Polly Welch, DCAM

Tica deMoor, IHCD
Steve Demos, IHCD
Marissa Desmond, IHCD
Valerie Fletcher, IHCD
Erica Garfinkel
Kathy Gips, IHCD
Chris Hart, IHCD
Ana Julian, IHCD
Ivy Smith, IHCD
Josh Safdie, IHCD
Ruth Super, IHCD
David West, IHCD

March 2011

How to Use This Report

General Comments

This document is designed with a hierarchical structure to provide flexibility and utility for the different stakeholders that need access to this information. The report has been divided into five different sections::

- 1] Building Summary
- 2] Five-year ADA Compliance Plan
- 3] Summary Plans
- 4] Building Issues
- 5] ADA & MAAB References

LAYOUT 2 | Five-Year ADA Compliance Plan

CHG#	DESCRIPTION	LOCATION	ISSUE	COST RANGE	2011	2012	2013	2014	2015
A	COMPREHENSIVE SIGNAGE & WAYFINDING PROGRAM ADA - ACCESSIBILITY AND SAFETY Design of signage program consistent with ADA Standards compliance signage and wayfinding program for the building. Signage program to be consistent with ADA Standards compliance signage and wayfinding program for the building.	Basement Chp. 210 Sign & Chp. 210	2010 ADA Standards Chp. 210 Sign & Chp. 210	\$500/Sign \$50/Sign					
B	AD - ROOM IDENTIFICATION Review all room numbers, signage and room identification for compliance with ADA Standards compliance signage and wayfinding program for the building.	Basement Chp. 210 Sign & Chp. 210	2010 ADA Standards Chp. 210 Sign & Chp. 210	\$150/Sign					
C	AD - WAYFINDING & DIRECTIONS Design and install signage to ensure staff, faculty and student compliance to existing building signage and wayfinding program for the building.	Basement Chp. 210 Sign & Chp. 210	2010 ADA Standards Chp. 210 Sign & Chp. 210	\$150/Sign					
D	AD - ROOM IDENTIFICATION Review all room numbers, signage and room identification for compliance with ADA Standards compliance signage and wayfinding program for the building.	Basement Chp. 210 Sign & Chp. 210	2010 ADA Standards Chp. 210 Sign & Chp. 210	\$150/Sign					

Recommendations

Symbol Key - explanation of icons

Location & Cost
Five-year strategy

This is a five-year compliance plan showing the Key Recommendations and their financial implications. This plan separates the ADA Recommendations to Improve Compliance and the Safety and User Experience Recommendations

LAYOUT 4 | Building Issues

Summary of Recommendations

Key plan locating issue on floor

This is a catalog of building issues and corresponding recommendations, organized by location. It includes citations and references to the ADA & MAAB.

LAYOUT 1 | Building Summary

This is an overview narrative summarizing the major problem accessibility issues and key recommendations in Hot Shop - Glass Blowing Building.

Key Recommendations have been divided into: Operational Improvements, Small Maintenance Projects and Capital Improvements reflecting the differences in expected budget, time frames and level of complexity.

LAYOUT 3 | Summary Plans

Summary Plan Indicating Recommendations and locations

Symbol Key - explanation of icons

The summary plans locate the recommendations and photograph locations at each floor and the site plan.

LAYOUT 5 | ADA & MAAB Reference

Customized illustrated handbook of ADA & MAAB citations

This chart presents ADA and MAAB citations customized for this particular building. It can be used as an ADA reference handbook. The separate issues are illustrated, described and explained.

Building Summary



BUILDING PROGRAM AREAS

Ground Floor

Glass Blowing Studio*
Office
Staff Toilet Room

* Program that is open to the public

BUILDING DESCRIPTION

The Glass Blowing Building or Hot Shop is a standalone shed construction building that has one large room and two separate offices for working with hot and cold processes and houses equipment used to cut, grind, polish, drill, and sandblast glass.

KEY BUILDING ISSUES

Typical for a building of this type, it has program accessibility issues including:

- **No accessible toilet rooms** - There is one single-user toilet room that could easily be made accessible
- No accessible route to or through the building.

In order to facilitate the organization of key building recommendations in the following section, Key Building Issues have been grouped under the following headings:

A-Signage & Wayfinding
B-Accessible Route
C-Protruding Objects
D-Doors
E-Stairs and Handrails
F-Toilets
G-Sinks
H-Drinking Fountains
I-Assistive Listening Devices
J-Lockers, Furniture and Equipment
K-Ramps N/A (ramps meet ADA standards)
L-Elevators
M-Areas of Rescue Assistance

KEY RECOMMENDATIONS

The following key recommendations should be implemented to improve program accessibility, safety, and user experience. Recommendations listed under the categories of Operational Improvements and Small Maintenance Projects can and should be implemented independent of the planned Center for Contemporary Arts Renovation. Recommendations for Capital Improvements Projects that may duplicate work that could be expected to be accomplished through this renovation are indicated as such and are followed by interim recommendations intended to help the college achieve the greatest level of accessibility even while awaiting the major renovation.

Additional technical data to support the implementation of all recommendations may be found in Part 4-Building Issues and Appendix A-ADA and MAAB References.

OPERATIONAL IMPROVEMENTS - *Behavioral or policy changes that can be enacted at minimal cost, could be completed within 90 days, and will require ongoing maintenance and supervision.*

Improve public access: Develop and implement policies and procedures so that people with disabilities are accommodated, including but not limited to policies and procedures concerning public notifications, ticketing, assistive listening devices, and emergency egress plans.

Maintain accessible routes and paths of travel: Develop and implement a plan to ensure staff, faculty, and student compliance in maintaining a 36" min. wide aisle throughout the building and especially at accessible routes, amenities, and circulation paths.

Maintain accessible door clearances: Develop and implement a plan to ensure staff, faculty and student compliance in maintaining furniture- and obstruction-free areas around doors and openings.

SMALL MAINTENANCE PROJECTS - *Projects that will require planning, may involve outside contractors, may be expected to be absorbed by an annual maintenance budget, and could take up to a year to be completed.*

Remove protruding object hazards: Along accessible routes, relocate, recess, or provide protective barriers for objects that protrude more than 4" into the path, are higher than 27" AFF, and that may not give the minimum headroom of 80" AFF. This includes but not limited to: shelving, drinking fountains, and emergency fire equipment. Prioritize for the most hazardous objects.

Maintain accessible doorways: Develop and implement a comprehensive maintenance program and schedule to check and adjust doors so that the necessary door opening force for interior doors is 5lb or less and 15lb or less for exterior doors.

Replace or modify student utility sinks to be accessible: Replace at least one sink with a sink that meets 2010 ADA Standards on each of the 2nd and 3rd floors, or at this type of sink provide enough space around the sink for a side approach, add an adjacent work counter at 34" AFF with room for knee space, replace the faucet with a flexible hose attachment.

Provide accessible drinking fountains: To benefit people of all statures and abilities replace the existing drinking fountains on the accessible route with a High-Low type, or add an additional drinking fountain with a spout between 38" and 43" AFF or add a cup dispenser making sure that the dispenser doesn't stick out more than 4" from the wall and is mounted such that the cups are dispensed at a height of 48".

Provide accessible furniture, fixtures, and equipment: As furniture and equipment is upgraded and replaced, make sure that 5% of all items but not less than one of each item per each distinct room should allow an individual with disabilities to use it. Make sure that work surfaces and sinks are at 34" AFF, with knee spaces at least 27" AFF, 30" wide and 19" deep, and make sure that controls are located within accessible reach ranges. To support programs with children, provide adjustable casework and a few low tables or carts with locking casters that would supplement the countertop areas and provide additional space for equipment for multiple programs.

CAPITAL IMPROVEMENTS PROJECTS - *Projects that will require significant planning, will involve outside contractors, will require a substantial capital outlay, and may take 1-5 years to complete.*

As part of a comprehensive campus-wide wayfinding program create a signage system: Design and install a signage system that includes ADA Facilities and Safety signs; Room Designations and Directional and Informational Signs; and Wayfinding signage and Directories. Design all information to be accessible and predictable across physical, print, and digital environments in order to ensure legibility and to support branding strategies. Signs shall meet 2010

NOTE: This survey was carried out during daylight hours over the summer vacation period, as a result classes, performances, exhibitions and events were not in session. Actual use of space, quality of acoustics, and lighting conditions at night in all spaces were unable to be verified. Floor slipperiness in wet weather conditions and use of temporary mats was also not observed. These are areas worth further study.







ADA standards for height and location and use the International Symbol of Accessibility. Signs indicating ADA compliant entrances shall be placed to avoid backtracking.

Directories on the floor level should indicate the location of all ADA compliant amenities.

ADA Facilities and Safety signs should include:




- For amenities that are not accessible provide ADA standard compliant signs with directions to the nearest ADA compliant amenity such as Toilet Rooms, telephones, drinking fountains, entrances, exits and egress routes that are on an accessible route.
- 2010 ADA standard compliant signs for exit signs at doors, exit passageways, exit discharge, and exit stairways.
- Permanent emergency egress plans.
- A 2010 ADA compliant sign with the International Symbol of Accessibility at the accessible entrance on Huntington Avenue.

Five-Year ADA Compliance Plan




KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	RECOMMENDED COMPLETION DATE						
					2011	2012	2013	2014	2015	2016	
A	<p>As part of a comprehensive campus-wide wayfinding program - Create and install the following ADA and MAAB compliant signs:</p> <p>A1 - ADA Facilities & Safety - Create and install signs for accessible facilities & safety SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide a 2010 ADA Standards compliant sign with the International Symbol of Accessibility at the accessible entrance on Huntington Avenue.</p> <p>For amenities that are not accessible provide signs with directions to the nearest ADA compliant amenity such as toilet rooms, telephones, drinking fountains, entrances, exits and egress routes that are on an accessible route.</p> <p>Make sure that these signs meet 2010 ADA Standards for height and location, and that they use the International Symbol of Accessibility. Signs indicating ADA compliant entrances should be placed to avoid backtracking.</p> <p>Ensure that all ADA compliant amenities are noted on any directories at each floor level.</p> <p>SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide 2010 ADA standards compliant signs for exit signs at doors, exit passageways, exit discharge. Consider installing permanent emergency egress plans throughout the building. Also, verify that all current emergency signs are placed correctly and are not blocked from view.</p>	All floor	2010 ADA Standards Chap. 216 Signs & Chap. 703.1, 703.2, & 703.5 MAAB 41	\$50/temp sign \$150/sign includes installation but not design fees							
	<p>A2 - Room Designation, Directional & Informational Signs SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Create and install signs for all permanent facilities and room locations, directional signage, and Informational signage. <i>Ongoing (this will require periodic updating).</i></p>	All floor	2010 ADA Standards Chap. 216 Signs & 703 & MAAB 41	\$150/sign includes installation but not design fees							
	<p>A3 - Wayfinding Signs & Directories CAPITAL IMPROVEMENT: To improve safety and user experience consider creating a directory to improve the ability to navigate through the building. The directory should be designed so that it has characters and contrast levels that allow them to be easily read by a person with low vision and at low light levels. They should also be mounted so that the top most characters can be read while sitting. <i>Ongoing (this will require periodic updating).</i></p>	All floor	N/A	\$1,500/directory includes installation but not design fees							
B	<p>Accessible Routes - Maintain accessible routes and paths of travel OPERATIONAL: Develop and implement a plan to ensure staff, faculty, and student compliance in maintaining a 36" min. wide aisle throughout the building and especially at accessible routes, amenities, and circulation paths. <i>Ongoing.</i></p>	All floor	2010 ADA Standards Chap. 402	\$25/hr staff							
<p>*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.</p>											

NOTES ABOUT THIS CHART
 This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

SYMBOL KEY
Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience




-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

HOT SHOP - GLASSBLOWING BUILDING | Five-Year ADA Compliance Summary contin-




KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	RECOMMENDED COMPLETION DATE						
					2011	2012	2013	2014	2015	2016	
C	Protruding Objects - Remove protruding object hazards: OPERATIONAL/SMALL MAINTENANCE: Along accessible routes, relocate, recess, or provide protective barriers for objects that protrude more than 4" into the path, are higher than 27" AFF, and that may not give the minimum headroom of 80" AFF. This includes but not limited to: shelving, drinking fountains, and emergency fire equipment. . Prioritize for the most hazardous objects. Ongoing.	All floor	2010 ADA Standards Chap. 204 Protruding Objects Chap. 307	\$25/hr staff recess/alcove work \$500	☉	☉					
D	Doors D1 - Door Clearance - Maintain accessible doorways OPERATIONAL: Develop and implement a plan to ensure staff, faculty and student compliance in maintaining furniture- and obstruction-free areas around doors and openings. If exit doors are not accessible provide 2010 ADA Standards compliant signs to redirect to nearest accessible exit door.	All floor prioritize for doors in accessible route, toilet and studio	2010 ADA Standards Chap. 307	\$25/hr staff	☉	☉					
	D2 - Door Opening Force - Maintain accessible doorways: OPERATIONAL: Develop and implement a comprehensive maintenance program and schedule to check and adjust doors so that the necessary door opening force for interior doors is 5lbs. max. and 15 lbs. max. for exterior doors. Ongoing	Prioritize for doors in accessible route & toilet.	2010 ADA Standards Chap. 309 Operable parts & Chap. 404 Doors, Doorways & Gates	\$25/hr staff	☉						
	D3 - Door Hardware - Replace door knob hardware N/A										
E	Stairs & Handrails - Modify stairs & handrails N/A										
F	Toilet Rooms - Provide accessible toilet rooms or redirect to accessible toilet rooms. CAPITAL IMPROVEMENT: Modify existing toilet room to meet 2010 ADA standards. Interim recommendation Until renovations are complete provide 2010 ADA Standards compliant signs to direct users to nearest ADA Accessible Toilet Room even if it is in another building.	All floor	2010 ADA Standards Chap.213 & 603,604,605,606 MAAB 30.8, 30.7.3	\$25/hr staff		●					
G	Classroom Sinks - Replace or modify sinks to be accessible SMALL MAINTENANCE Replace at least one sink with a sink that meets 2010 ADA Standards on each of the second and third floors, or at this type of sink provide enough space around the sink for a side approach, add an adjacent work counter with room for knee space, replace the faucet with a flexible hose attachment.	All floor	2010 ADA Standards Chap.212, & 606	\$1,000/sink			☉				
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.											




NOTES ABOUT THIS CHART
This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

SYMBOL KEY
Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement




Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement




KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	2011	2012	2013	2014	2015	2016
H	Drinking Fountains - Replace or modify drinking fountains to be accessible SMALL MAINTENANCE: To benefit people of all statures and abilities replace the existing drinking fountains on the accessible route with a High-Low type, or add an additional drinking fountain with a spout between 38" and 43" AFF or add a cup dispenser making sure that the dispenser doesn't stick out more than 4" from the wall and is mounted at a height no greater than 48" AFF to where the cups are dispensed from. Make sure that availability of cups are checked regularly. Provide at least one accessible drinking fountain per floor.	All floor	2010 ADA Standards Chap-307,602, and CMR 248 Plumbing Code.	\$2,500/Drinking High-Low fountain Ramp in studio						
I	Assistive Listening Devices & telephones - N/A									
J	Lockers & Furniture - Provide furniture, fixtures, and equipment that are accessible SMALL MAINTENANCE: Modify 5% or no fewer than one locker to meet ADA standards, reach ranges, and operable parts. Modifications include lowering shelves to within reach ranges, and providing locks that don't require tight grasping, pinching or twisting of the wrist. If modifications cannot be made replace locker with an ADA compliant version. Ongoing CAPITAL IMPROVEMENT: Purchase adjustable furniture to add flexibility and functionality to rooms. Ongoing Purchase appliances and equipment that have controls and operable parts that comply with 2010 ADA Standards, 208 and 309. Ongoing	All floor	2010 ADA Standards 225,226.208.309	\$ dependent on requirements						
										
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.										

NOTES ABOUT THIS CHART
This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

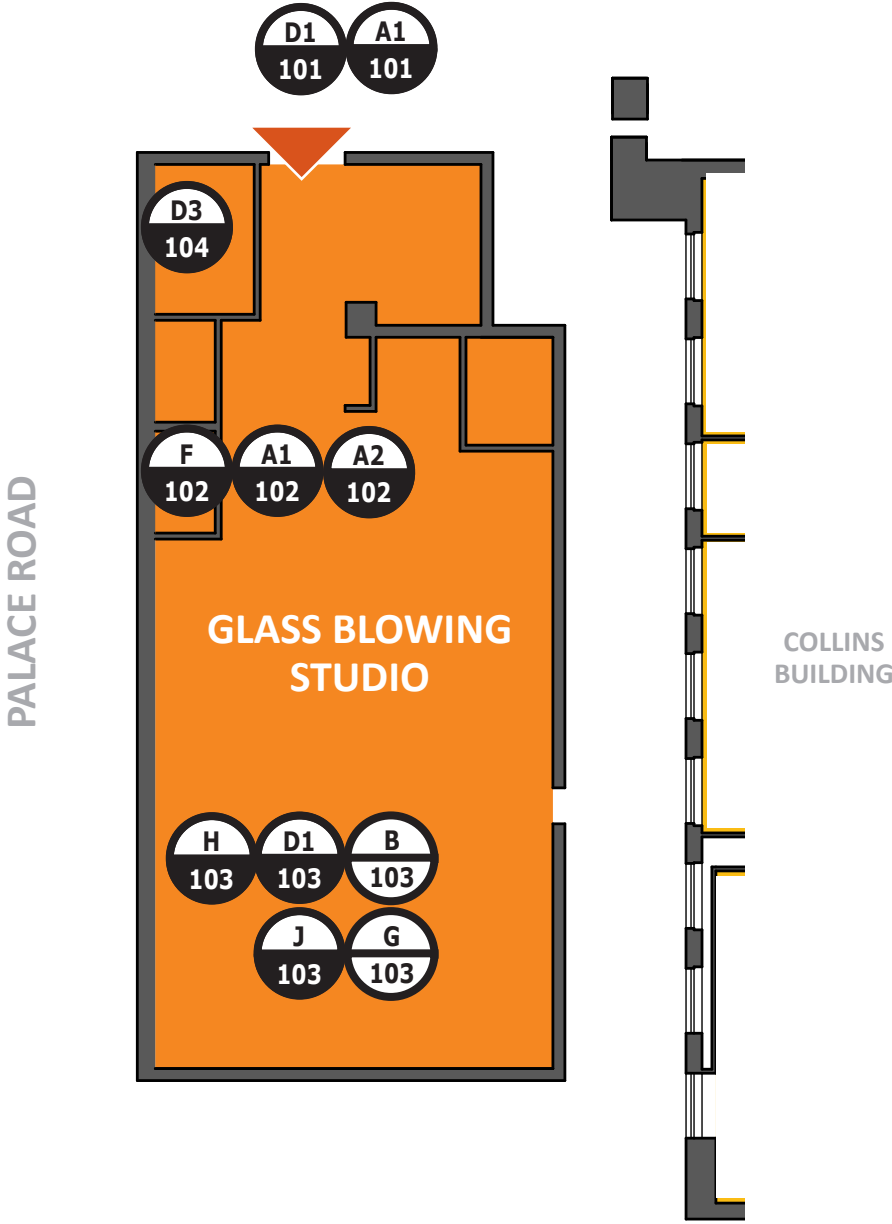
SYMBOL KEY
Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Summary Plans



ISSUE

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

First Floor Plan

Building Issues

A1_Signs - Facilities & Safety



LOCATION | 103a

Signs - ADA Facilities and Amenities

The entrance to South Building is accessible but does not have a sign with the International Symbol for Accessibility identifying it as such.

LOCATION | 101

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE/CAPITAL IMPROVEMENT: At the accessible entrance on Huntington Avenue, provide a sign that meets ADA standards and has the International Symbol of Accessibility.



LOCATION | 103b

For Toilet Rooms, telephones, drinking fountains, entrances, exits and egress routes that are not accessible, design and install signs with directions to the nearest ADA compliant amenity.

Make sure that these signs meet 2010 ADA standards for height and location, and that they use the International Symbol of Accessibility. Signs indicating ADA compliant entrances should be placed to avoid backtracking.

Ensure that these signs are mounted at the correct height and location and use the International Symbol of Accessibility. Signs indicating ADA compliant entrances should be placed to avoid backtracking.

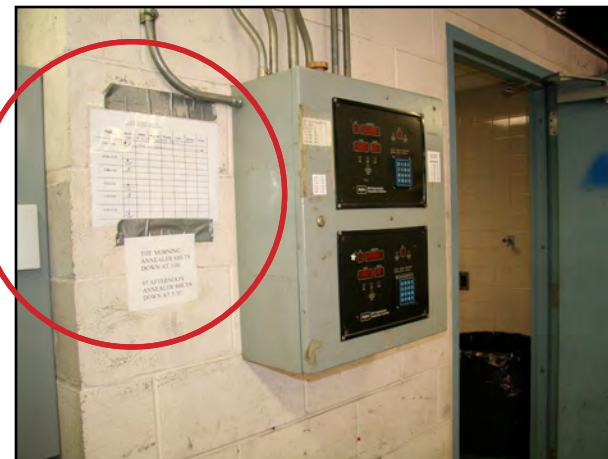
Ensure that all ADA compliant amenities are noted on Directories at each floor level.



LOCATION | 103c



LOCATION | 103d



LOCATION | 103e



LOCATION | 103f

A2_Signs - Designation, Directional & Informational

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT: Braille and tactile ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways throughout the building.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

SMALL MAINTENANCE: Consider implementing an overall inspection of fire safety signs making sure they are ADA and NFPA compliant, are lit if required and are in the correct locations according to building code.

See section 103.2.13.6 of the International Building Code(200 edition) or section 107.7 of the International Building Code (203 edition)

ISSUE A1

CAPITAL IMPROV.

Design and implement a campus-wide wayfinding program that includes ADA facilities & safety signs and that meet ADA standards

TBD \$150-200/sign

INTERIM

RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible Toilet Room and other accessible amenities.

TBD \$150-200/sign

ISSUE A2

CAPITAL IMPROV.

Design and implement a campus-wide wayfinding program that includes ADA compliant designation, directional and informational signs.

TBD \$150-200/sign

B_Accessible Routes



LOCATION | 103 f

Accessible Routes - Aisle Obstruction

Accessible routes, aisles and pathways through rooms are obstructed by damaged flooring tiles, loose wires, furniture, equipment and other objects that compromise egress safety and create tripping hazards.

[See Appendix A -2010 ADA Standards
206 Accessible Routes 401, 402, 403.5.1 Clearances

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Remove obstructions, rearrange furniture and equipment. Educate staff, students and faculty to maintain a 36” wide min. clear space through accessible routes rooms, spaces, and paths at all times.

RECOMMENDATION TO IMPROVE SAFETY &

USER EXPERIENCE: Ensure that access to safety equipment is not blocked.



LOCATION | 103 g



LOCATION | 103 h

ISSUE B
OPERATIONAL
Implement plan to maintain 36” min. clear areas through accessible routes and paths.

\$25/hr

C_Protruding Object



LOCATION | 103 e

The following issues occur many times throughout the floor.

Protruding Objects

Shelving or other objects such as dispensers, fire extinguishers or bump outs protrude into the accessible route and circulation paths more than 4" and as they are higher than 27" AFF they are not cane detectable.

[See Appendix A -2010 ADA Standards 204, 307 Protruding Objects

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Remove, relocate or inset into wall, objects protruding more than 4" into accessible routes that are not cane detectable where the leading edge of the object is higher than 27" AFF and or may not give the minimum headroom of 80" AFF from accessible routes. In certain instances, installing a railing or locating a piece of furniture directly under the protruding object may mitigate the hazard. For additional information See Appendix A 307.

Prioritize the most hazardous objects. If this is not possible extend the sides to the ground or at least lower than 27" AFF so that the object can be detected by cane.



LOCATION | 103 f

ISSUE C
SMALL MAINT. PROJECT
Implement plan to remove or relocate protruding objects. Prioritize for most hazardous.

\$25/hr labor
various possible solutions

D1- Door Clearances



LOCATION | 103 c

Door - Clearances

Furniture or other objects block door or the required clearances at the latch side of the door.
[See Appendix A -2010 ADA Standards 404.2.8 Door Clearance]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove all obstructions from around entrances and doorways. If the required clearances at the latch pull side of the door do not exist due to constricted walls relocate class to classroom with ADA compliant door clearances. Alternatively ensure that the door is held open during office hours.

Door - Thresholds

Thresholds on an accessible route are more than 3/4" high. [See Appendix A -2010 ADA Standards 404.2.5 Thresholds]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove and replace threshold with 1/2" max. high threshold.



LOCATION | 103h

D2_Door-Opening Forces



LOCATION | 102 a

Door - Opening forces

Exterior doors have door opening forces that are greater than 15lbs, interior doors have door opening forces that are greater than 5lbs, this is too heavy for easy opening and means that the doors close too fast to be able to enter easily. This could also cause delay or injury in an emergency.

[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Develop and implement a comprehensive maintenance program and schedule to check and adjust doors so that the necessary door opening force for interior doors is 5lb or less and 15lb or less for exterior doors.

ISSUE D2 OPERATIONAL
Implement plan to maintain and adjust door closing pressures to achieve correct opening forces and closing speeds.

\$25/hr
various mechanisms ranging from \$12-\$35 each

D3_Door-Hardware

F_ Toilet Rooms



LOCATION | 102 a



LOCATION | 102 b

The single-user toilet is not fully ADA compliant toilets. Provide at least one single-user toilet room.

Signs- ADA Facilities and Amenities

The single-user toilet rooms is not ADA compliant and does not have a sign with directions to the nearest ADA compliant toilet rooms.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Provide ADA compliant signs with directions to the nearest ADA compliant toilet room that are in Kennedy building (they require minor modifications to be fully compliant). Ensure that these signs are mounted at the correct height and location.

Single-user toilet room

This Toilet Room is not accessible but with small modifications it could easily be able to meet ADA and MAAB Standards

[See Appendix A 2010 ADA Standards 213 Toilet Rooms, MAAB]

Flush controls

The flush control is on the side of the tank that is opposite to the open side and is therefore unreachable by some users.

[See Appendix A 2010 ADA Standards 213 Toilets & 605.4 Flush Controls]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Install new tank with flush control mounted 44" max. AFF on the transfer side of the stall, or if plumbing allows install automatic flush valve.

Toilet paper dispenser-

Toilet paper is installed outside the reach range.

[See Appendix A 2010 ADA Standards 309.4, 604.7 Toilet Paper Dispenser]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Reinstall toilet paper dispenser 7"-9" in from the front of the toilet and 15" min. AFF.

Lavatories

Lavatory sink pipes are not wrapped, a condition that could cause injury to a person.

[See Appendix A 2010 ADA Standards 606 Lavatories MAAB: 4.19.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Cover pipes under the lavatory sink area.

Mirrors

Bottom of tilted mirror reflective surface starts at 44" AFF.

[See Appendix A 2010 ADA Standards 603.3 Mirrors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Reinstall mirror at correct height of 40" AFF. Ensure that shelf doesn't interfere with operation of faucets. Consider using a mirror without a shelf or provide full length mirror.

Clearance

Furniture is causing obstruction in maneuvering space.

[See Appendix A 2010 ADA Standards]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Remove furniture to allow for maneuvering clearance.

Building Issues continued

HOT SHOP - GLASSBLOWING BUILDING -|F- Toilet Rooms

G_ Sinks



LOCATION | 103 f

There are utility sinks on the second floors that are not janitorial but are required for cleaning equipment such as brushes, and related materials which makes their use a part of the educational experience. These sinks do not meet 1991 or 2010 ADA standards for height, clearance or knee space.

Sinks - Height

The top of the sink is greater than 34" AFF.

The clear space around the sink is not 30" by 48" for a front approach.

The underside of the sink doesn't allow for knee space.

[See Appendix A -2010 ADA Standards Sinks]

Sinks - Faucet

The 3rd floor sink faucets require tight grasping, pinching or twisting of the wrist.

[See Appendix A -2010 ADA Standards 309.4 Operable Parts]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

ISSUE F
SMALL MAINT.
PROJECT
Modify toilet

\$1500/toilet room

ISSUE G
SMALL MAINT.
PROJECT
Modify sink.

\$150 / sink

H_Drinking Fountains



LOCATION | 103

ADA Facilities and Amenities Signs

The drinking fountain is a protruding object.
[See Appendix A -2010 ADA Standards
703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Provide ADA compliant signs with directions to the nearest ADA compliant drinking fountain (which are in Kennedy Building). Ensure that these signs are ADA compliant and are mounted at the correct height and location.

Drinking Fountain - Spout heights

The drinking fountain does not allow for use by all especially for those people who are tall or find it difficult to bend.
[See Appendix A -2010 ADA Standards
211 & 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: Replace drinking fountain with a High-Low fountain or install a second fountain with a spout at a height that will allow for a person that has difficulty bending,
or
SMALL MAINTENANCE: Install a paper cup dispenser ensuring that level of paper cups are maintained and that the dispenser does not protrude from the wall more than 4".

Drinking Fountain - Protruding Object

The drinking fountain protrudes into the accessible route, is undetectable by cane and so could cause injury.
[See Appendix A -2010 ADA Standards
307 Protruding Objects]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Provide wing walls outside the required clearance space either side of the drinking fountain to ensure that it is cane detectable.

ISSUE H
SMALL MAINT. PROJECT
Replace or make suggested modifications to drinking fountain.

Replace drinking fountain or install new
\$2000/ High-Low
or
provide cup dispenser with ongoing fillup of paper cups
\$50 plus cups

J_ Furniture & Lockers



LOCATION | 103h

Furniture - Dimensions and Reach ranges

Furniture, equipment and operable parts do not meet ADA standards for knee clearance dimensions, and/or reach ranges.

[See Appendix A -2010 ADA Standards 308.1 General Reach Ranges]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: As furniture and equipment is upgraded and replaced, make sure that 5% of all items but not less than one item in each room should allow an individual with disabilities to use it. Make sure that work surfaces and sinks are at 34" AFF, with knee spaces at least 27" AFF, 30" wide and 19" deep, and make sure that controls are located within accessible reach ranges. To support programs for all, provide adjustable furniture such as a few low tables or carts with locking casters that would supplement the countertop areas and provide additional space for equipment for multiple programs.



LOCATION | 103e



LOCATION | 103a



LOCATION | 103d

ISSUE J
OPERATIONAL
Modify existing lockers and furniture
or
CAPITAL IMPROV.
Provide new ADA compliant furniture, equipment & lockers.

KEY PLAN

H - South Building

CONTENTS

How To Use This Report |02

Building Summary |03

Five-Year ADA
Compliance Plan |05

Summary Plans |09

Building Issues |12

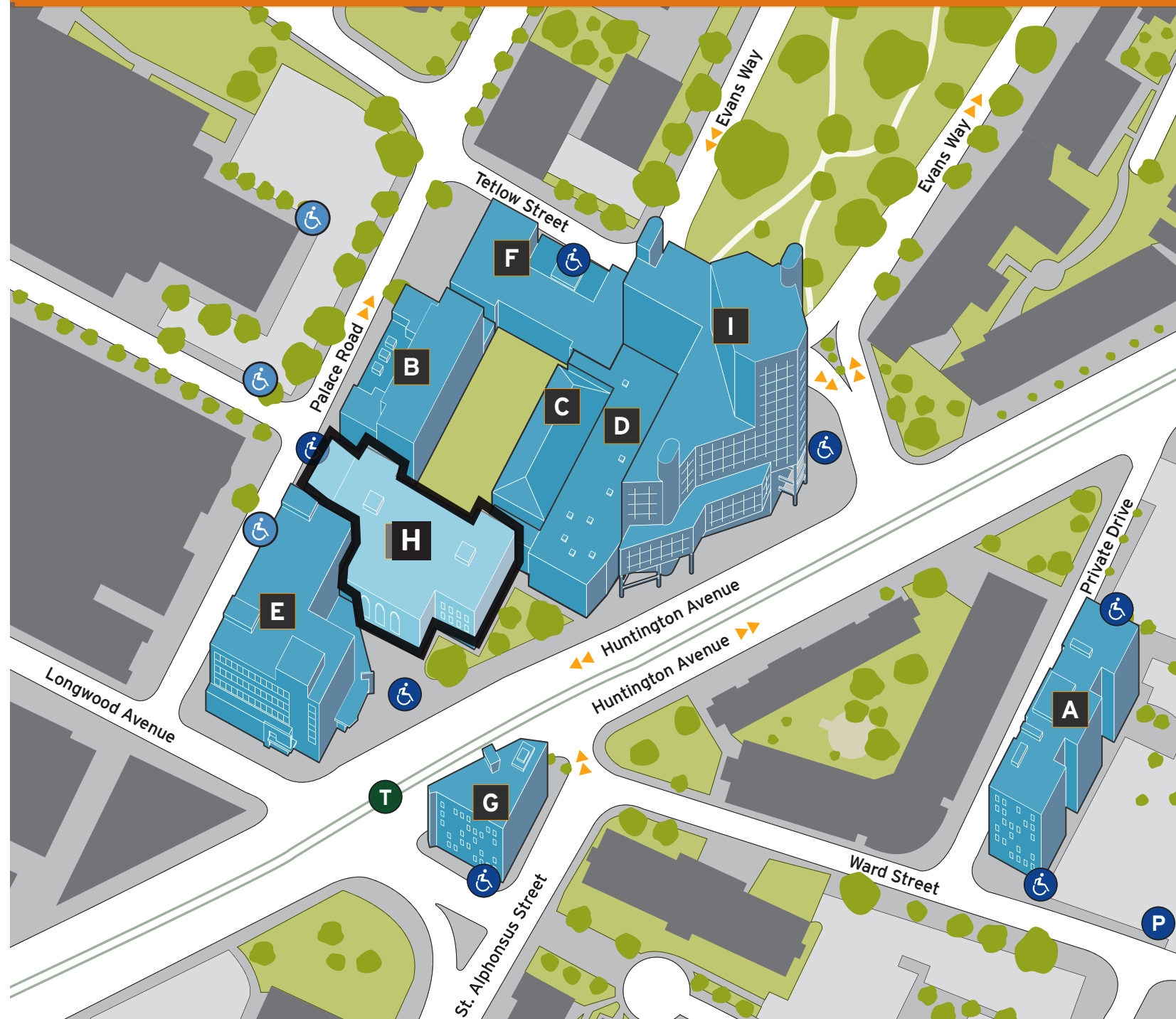
ADA & MAAB References |APPENDIX A

PROJECT TEAM

Mercedes Evans, MassArt
Howie LaRosee, MassArt

Altaf Mulla, DCAM
Polly Welch, DCAM

Tica deMoor, IHCD
Steve Demos, IHCD
Marissa Desmond, IHCD
Valerie Fletcher, IHCD
Erica Garfinkel
Kathy Gips, IHCD
Chris Hart, IHCD
Ana Julian, IHCD
Ivy Smith, IHCD
Josh Safdie, IHCD
Ruth Super, IHCD
David West, IHCD



March 2011

How to Use This Report

General Comments

This document is designed with a hierarchical structure to provide flexibility and utility for the different stakeholders that need access to this information. The report has been divided into five different sections::

- 1] Building Summary
- 2] Five-year ADA Compliance Plan
- 3] Summary Plans
- 4] Building Issues
- 5] ADA & MAAB References

LAYOUT 1| Building Summary



This is an overview narrative summarizing the major problem accessibility issues and key recommendations in South Building.

Key Recommendations have been divided into: Operational Improvements, Small Maintenance Projects and Capital Improvements reflecting the differences in expected budget, time frames and level of complexity.

LAYOUT 2| Five-Year ADA Compliance Plan

CHG#	DESCRIPTION	LOCATION	STATUS	COST RANGE	2011	2012	2013	2014	2015
A	COMPREHENSIVE SIGNAGE & WAYFINDING PROGRAM ADA - ACCESSIBILITY AND SAFETY Design of signage program consistent with ADA requirements. Signage should be consistent with ADA requirements and include Braille and tactile characters. Signage should be consistent with ADA requirements and include Braille and tactile characters.	1st Floor	Current	\$100/Sign	●	●	●	●	●
B	AD - ROOM IDENTIFICATION Review all room numbers, signage and room and install signage for compliance with ADA requirements. Signage should be consistent with ADA requirements and include Braille and tactile characters.	1st Floor	Current	\$10/Sign	●	●	●	●	●
C	AD - WAYFINDING & DIRECTIONS Design and install signage to ensure staff, faculty and student compliance to existing building signage. Signage should be consistent with ADA requirements and include Braille and tactile characters.	1st Floor	Current	\$10/Sign	●	●	●	●	●
D	AD - DOOR CLEARANCE Review all door clearances and install signage for compliance with ADA requirements. Signage should be consistent with ADA requirements and include Braille and tactile characters.	1st Floor	Current	\$10/Sign	●	●	●	●	●

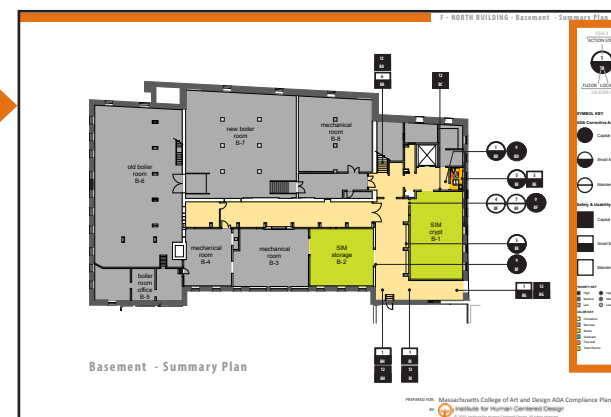
Recommendations →

Symbol Key - explanation of icons

Location & Cost 5-year strategy

This is a five-year compliance plan showing the Key Recommendations and their financial implications. This plan separates the ADA Recommendations to Improve Compliance and the Safety and User Experience Recommendations

LAYOUT 3| Summary Plans

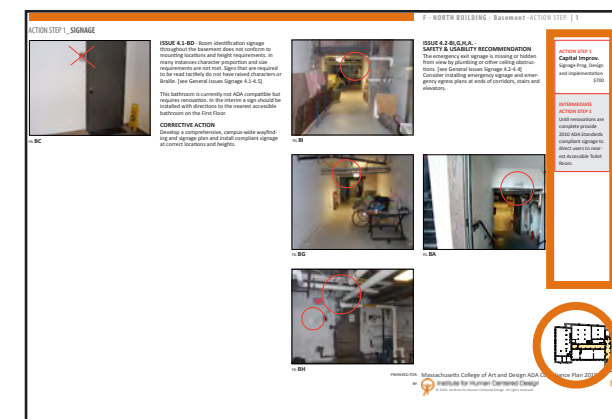


Summary Plan →
Indicating Recommendations and locations

Symbol Key - explanation of icons

The summary plans locate the recommendations and photograph locations at each floor and the site plan.

LAYOUT 4| Building Issues



Summary of Recommendations

Key plan locating issue on floor

This is a catalog of building issues and corresponding recommendations, organized by location. It includes citations and references to the ADA & MAAB.

LAYOUT 5| ADA & MAAB Reference

ISSUE	ISSUE	RECOMMENDATION	APPLICABLE CODE
ISSUE 1: TOILET ROOMS	ISSUE 2: TOILET ROOMS	ISSUE 3: TOILET ROOMS	ISSUE 4: TOILET ROOMS
ISSUE 5: TOILET ROOMS	ISSUE 6: TOILET ROOMS	ISSUE 7: TOILET ROOMS	ISSUE 8: TOILET ROOMS

Customized illustrated handbook of ADA & MAAB citations

This chart presents ADA and MAAB citations customized for this particular building. It can be used as an ADA reference handbook. The separate issues are illustrated, described and explained.

Building Summary



BUILDING PROGRAM AREAS

FIRST FLOOR

Entrance*
Admissions
Arnheim Gallery*
Art Education*
Bakalar Gallery*
Curatorial Programs
Center for the Arts & Community Partnership*
Staff Toilet Room

SECOND FLOOR

Paine Gallery*
Studio Foundation
Toilet Rooms

THIRD FLOOR

Brant Gallery *
Studio Foundation

* Program that is open to the public

BUILDING DESCRIPTION

The South Building is a three-story brick building built in 1906. It has since been renovated to become gallery, office and studio space. South Building has a main entrance that is set back from Huntington Avenue and is obscured from the road by an outdoor tree-covered seating area. It is bounded to the North by the Courtyard, the South by Kennedy and, it is flanked by Collins and East buildings. There is no accessible route at the first floor to any of the other campus buildings. There is a route at the second and third floors from Kennedy and to Collins. There are toilets on the first and second floors, and drinking fountains and emergency phones on all floors. There is a payphone on the first floor.

KEY BUILDING ISSUES

Typical for a building of this age, South Building has issues concerning program accessibility including inadequate signage and wayfinding, lack of continuous accessible routes throughout floors, and stairs and handrails that don't meet ADA standards. In addition, South Building has the following significant barriers to accessibility:

- **No accessible toilet rooms** - The staff Toilet Room on the first floor and the toilet stalls on the second are not accessible because of dimensional constraints and in the case of the staff Toilet Room, also a lack of an accessible route.
- **No elevator** - Because South Building is not served by its own elevator the public galleries on the second floor and third floors are difficult to get to for anyone needing an accessible route. The only accessible routes to these galleries require users to exit South Building and use the elevators in adjoining buildings. There are no signs indicating accessible routes, on the website or in print materials.

In order to facilitate the organization of key building recommendations in the following section, Key Building Issues have been grouped under the following headings:

A-Signage & Wayfinding
B-Accessible Route
C-Protruding Objects
D-Doors
E-Stairs and Handrails
F-Toilet Rooms
G-Sinks
H-Drinking Fountains
I-Assistive Listening Devices
J-Lockers, Furniture and Equipment
K-Ramps N/A (ramps meet ADA standards)
L-Elevators
M-Areas of Rescue Assistance

KEY RECOMMENDATIONS

According to MassArt current plans South Building will house the future Center for Contemporary Arts, a project that will require major reconfiguration of the existing space. This project is slated to be realized within the next five years and is likely to exceed cost thresholds which will trigger accessibility requirements under the MAAB, as explained in the Executive Summary. The accessibility issues noted above could be expected to be addressed through this planned renovation, which the MAAB will require to include: elevator access to all floors, accessible toilet rooms serving all floors, improvements to visibility of the existing accessible public entrance, installation of a TTY telephone, and replacement of drinking fountains on each floor with High-Low type.

The following key recommendations should be implemented to improve program accessibility, safety, and user experience. Recommendations listed under the categories of Operational Improvements and Small Maintenance Projects can and should be implemented independent of the planned Center for Contemporary Arts Renovation. Recommendations for Capital Improvements Projects that may duplicate work that could be expected to be accomplished through this renovation are indicated as such and are followed by interim recommendations intended to help the college achieve the greatest level of accessibility even while awaiting the major renovation.

Additional technical data to support the implementation of all recommendations may be found in Building Issues and in Appendix A - ADA & MAAB References.

OPERATIONAL IMPROVEMENTS - Behavioral or policy changes that can be enacted at minimal cost, could be completed within 90 days, and will require ongoing maintenance and supervision.

Improve public access: Develop and implement policies and procedures so that people with disabilities are accommodated, including but not limited to policies and procedures concerning public notifications, ticketing, assistive listening devices, and emergency egress plans.

Maintain accessible routes and paths of travel: Develop and implement a plan to ensure staff, faculty, and student compliance in maintaining a 36" min. wide aisle throughout the building and especially at accessible routes, amenities, and circulation paths.

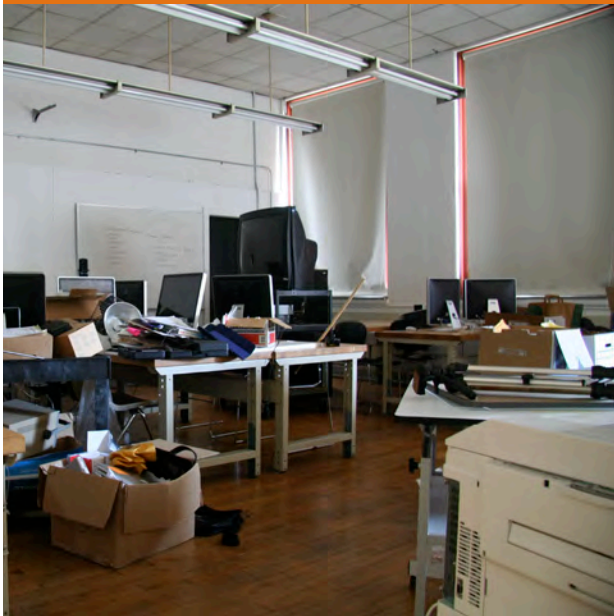
Maintain accessible door clearances: Develop and implement a plan to ensure staff, faculty and student compliance in maintaining furniture- and obstruction-free areas around doors and openings.

Assistive Listening Devices & telephones - As part of an assistive listening device program include signage and user instructions information dissemination. Additionally a technology maintenance and upgrade program should be implemented.

SMALL MAINTENANCE PROJECTS - Projects that will require planning, may involve outside contractors, may be expected to be absorbed by an annual maintenance budget, and could take up to a year to be completed.

Remove protruding object hazards: Along accessible routes, relocate, recess, or provide protective barriers for objects that protrude more than 4" into the path, are higher than 27" AFF, and that may not give the minimum headroom of 80" AFF. This includes: shelving, drinking fountains, and emergency fire equipment. Attention should also be paid to under-stair areas. Prioritize for the most hazardous objects.

NOTE: This survey was carried out during daylight hours over the summer vacation period, as a result classes, performances, exhibitions and events were not in session. Actual use of space, quality of acoustics, and lighting conditions at night in all spaces were unable to be verified. Floor slipperiness in wet weather conditions and use of temporary mats was also not observed. These are areas worth further study.



Maintain accessible doorways: Develop and implement a comprehensive maintenance program and schedule to check and adjust doors so that the necessary door opening force for interior doors is 5lbs. max. and 15 lbs. max. for exterior doors.

Replace doors along the accessible route that do not have at least one active leaf with 32" min. clear width when opened at an angle of 90 degrees. In the case of double doors, they may have to become asymmetrical with at least one of the active leaves having the full 32" clear width, or, the doors could be secured open during hours of building operation. If doors are kept open make sure that the door props do not protrude into the clear width or become tripping hazards.

Doorway to the Brant Gallery is not accessible because there is insufficient maneuvering clearance. This can be corrected for by either leaving the door open or installing an automatic opener.

Replace door knob hardware: For doors along accessible routes and at accessible toilet rooms and classrooms, replace existing door knobs with lever sets.

Modify stairs & handrails: For stairs that are part of an egress route install new handrails that are 34-36" above the nosing, with a circular cross section of 1 1/2" diameter, and 12" rail extensions at the top and bottom of the stair on both sides.

Modify nosings so that they do not have more than a 1/2" overhang and so that there is a smooth transi-

tion of riser to front of nosings this will decrease the possibility of tripping. Contrast between the tread and the riser is also recommended. Consider using an integrated nosing and tread.

Replace or modify student utility sinks to be accessible: Replace at least one sink with a sink that meets 2010 ADA Standards on each of the 2nd and 3rd floors, or at this type of sink provide enough space around the sink for a side approach, add an adjacent work counter at 34" AFF with room for knee space, replace the faucet with a flexible hose attachment.

Provide accessible drinking fountains: To benefit people of all statures and abilities replace the existing drinking fountains on the accessible route with a High-Low type, or add an additional drinking fountain with a spout at 43" AFF or add a cup dispenser making sure that the dispenser doesn't stick out more than 4" from the wall and is mounted such that the cups are dispensed at a height of 48".

Assistive Listening Devices & telephones - Purchase, provide, and maintain on-site assistive listening equipment for Galleries. If alarms, such as fire alarms are provided they must have audible and visual notification. If payphones are provided, at least one must be accessible.

Provide accessible furniture, fixtures, and equipment: As furniture and equipment is upgraded and replaced, make sure that 5% of all items but not less than one of each item per each distinct room should allow an individual with disabilities to use it. Make sure that work surfaces and sinks are at 34" AFF, with knee spaces at least 27" AFF, 30" wide and 19" deep, and make sure that controls are located within accessible reach ranges. To support programs with children, provide adjustable casework and a few low tables or carts with locking casters that would supplement the countertop areas and provide additional space for equipment for multiple programs.

CAPITAL IMPROVEMENTS PROJECTS - *Projects that will require significant planning, will involve outside contractors, will require a substantial capital outlay, and may take 1-5 years to complete.*

As part of a comprehensive campus-wide wayfinding program create a signage system:

Design and install a signage system that includes ADA Facilities and Safety signs; Room Designations and Directional and Informational Signs; and Wayfinding signage and Directories. Design all information to be accessible and predictable across physical, print, and digital environments in order to ensure legibility and to support branding strategies. Signs shall meet 2010 ADA standards for height and location and use the International Symbol of Accessibility. Signs indicating ADA compliant entrances shall be placed to avoid backtracking.

Directories at each floor level should indicate the location of all ADA compliant amenities.

ADA Facilities and Safety signs should include:

- For amenities such as toilet rooms, telephones, drinking fountains, entrances, exits and egress routes that are on an accessible route, and that are not accessible provide ADA standard compliant signs with directions to the nearest ADA compliant amenity.
- 2010 ADA standard compliant signs for exit signs at doors, exit passageways, exit discharge, and exit stairways.
- Permanent emergency egress plans at ends of stairwells and corridors.
- A 2010 ADA compliant sign with the International Symbol of Accessibility at the accessible entrance on Huntington Avenue.

Provide accessible toilet rooms [Center for Contemporary Arts Renovation]: Because existing conditions will make the renovations of all existing toilet rooms technically infeasible, MassArt should instead:

- Abandon toilet rooms on the first floor and second floor, and create one new ADA compliant, single-user toilet room along an accessible route at predictable locations on both floors.
- Create a new ADA compliant, single-user toilet room at a predictable location along an accessible route on the third floor.

Interim recommendation: Until renovations are complete, design and install ADA compliant signs to direct users to the nearest accessible Toilet Room even if it is in another building.

Install elevators [Center for Contemporary Arts Renovation]: Purchase and install a passenger elevator that will provide access to the public galleries and all other floors and that can serve as a building regulation compliant egress elevator.

Interim recommendation: Until renovations are complete, design and install ADA compliant signs to direct users to the nearest accessible elevator, and from the elevator to all program areas within South Building.

Create areas of rescue assistance: (Fire protected areas where a person with mobility difficulties can call emergency services and wait to be rescued). If this building remains unsprinklered and because there are no existing accessible means of egress provide fire-rated spaces adjacent to the second and third floor stairwells where people unable to use the stairs can go to register a call for assistance and wait for evacuation. If accessible egress elevator is installed (this is an accessible elevator with an uninterrupted power source) these areas will not be necessary.

Interim recommendation Until renovations are complete, train staff and inform students on emergency evacuation procedures as part of an emergency action plan for people unable to use egress stairs. Consider installing Evacuation Chairs.

Five-Year ADA Compliance Plan

NOTES ABOUT THIS CHART

This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.






SYMBOL KEY

Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	RECOMMENDED COMPLETION DATE					
					2011	2012	2013	2014	2015	2016
A	<p>As part of a comprehensive campus-wide wayfinding program - Create and install the following ADA and MAAB compliant signs:</p> <p>A1 - ADA Facilities & Safety - Create and install signs for accessible facilities & safety SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide a 2010 ADA compliant sign with the International Symbol of Accessibility at the accessible entrance on Huntington Avenue.</p> <p>For amenities that are not accessible provide signs with directions to the nearest ADA compliant amenity such as toilet rooms, telephones, drinking fountains, entrances, exits and egress routes that are on an accessible route.</p> <p>Make sure that these signs meet 2010 ADA Standards for height and location, and that they use the International Symbol of Accessibility. Signs indicating ADA compliant entrances should be placed to avoid backtracking.</p> <p>Ensure that all ADA compliant amenities are noted on any directories at each floor level.</p> <p>SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide 2010 ADA Standards compliant signs for exit signs at doors, exit passageways, exit discharge points, and exit stairways. Consider installing permanent emergency egress plans throughout the building at ends of corridors, and at stairs. Also, verify that all current emergency signs are placed correctly and are not blocked from view.</p> <p>CAPITAL IMPROVEMENT: This signage should be installed as soon as possible but should be coordinated with the design for the campus-wide wayfinding program. Ongoing (this will require periodic updating).</p>	All floors	2010 ADA Standards Chap. 216 Signs & Chap. 703.1, 703.2, & 703.5 MAAB 41	\$50/temp sign \$150/sign includes installation but not design fees			----->			
	<p>A2 - Room Designation, Directional & Informational Signs SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Create and install signs for all permanent facilities and room locations, directional signage, and Informational signage. Ongoing (this will require periodic updating).</p>	All floors	2010 ADA Standards Chap. 216 Signs & 703 & MAAB 41	\$150/sign includes installation but not design fees			----->			
	<p>A3 - Wayfinding Signs & Directories CAPITAL IMPROVEMENT: To improve safety and user experience consider creating directories that improve the ability to navigate through the building. The directories should be designed so that they have characters and contrast levels that allow them to be easily read by a person with low vision and at low light levels. They should also be mounted so that the top most characters can be read while sitting. Ongoing (this will require periodic updating).</p>	Vertical circulation	N/A	\$1,500/directory includes installation but not design fees		----->				
<p>*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.</p>										

H-SOUTH BUILDING | Five-Year ADA Compliance Summary continued

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	RECOMMENDED COMPLETION DATE						
					2011	2012	2013	2014	2015	2016	
B	Accessible Routes - Maintain accessible routes and paths of travel OPERATIONAL: Develop and implement a plan to ensure staff, faculty, and student compliance in maintaining a 36" min. wide aisle throughout the building and especially at accessible routes, amenities, and circulation paths. <i>Ongoing</i>	All floors	2010 ADA Standards Chap. 402	\$25/hr Staff labor staff							
C	Protruding Objects - Remove protruding object hazards OPERATIONAL/SMALL MAINTENANCE: Along accessible routes, relocate, recess, or provide protective barriers for objects that protrude more than 4" into the path, are higher than 27" AFF, and that may not give the minimum headroom of 80" AFF. This includes but is not limited to: shelving, drinking fountains, and emergency fire equipment. Attention should also be paid to under-stair areas. Prioritize for the most hazardous objects. <i>Ongoing</i>	All floors	2010 ADA Standards Chap. 204 Protruding Objects Chap. 307	\$25/hr Staff labor staff \$2,200 under stair infill or barrier recess/alcove work \$500							
D	Doors D1 - Door Clearance - Maintain accessible doorways OPERATIONAL: Develop and implement a plan to ensure staff, faculty and student compliance in maintaining furniture and obstruction-free areas around doors and openings. If exit doors are not accessible, provide 2010 ADA Standards compliant signs to redirect to the nearest accessible exit door. SMALL MAINTENANCE: Provide doors and especially egress double doors in the accessible route that do not have at least one leaf with 32" min. clear width when opened at an angle of 90 degrees. In the case of the double doors, they may have to become asymmetrical with at least one of the active leaves having the full 32" min. clear width <u>or</u> secure doors open during office hours. If doors are kept open make sure that the door props do not protrude into the clear width or become tripping hazards.	All floors prioritize for doors in accessible routes, toilets and classrooms	2010 ADA Standards Chap. 307	Door and door hardware, widening frame, threshold, painting, materials & labor \$2,400							
	D2 - Door Opening Force - Maintain accessible doorways OPERATIONAL: Develop and implement a comprehensive maintenance program and schedule to check and adjust doors so that the necessary door opening force for interior doors is 5lbs. max. and 15 lbs. max. for exterior doors. <i>Ongoing</i>	All floors prioritize for doors in accessible routes, toilets and classrooms	2010 ADA Standards Chap. 309 Operable parts & Chap. 404 Doors, Doorways & Gates	\$25/hr Staff labor staff							
	D3 - Door Hardware - Replace door knob hardware SMALL MAINTENANCE: For doors along accessible routes and at accessible toilet rooms and classrooms, replace existing door knobs with lever sets. <i>Ongoing</i>	All floors prioritize for doors in accessible routes, toilets and classrooms	2010 ADA Standards Chap.309	\$400/lever set							
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.											

NOTES ABOUT THIS CHART
This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

SYMBOL KEY









Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

H-SOUTH BUILDING | Five-Year ADA Compliance Summary continued




KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	2011	2012	2013	2014	2015	2016
E	Stairs & Handrails - Modify stairs & handrails SMALL MAINTENANCE: For stairs that are part of an egress route install new handrails that are 34-36" above the nosing, with a circular cross section of 1 1/2" diameter, and 12" rail extensions at the top and bottom of the stair on both sides. Modify nosings so that they do not have more than a 1/2" overhang. Consider using an integrated nosing and tread.	Stairs - all floors at egress routes	2010 ADA Standards Chap 504,505	\$600/Stair run						
F	Toilet Rooms - Provide accessible toilet rooms or redirect to accessible toilet rooms. CAPITAL IMPROVEMENT: Create at least one new accessible single-user toilet room on each floor. <i>Interim recommendation</i> Until renovations are complete provide 2010 ADA Standards compliant signs to direct users to nearest ADA Accessible Toilet Room even if it is in another building.	All floors	2010 ADA Standards Chap.213 & 603,604,605,606 MAAB 30.8, 30.7.3	\$10,000-14,000/Single-user Toilet Room \$7,000-\$10,000/Toilet Room two would be required						
G	Classroom Sinks - Replace or modify sinks to be accessible SMALL MAINTENANCE: Replace at least one sink with a sink that meets 2010 ADA Standards on each of the second and third floors, or at this type of sink provide enough space around the sink for a side approach, add an adjacent work counter with room for knee space, add a flexible hose attachment.	2nd and 3rd floors	2010 ADA Standards Chap.212,& 606	\$1,000/sink						
H	Drinking Fountains - Replace or modify drinking fountains to be accessible SMALL MAINTENANCE: To benefit people of all statures and abilities replace the existing drinking fountains on the accessible route with a High-Low type, or add an additional drinking fountain with a spout at 43" AFF or add a cup dispenser making sure that the dispenser doesn't stick out more than 4" from the wall and is mounted at a height no greater than 48" AFF to where the cups are dispensed from. Make sure that availability of cups are checked regularly. Provide at least one accessible drinking fountain per floor.	All floors	2010 ADA Standards Chap-307,602, and CMR 248 Plumbing Code.	\$4,800/Drinking High-Low fountain						
I	Assistive Listening Devices & telephones OPERATIONAL/SMALL MAINTENANCE: Purchase, provide, and maintain on-site assistive listening equipment. If alarms, such as fire alarms are provided they must have audible and visual notification. As part of an assistive listening device program include signage and user instructions information dissemination. Additionally a technology maintenance and upgrade program should be implemented. If payphones are provided, at least one must be accessible. <i>Ongoing</i>	Galleries - All floors	2010 ADA Standards 704.706, MAAB 37,40							
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.										

NOTES ABOUT THIS CHART
This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

SYMBOL KEY
Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

H-SOUTH BUILDING | Five-Year ADA Compliance Summary continued

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	ADA & MAAB REFERENCE	COST RANGE*	2011	2012	2013	2014	2015	2016
J	Lockers & Furniture - Provide furniture, fixtures, and equipment that are accessible SMALL MAINTENANCE: Modify 5% or no fewer than one locker on each of the floors two and three to meet ADA standards for reach range and operable parts. Modifications include lowering shelves to within reach ranges, and providing locks that don't require tight grasping, pinching or twisting of the wrist. If modifications cannot be made replace locker with an ADA compliant version. CAPITAL IMPROVEMENT: Purchase adjustable furniture to add flexibility and functionality to rooms. <i>Ongoing</i> Purchase appliances and equipment that have controls and operable parts that comply with 2010 ADA Standards, 208 and 309. <i>Ongoing</i>	2nd and 3rd floors	2010 ADA Standards 225,226.208.309	\$ dependent on requirements						
L	Elevators - Consider installing new elevators CAPITAL IMPROVEMENT: Purchase and install a passenger elevator that will provide access to the public galleries and all other floors and that can serve as a code-compliant egress elevator. Elevators are not required but would improve accessibility to the 2nd and 3rd floors. In a renovation or improvement plan the installation of elevators should be considered a priority. <i>Interim recommendation:</i> Until renovations are complete, design and install ADA compliant signs to direct users to the nearest accessible elevator, and from the elevator to all program areas within South Building.	All floors	2010 ADA Standards 407 Elevators	\$ dependent on requirements						
				New elevator \$20,000-\$40,000/floor						
M	Areas of Rescue Assistance - Create areas of rescue assistance CAPITAL IMPROVEMENT: If this building remains unsprinklered and because there are no existing accessible means of egress, provide fire-rated spaces (Areas of Rescue Assistance) adjacent to the 2nd and 3rd floor stairwells where people unable to use the stairs can go to register a call for assistance and wait for evacuation. (If accessible egress elevator is installed in the renovation these areas will not be necessary.) <i>Interim recommendation:</i> OPERATIONAL: Until renovations are complete, train staff and inform students on emergency evacuation procedures as part of an emergency action plan for people unable to use egress stairs. Consider installing Evacuation Chairs.	2nd & 3rd floors	MAAB (521 CMR) Areas of Rescue Assistance 20.12 ADA 2010 Standards Areas of Refuge	\$ dependent on installation of sprinklers						
				Evacuation Chair \$1,000-\$2,000						
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.										

NOTES ABOUT THIS CHART
This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

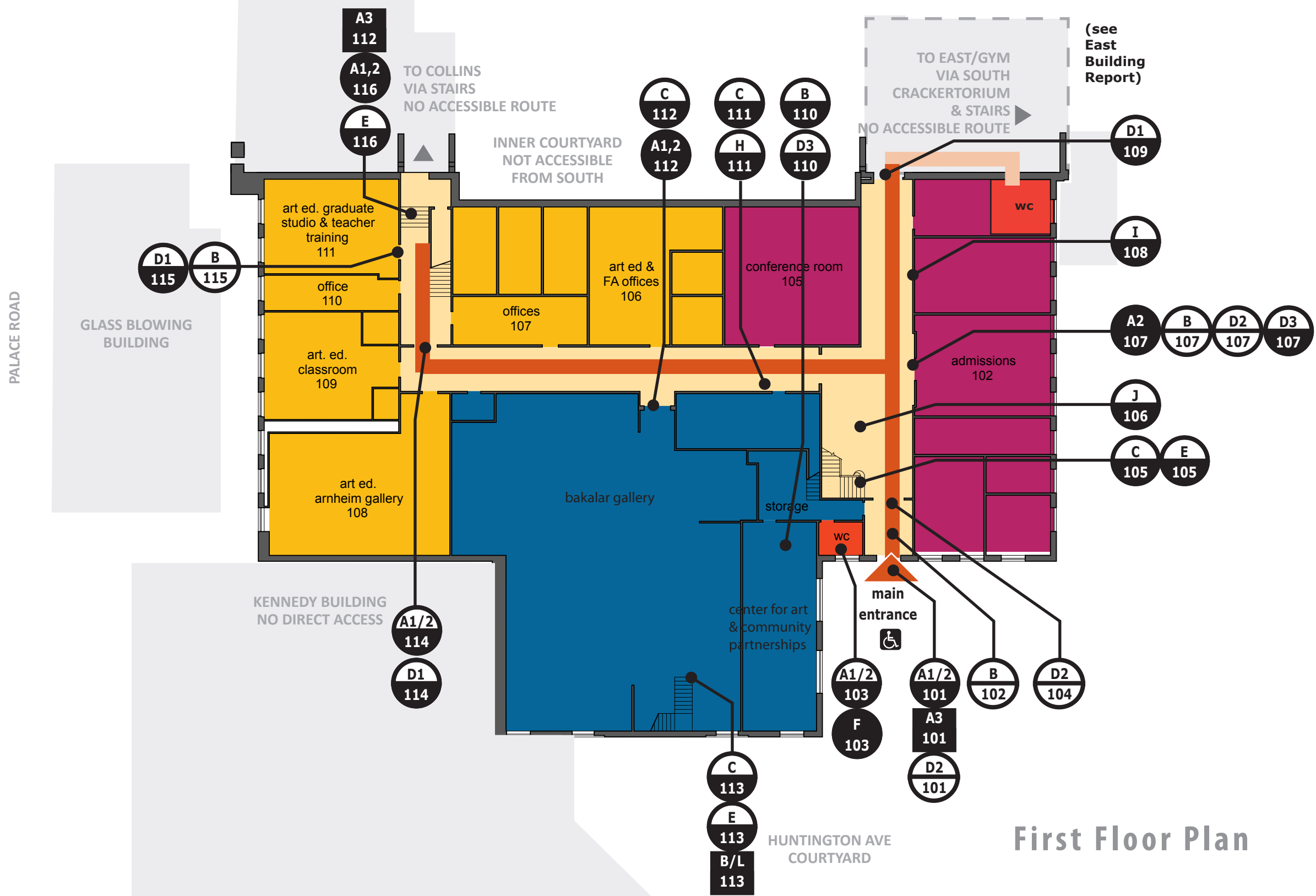
SYMBOL KEY
Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

H-SOUTH BUILDING Summary Plans



First Floor Plan

ISSUE

X
001
FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

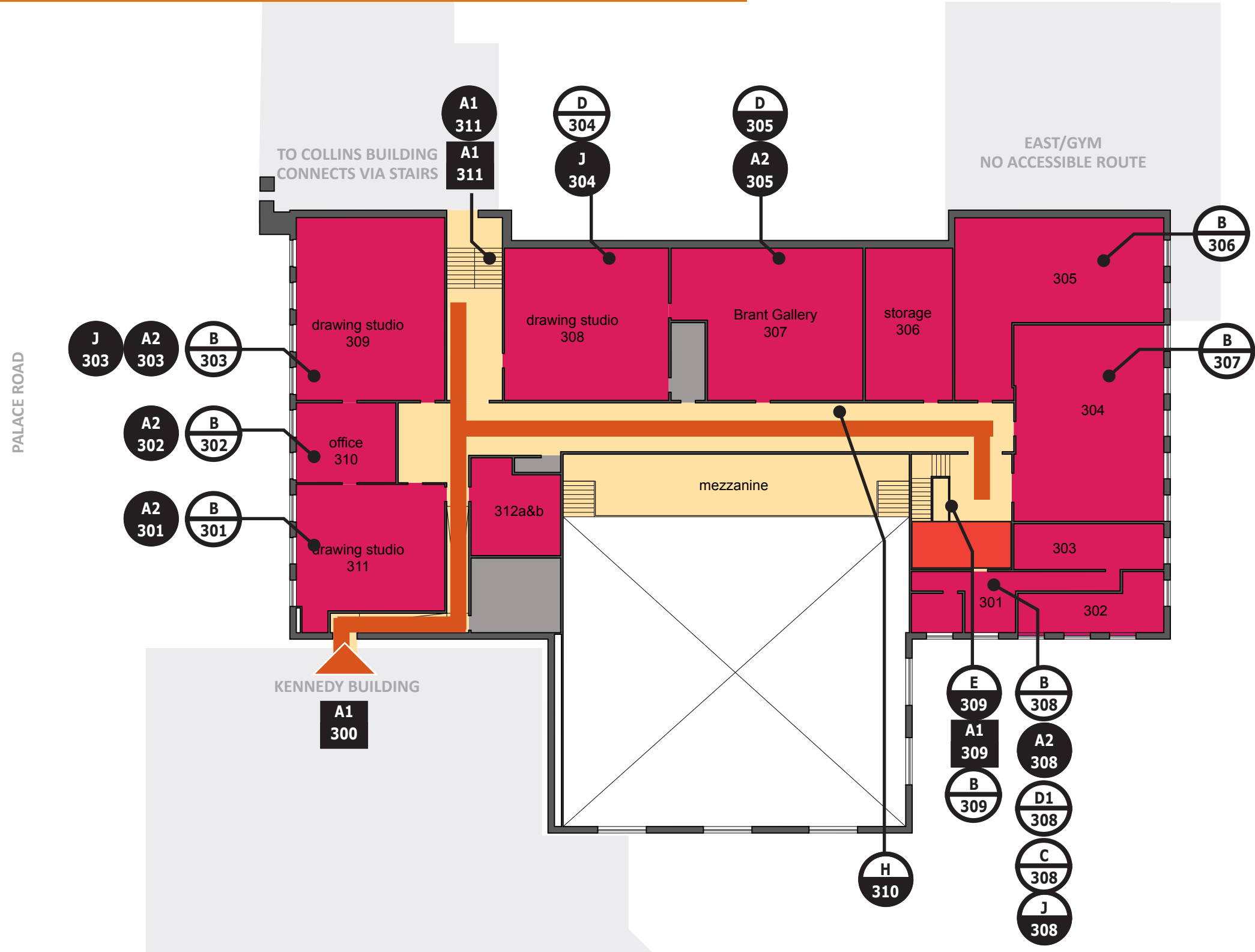
Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Second Floor Plan



Third Floor Plan

ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Building Issues

A1_Signs - Facilities & Safety



LOCATION | 101

Signs - ADA Facilities and Amenities

The entrance to South Building is accessible but does not have a sign with the International Symbol of Accessibility identifying it as such.

LOCATION | 101

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

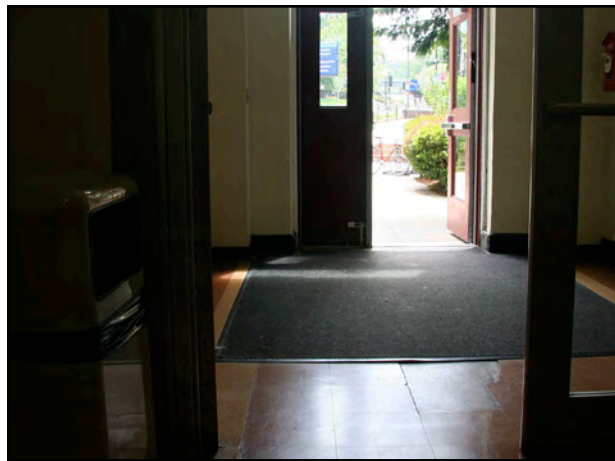
SMALL MAINTENANCE/CAPITAL IMPROVEMENT: At the accessible entrance on Huntington Avenue, provide a sign that meets ADA standards and has the International Symbol of Accessibility.

For toilet rooms, telephones, drinking fountains, entrances, exits and egress routes that are not accessible, design and install signs with directions to the nearest ADA compliant amenity.

Make sure that these signs meet 2010 ADA standards for height and location, and that they use the International Symbol of Accessibility. Signs indicating ADA compliant entrances should be placed to avoid backtracking.

Ensure that these signs are mounted at the correct height and location and use the International Symbol of Accessibility. Signs indicating ADA compliant entrances should be placed to avoid backtracking.

Ensure that all ADA compliant amenities are noted on Directories at each floor level.



LOCATION | 102



LOCATION | 108



LOCATION | 112

A2_Signs - Designation, Directional & Informational

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT: Tactile read ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways throughout the building.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

SMALL MAINTENANCE: Consider implementing an overall inspection of fire safety signs making sure they are ADA and NFPA compliant, are lit if required and are in the correct locations according to building code.

See section 103.2.13.6 of the International Building Code(200 edition) or section 107.7 of the International Building Code (203 edition)

ISSUE A1

CAPITAL IMPROV.

Design and implement a campus-wide wayfinding program that includes ADA facilities & safety signs and that meet ADA standards

\$150-200/sign

INTERIM

RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible Toilet Room and other accessible amenities.

\$150-200/sign



LOCATION | 107

ISSUE A2

CAPITAL IMPROV.

Design and implement a campus-wide wayfinding program that includes 2010 ADA Standards compliant designation, directional and informational signs.

\$150-200/sign

A3_Signs - Wayfinding & Directories



LOCATION | 102

Signs - Directories

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

CAPITAL IMPROVEMENT: Directories are not required for ADA compliance but they provide essential information for accessibility. To improve safety and user experience, consider installing directories at all entrances and stairwells. The directories should be designed so that they have characters and contrast levels that allow them to be easily read by a person with low vision and at low light levels. They should also be mounted so that the top most characters can be read while sitting.

Coordinate with program and usage across physical, print, and digital environments in order to avoid confusion.

Add information regarding the location of accessible toilet rooms when the accessible toilet rooms are installed.



LOCATION | 112



LOCATION | 308

ISSUE A3
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes Directories.

\$1,500-2,000
/Directory

B_Accessible Routes



LOCATION | 102

South Building has an accessible entry off the street adjacent to Huntington Ave. This entrance is level with the Admissions Offices, the Arnheim and the Bakalar Galleries, however, there are no elevators so galleries and programs on other floors cannot be accessed without going out of the South Building to use the Kennedy Building elevators and through secured doors that provide access back into the 2nd and 3rd floors separately. There are no signs indicating accessible routes and no instructions on how to follow them in the building, on the website or in print materials.

The South Crackertorium where events and exhibitions are held is on the first floor between the South and East Buildings and is accessible. However, a person using a mobility device cannot get to the connecting East Building since there are stairs and a two foot change in level at the East Building side of the Crackertorium. The Collins building is also not accessible since there are stairs and a three foot change in level. The Courtyard also is not on an accessible route.

The following issues occur many times throughout the building:

Accessible Routes - Aisle Obstruction

Accessible routes, aisles and pathways through rooms are obstructed by damaged flooring tiles, loose mats, **LOCATION | 102**, furniture, equipment and other objects that compromise egress safety and create tripping hazards.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Remove obstructions, rearrange furniture and equipment, ensure floor mats are secured and do not slip or turn up at the edges. Educate staff, students and faculty to maintain a 36" wide min. clear space through accessible routes rooms, spaces, and paths at all times.

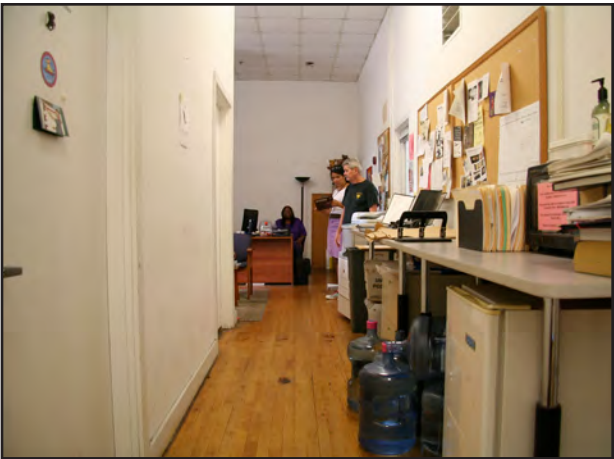
RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE:

Lockers on two sides of the corridor require adequate space to accommodate both doors being opened and a 36" min. clear space between. The corridor should be at least 7'-0" wide between the lockers. Position or relocate accessible lockers so that when the locker is being used the accessible clear width of at least 36" is not obstructed.

LOCATION | 206



LOCATION | 202



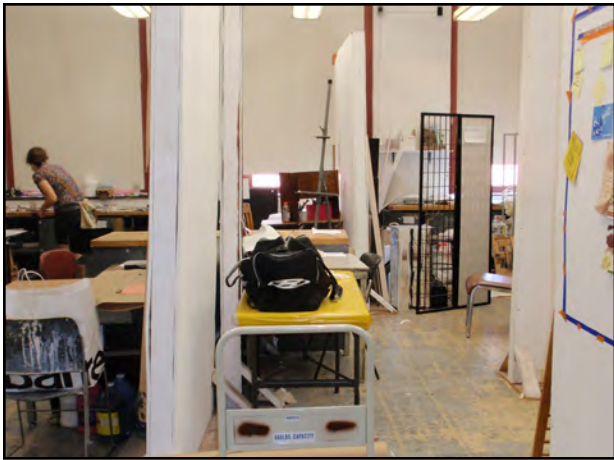
LOCATION | 203



LOCATION | 210



LOCATION | 107



LOCATION | 208

ISSUE B
OPERATIONAL
 Implement plan to maintain 36" min. clear areas through accessible routes and paths.

\$25/hr Staff labor
Staff labor

B_Accessible Route



LOCATION | 304

Accessible Aisle Obstruction
 Accessible routes, aisles and pathways through rooms are obstructed by damaged flooring tiles, mats, furniture, equipment and other objects that are egress safety and tripping hazards.
[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove obstructions and rearrange furniture and equipment and educate staff, students and faculty to maintain a 36" min. wide clear space through accessible routes rooms, spaces, and paths at all times.



LOCATION | 308

Landing clearances
 The clearance at the landing to stairs is obstructed with no passing space. This is dangerous to anyone using the stair.
[See Appendix A -2010 ADA Standards 603 Stair]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove obstructions or rearrange furniture and equipment so as to not block the landing. Educate staff, students and faculty to maintain a 42" min.wide clear space at landings and egress stairs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE:
Doors opening onto accessible routes.
 Doors on the first floor block accessible route in corridor leading to Collins and in the second floor women's toilet room.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE SMALL MAINTENANCE: Remove obstructions and rearrange furniture and equipment so that there is at least a 36" clear width for passing in the corridor. For doors that open onto corridors fit doors with vision glass to ensure that a person is able to see in advance if there is anyone passing before opening the door onto the corridor. Ensure vision glass is located so that the bottom of the glazing panel is no higher than 43" AFF max. **LOCATION | 115.** In the women's bathroom change hinges so door swings into stall, this will not be required if a separate single-user toilet room is provided.

ISSUE B OPERATIONAL
 Implement plan to maintain 36" min. wide clear areas through accessible routes and paths.
 \$25/hr Staff labor

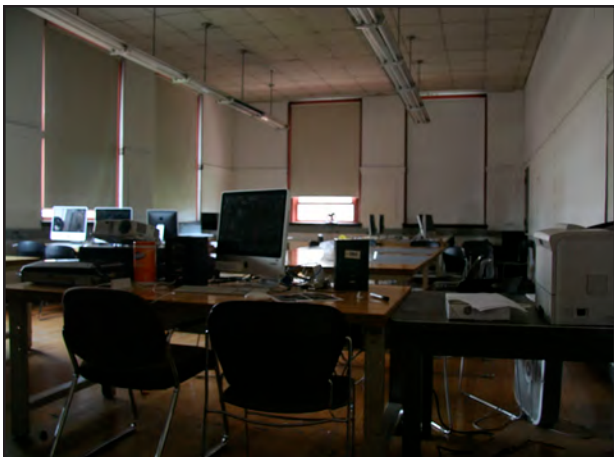
ISSUE D1 SMALL MAINT. PROJECT
 Implement corrective measures described for doors opening onto corridors.
 \$25/hr Staff labor



LOCATION | 305



LOCATION | 115



LOCATION | 306



LOCATION | 207

C_Protruding Object



LOCATION | 105

The following issues occur many times throughout all the floors.

Protruding Object - Stair Headroom
 The space under the stair in part is lower than 80" AFF and could cause a head injury. **LOCATION | 105 & 103**

[See Appendix A -2010 ADA Standards 204, 307 Protruding Objects]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Infill or design barrier to prevent injury or access under the stairs.



LOCATION | 205

Protruding Object - Mailboxes
 When the table is removed out of the accessible route the mailboxes will become a protruding hazard as they protrude into the accessible route more than 4" and as they are higher than 27" AFF they are not cane detectable.

[See Appendix A -2010 ADA Standards 204, 307 Protruding Objects]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Either reinstall the mailboxes so that they are within reach ranges of 48" AFF to the top slot and 15" AFF to the bottom or extend the sides to the ground (or at least lower than 27" AFF to be cane detectable) or relocate in an alcove away from the accessible route.

ISSUE C
SMALL MAINT. PROJECT
 Implement plan to remove, relocate or recess protruding objects. Prioritize for most hazardous.

OPERATIONAL:
 \$25/hr Staff labor

Various Solutions
 SMALL MAIN: \$2,200 under stair infill or barrier

SMALL MAIN: recess/alcove work \$500



LOCATION | 113

Protruding Objects
 Shelving or other objects such as dispensers, fire extinguishers or bump outs protrude into the accessible route and circulation paths more than 4" and since they are higher than 27" AFF they are not cane detectable.

[See Appendix A -2010 ADA Standards 204, 307 Protruding Objects]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Remove, relocate or inset into wall, objects protruding more than 4" into accessible routes that are not cane detectable where the leading edge of the object is higher than 27" AFF and or may not give the minimum headroom of 80" AFF from accessible routes. In certain instances, installing a railing or locating a piece of furniture directly under the protruding object may mitigate the hazard. For additional information See Appendix A 307.



LOCATION | 110

Prioritize the most hazardous objects. For objects such as the shelf if this is not possible to relocate, or inset, extend the sides to the ground or lower than 27" AFF so that the object can be detected by cane.



LOCATION | 112



LOCATION | 207

Building Issues continued
H-SOUTH BUILDING - All floors - D 1- Door Clearances

D1 - Door Clearances



LOCATION | 107



LOCATION | 211



LOCATION | 305



LOCATION | 110



LOCATION | 208



LOCATION | 308



LOCATION | 113



LOCATION | 209



LOCATION | 307

Doors throughout South Building have similar issues.

Door - Widths

Doors on accessible routes are not 36" min. width and so do not provide a 32" min. wide clear space when open at 90 degrees.

[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE or OPERATIONAL: Widen door frame to receive new 36" min. wide door or if in a classroom relocate class to classroom with ADA compliant doors.

Double-Leafed Doors

Most of the double egress doors throughout the floor do not have 36" min. wide leaves.

[2010 ADA Standards 404.2.]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 OPERATIONAL or SMALL MAINTENANCE: Install automatic door openers to open both door leaves or keep both door leaves open during regular office hours or provide asymmetrical leaves with one operable leaf measuring no less than 32" min. clear width when open at 90 degrees.

Door - Clearances

Furniture or other objects block door or the required clearances at the latch or hinge side of the door.

[See Appendix A -2010 ADA Standards 404.2.8 Door Clearance]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 OPERATIONAL: Remove all obstructions from around entrances and doorways. If the required clearances at the latch pull side of the door do not exist due to constricted walls relocate class to classroom with ADA compliant door clearances. Alternatively ensure that the door is held open during office hours.

Door - Thresholds

Thresholds on an accessible route are more than 3/4" high. *[See Appendix A -2010 ADA Standards 404.2.5 Thresholds]*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 OPERATIONAL: Remove and replace threshold with 1/2" max. high threshold.

ISSUE D1
OPERATIONAL/ SMALL MAINT.
 Implement plan to maintain clear areas around doors.
 Widen doors and doorways if necessary.
\$25/hr Staff labor
 various solutions
 door width
\$2,000-\$5,000
 SMALL MAIN.: widen & replace door
or
 OPERATIONAL: switch rooms

D1_Door Clearance



LOCATION | 204

Door - Maneuvering clearances
 Doors on accessible routes do not have the required latch or hinge side clearances.
[See Appendix A -2010 ADA Standards 404.2.4 Door Maneuvering Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE or OPERATIONAL: Remove walls to provide clearances or if in a classroom relocate class to classroom with ADA compliant maneuvering spaces or install automatic door openers.

Door - Swing clearances
 Doors open into on accessible routes. See accessible routes.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE or OPERATIONAL: See accessible Routes



LOCATION | 305



LOCATION | 206



LOCATION | 115

D2_Door Opening Force - Maintain accessible doorways



LOCATION | 101

Door - Opening force adjustment
 Exterior doors with closers have door opening forces that are greater than 15 lbs., interior doors with closers have door opening forces that are greater than 5lbs., this is too heavy for easy opening and means that the doors close too fast to be able to enter easily. This could also cause delay or injury in an emergency.
[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 OPERATIONAL: Develop and implement a comprehensive maintenance program and schedule to check and adjust doors so that the necessary door opening force for interior doors is max. 5lbs. and max. 15lbs. for exterior doors.



LOCATION | 104



LOCATION | 304

ISSUE D2
OPERATIONAL
 Implement plan to maintain to achieve correct opening forces and closing speeds. **PRIORITIZE FOR DOORS ON ACCESSIBLE ROUTE.**
\$25/hr Staff labor

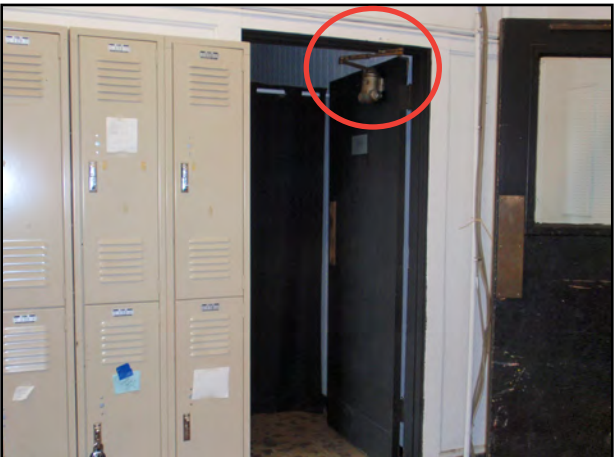
D2_Door Opening Force - Maintain accessible doorways



LOCATION | 211



LOCATION | 207



LOCATION | 205

D3_Door-Hardware



LOCATION | 107



LOCATION | 207



LOCATION | 206

Door - Hardware

Doors have knob handles.
[See Appendix A -2010 ADA Standards 309.4 Operable parts]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Replace knob hardware with meets ADA standards that doesn't require tight pinching grasping or twisting of the wrist.

or
Switch classes to rooms with hardware that meets ADA standards.

Prioritize work to doors that are on an accessible route or for doors to an accessible amenity such as toilet or classroom.

ISSUE D3
SMALL MAINT. PROJECT
Implement plan to replace knob hardware with lever-type hardware. PRIORITY FOR DOORS ON ACCESSIBLE ROUTE.
\$400/set

Building Issues continued
H-SOUTH BUILDING - All floors - E - Stairs

E_Stairs



LOCATION | 105



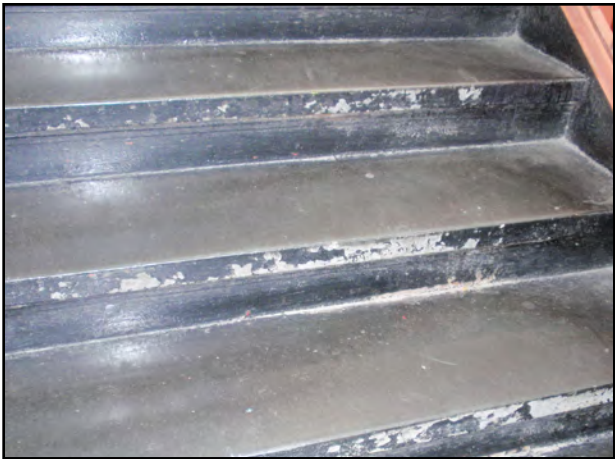
LOCATION | 110



LOCATION | 114



LOCATION | 113



LOCATION | 309



LOCATION | 309



LOCATION | 116



LOCATION | 308



LOCATION | 309

The stairs on all floors in South Building have similar issues.

Exit Signs, Designations Signs

There are no signs indicating floor level.
 There are no ADA compliant exit signs indicating an exit or emergency egress route.
[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

At egress stair provide ADA compliant exit signs and signs indicating floor level. Ensure that these signs are mounted at the correct height and location.

Stair - Nosing

All stairs have nosings that are greater than 1" this can be a tripping hazard and could cause injury.
[See Appendix A -2010 ADA Standards 504.5 Nosings]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

MAINTENANCE: Install treads that will cover nosing overhangs, see diagram. For additional safety consider an edge strip with an integrated photoluminescent strip that glows in the dark and provides contrast between nosing and riser.

Handrails - Continuous Rail & Extensions

There is no continuous handrail on the inside switchbacks or there are no top and bottom handrail extensions on stairs except at the Bakalar Gallery. The lack of top extension is ADA 2010 standard noncompliant.
[See Appendix A -2010 ADA Standards 505.3 Continuity, 505.10.2 & 505.10.3 Handrail Ext]

RECOMMENDATION TO IMPROVE SAFETY AND USER EXPERIENCE

Modify existing handrails to be continuous. Re-install handrail with extensions.

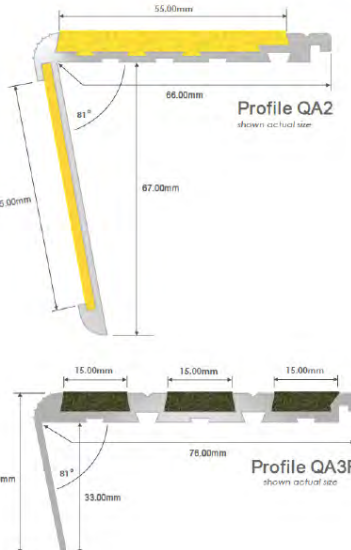
RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Stair - Obstructions
 Lockers and other obstructions at the landing of stairs should be removed so as not to obstruct access to the stairs.

ISSUE E
OPERATIONAL
 Maintain clearances around stair landings.

SMALL MAINT. PROJECT
 Apply required modifications to stairs to comply with 2010 ADA requirements.

\$600/stair run



F_Toilet Rooms



LOCATION | 205

There are no fully ADA accessible toilet rooms in South Building.

Signs- ADA Facilities and Amenities

The toilet rooms on all floors do not meet ADA Standards for accessibility additionally they do not have signs with directions to the nearest ADA compliant toilet rooms.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

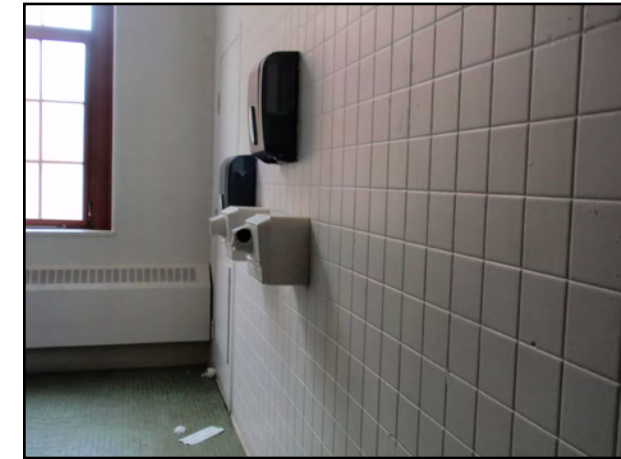
Provide ADA compliant signs with directions to the nearest ADA compliant toilet room that are in Kennedy building (note that these toilet rooms require minor modifications to be fully compliant). Ensure that these signs are mounted at the correct height and location.

The current staff toilet room on the first floor is not on an accessible route. There are toilet rooms at the Crackertorium that could be used but require major renovations to provide the required clearances and dimensions. Likewise the toilet rooms on the second floor do not have the required door clearances, walls would be required to be moved as well as modifications to faucets, lavatories, plumbing pipes, dispensers, toilet flush controls, grab bars, mirrors, urinals, compartment hardware, door widths, door opening forces and flooring to bring meet ADA compliance. The sum of these modifications would be greater than the cost of creating a new single-user toilet room on each floor. Additionally in both men's and women's toilet rooms if two of the existing toilet stalls were combined to produce one accessible one the overall toilet count for the building would be decreased.

[See Appendix A -2010 ADA Standards 604 Water Closets and Toilet compartments]



LOCATION | 205



LOCATION | 205

**ISSUE F
CAPITAL IMPROV.**
As there are no elevators and toilet rooms throughout the building would require extensive modifications, consider providing at least one single-user accessible toilet room for each floor.

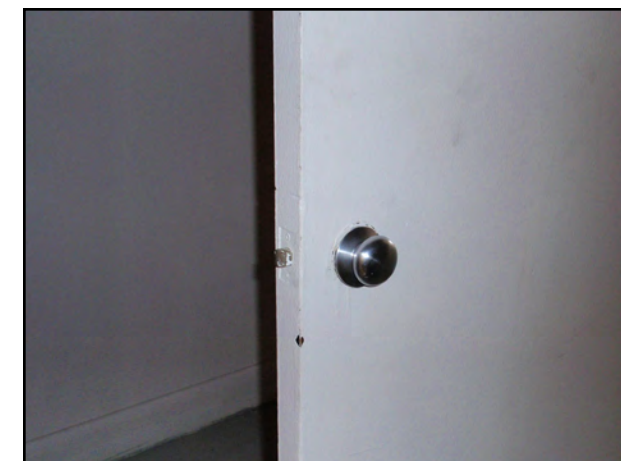
\$10,000-14,000 / Accessible single-user toilet room/floor. Dependent to access to plumbing lines.



LOCATION | 205



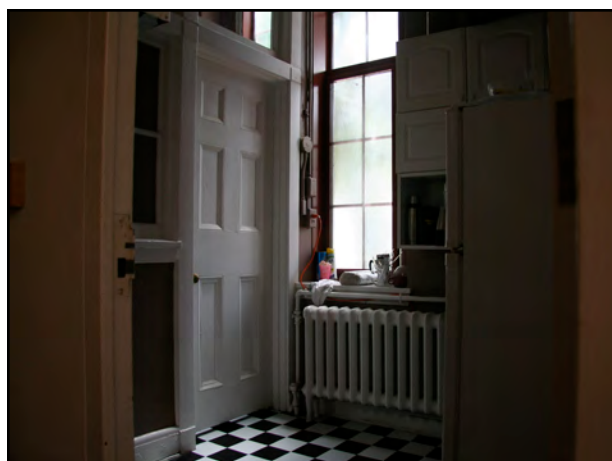
LOCATION | 205



LOCATION | 205

**ISSUE A1
SMALL MAINT. PROJECT**
Provide ADA compliant signs.

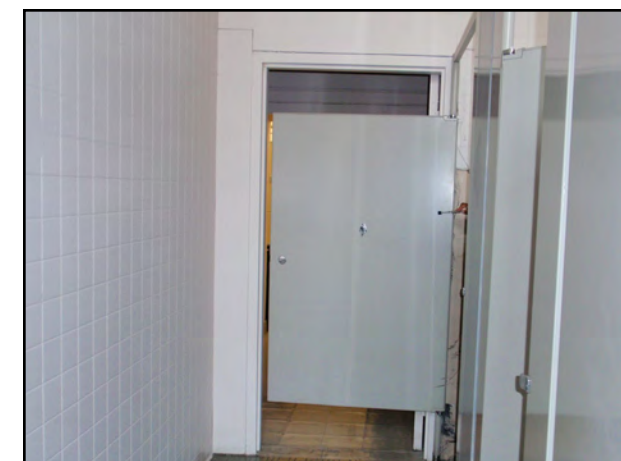
\$150/Sign



LOCATION | 103



LOCATION | 205



LOCATION | 205

INTERIM RECOMMENDATION
Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room even if it is in another building.

G_Sinks



LOCATION | 2

There are utility sinks on the second and third floors that are not janitorial but are required for cleaning equipment such as brushes, and related materials which makes their use a part of the educational experience. These sinks do not meet 1991 or 2010 ADA standards for height, clearance or knee space.

Sinks - Dimensions

The top of the sink is greater than 34" AFF.

The clear space around the sink is not 30" by 48" for a front approach.

The underside of the sink doesn't allow for knee space.

The sink is very deep and out of reach range.

[See Appendix A -2010 ADA Standards 212, 606 Sinks, 309.4 Operable Parts]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Replace at least one sink with a sink that meets 2010 ADA Standards in each of the rooms that have these sinks, or at this type of sink provide enough space around the sink for a side approach, add an adjacent work counter with room for knee space, add a flexible hose attachment for additional flexibility.



LOCATION | 3

H_Drinking Fountains



LOCATION | 111

The drinking fountains on all floors in South-Building have similar issues.

ADA Facilities and Amenities Signs

The drinking fountains on all floors are not ADA compliant and do not have signs with directions to the nearest ADA compliant drinking fountains.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Provide ADA compliant signs with directions to the nearest ADA compliant drinking fountain (which are in Kennedy Building). Ensure that these signs are ADA compliant and are mounted at the correct height and location.



LOCATION | 210

Drinking Fountain - Spout heights

The drinking fountain does not allow for use by all especially for those people who are tall or find it difficult to bend.

[See Appendix A -2010 ADA Standards 211 & 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: Replace drinking fountain with a High-Low fountain or install a second fountain with a spout at a height that will allow for a person that has difficulty bending,

or

SMALL MAINTENANCE: install a paper cup dispenser ensuring that level of paper cups are maintained and that the dispenser does not protrude from the wall more than 4".

Drinking Fountain - Protruding Object

The drinking fountain protrudes into the accessible route, is undetectable by cane and could cause injury.

[See Appendix A -2010 ADA Standards 307 Protruding Objects]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Provide wing walls outside the required clearance space either side of the drinking fountain to ensure that it is cane detectable.



LOCATION | 3

ISSUE G

SMALL MAINT.

PROJECT

Install new or modify sink on 2nd and 3rd floor.

\$1,000 / new ADA

sink or

\$150 / modify sink

ISSUE H

SMALL MAINT.

PROJECT

Replace or make suggested modifications to drinking fountain.

Add another drinking fountain

\$4800/ fountain/ plumbing

or

Replace drinking fountain with a new High-Low drinking fountain

\$4800/ High-Low

or

Provide cup dispenser with ongoing fillup of paper cups

\$50 plus cups

J_ Furniture & Lockers



LOCATION | 106

Furniture - Dimensions and Reach ranges

Furniture, equipment and operable parts do not meet ADA standards for knee clearance dimensions, and/or reach ranges.

[See Appendix A -2010 ADA Standards 308.1 General Reach Ranges and 309 Operable Controls, 904.4.1]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: As furniture and equipment is upgraded and replaced, make sure that 5% of all items but not less than one item in each room should allow an individual with disabilities to use it. Make sure that work surfaces and sinks are at 34" AFF, with knee spaces at least 27" AFF, 30" wide and 19" deep, and make sure that controls are located within accessible reach range of between 15" AFF and 48" AFF. To support programs for all, provide adjustable furniture such as a few low tables or carts with locking casters that would supplement the countertop areas and provide additional space for equipment for multiple programs.

At each locker area replace or modify 5% or no fewer than one locker at each of the locker areas on each of the floors two and three to meet ADA accessibility standards for reach range and operable parts. Modifications include lowering shelves to within reach ranges ie. the lowest surface at 15 AFF and the highest shelf or coat hook no more than 48 inches AFF. and providing locks that don't require tight grasping, pinching or twisting of the wrist. If modifications cannot be made replace locker with an ADA compliant version. **CAPITAL IMPROVEMENT:** Purchase adjustable furniture to add flexibility and functionality to rooms.



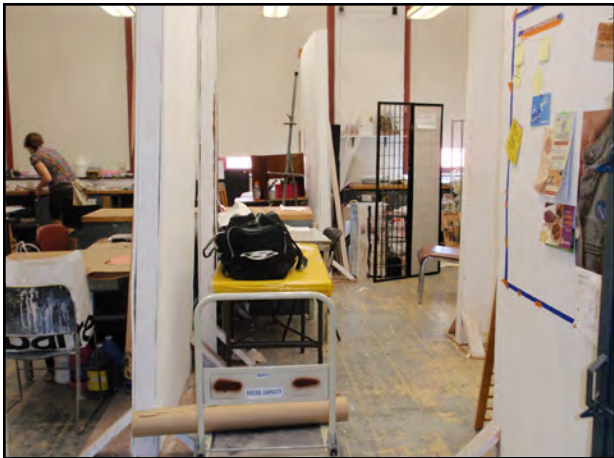
LOCATION | 309



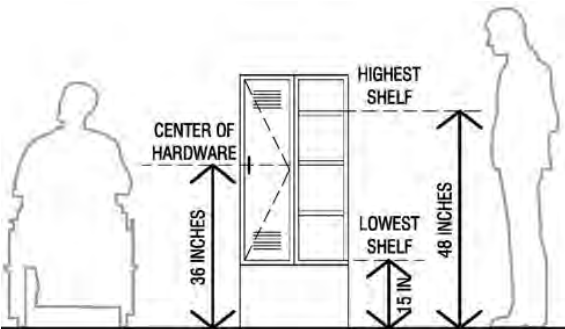
LOCATION | 210



LOCATION | 301



LOCATION | 203



ISSUE J
OPERATIONAL
 Modify existing lockers and furniture
or
CAPITAL IMPROV.
 Provide new ADA compliant furniture, equipment & lockers.
 \$ dependent on requirements

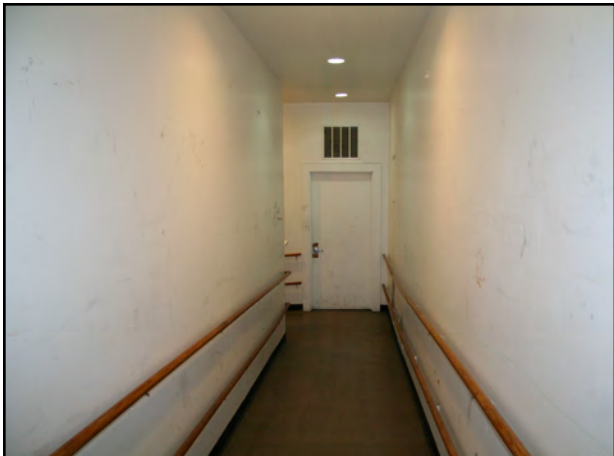
K_Ramps & Handrails



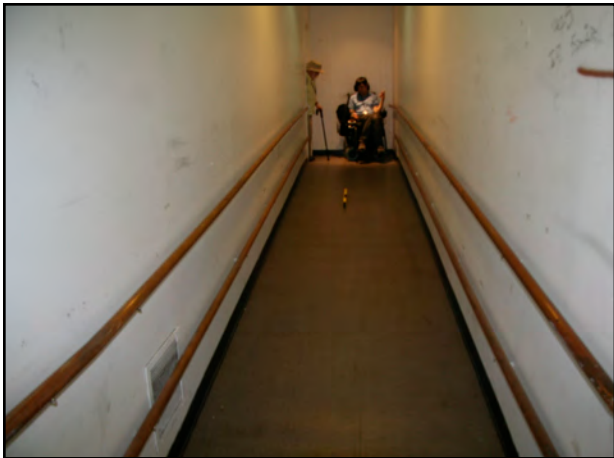
LOCATION | 202

Ramps and Handrails

Ramps connecting to Kennedy on the second and third floors meet 2010 ADA accessibility standards for slope and handrail requirements.



LOCATION | 300



LOCATION | 300

L_Elevators

Elevators

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE:

CAPITAL IMPROVEMENT: Elevators are not required but would improve accessibility to the 2nd and 3rd floors. Consider purchasing and installing a passenger elevator that will provide access to the public galleries and all other floors and that can serve as a code-compliant egress elevator. In a renovation or improvement plan the installation of elevators should be considered a priority. This elevator could also be installed at an adjacent location such as the South Crackertorium.

Interim recommendation: Until renovations are complete, design and install ADA compliant signs to direct users to the nearest accessible elevator, and from the elevator to all program areas within South Building.

M_Areas of Rescue Assistance

Areas of Rescue Assistance

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE:

CAPITAL IMPROVEMENT
If this building remains unsprinklered, areas of refuge (fire protected areas where a person with mobility difficulties can call emergency services and wait to be rescued) must be allocated at each floor in enclosed fire rated stairwells.

Interim recommendation: Until renovations are complete, train staff on emergency evacuation as part of an emergency action plan for people unable to use egress stairs.

ISSUE L
CAPITAL IMPROV.
Dependent on renovations.

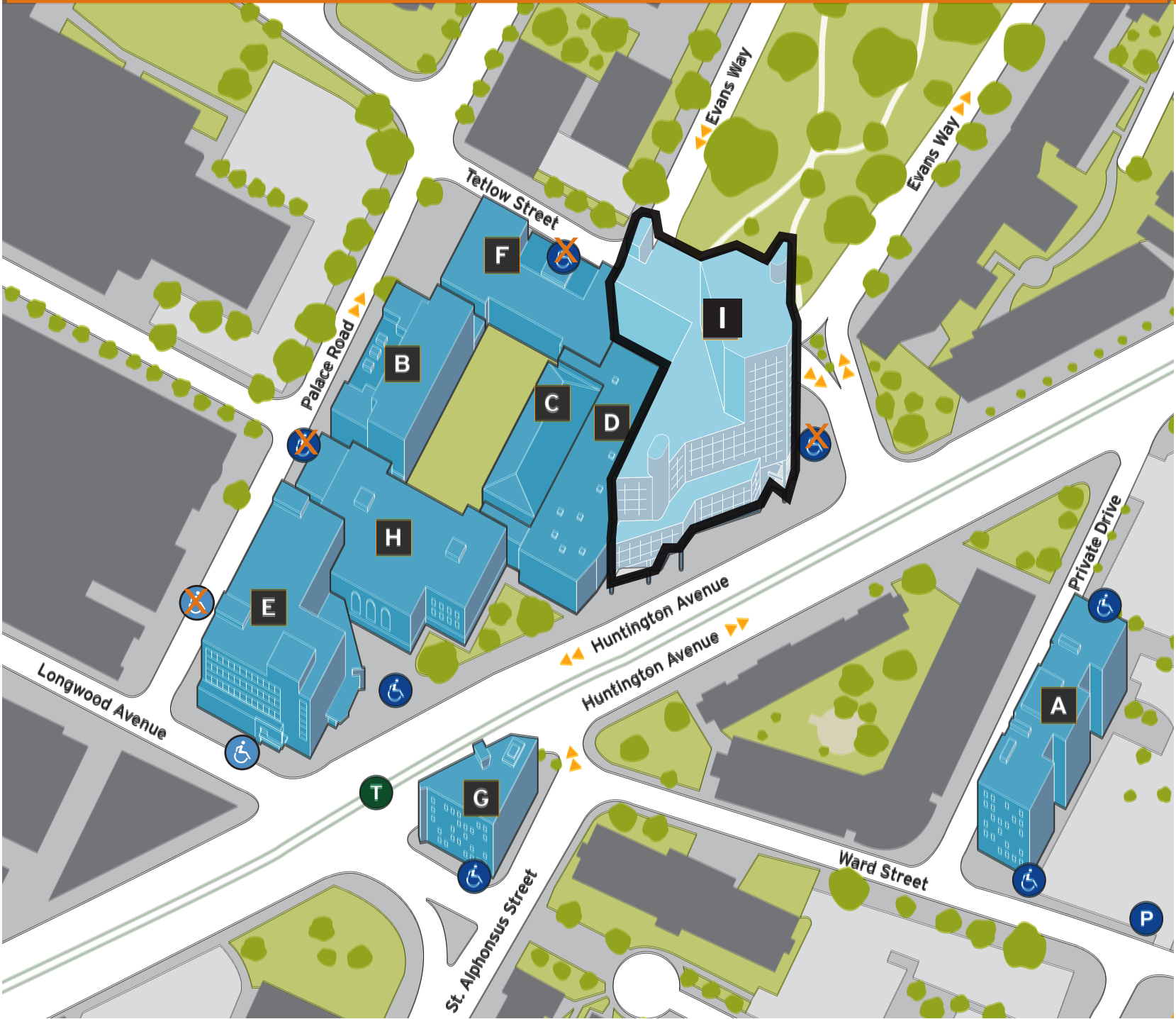
New elevator
\$20,000-\$40,000/
floor

ISSUE M
CAPITAL IMPROV.
Dependent on installation of sprinklers

Evacuation Chair
\$1,000-\$2,000. PRI-
ORITIZE FOR STAIRS
ON ACCESSIBLE
ROUTE.

KEY PLAN

I - Tower Building



CONTENTS

- How To Use This Report |02
- Building Summary |03
- Five-Year ADA Compliance Plan |06
- Building Issues |10
 - Basement |N/A
 - Lower Level |10
 - 1st Floor |18
 - Upper Level |25
 - 2nd Floor |29
 - 3rd Floor |35
 - 4th Floor |45
 - 5th Floor |56
 - 6th Floor |60
 - 7th Floor |65
 - 8th Floor |75
 - 9th Floor |83
 - 10th Floor |89
 - 11th Floor |97
 - 12th Floor |103
 - 13th Floor |112

PROJECT TEAM
 Mercedes Evans, MassArt
 Howie LaRosee, MassArt

 Altaf Mulla, DCAM
 Polly Welch, DCAM

 Tica deMoor, IHCD
 Steve Demos, IHCD
 Marissa Desmond, IHCD
 Valerie Fletcher, IHCD
 Erica Garfinkel
 Kathy Gips, IHCD
 Chris Hart, IHCD
 Ana Julian, IHCD
 Ivy Smith, IHCD
 Josh Safdie, IHCD
 Ruth Super, IHCD
 David West, IHCD

ADA & MAAB References |APPENDIX A

March 2011

How to Use This Report

General Comments

This document is designed with a hierarchical structure to provide flexibility and utility for the different stakeholders that need access to this information. The report has been divided into five different sections:

- 1] Building Summary
- 2] Five-year ADA Compliance Plan
- 3] Summary Plans
- 4] Building Issues
- 5] ADA & MAAB References

LAYOUT 1| Building Summary



This is an overview narrative summarizing the major problem accessibility issues and key recommendations in Tower Building.

Key Recommendations have been divided into: Operational Improvements, Small Maintenance Projects and Capital Improvements reflecting the differences in expected budget, time frames and level of complexity.

LAYOUT 2| Five-Year ADA Compliance Plan

CR	DESCRIPTION	LOCATION	STATUS	COST RANGE	2011	2012	2013	2014	2015
A	COMPREHENSIVE SIGNAGE & WAYFINDING PROGRAM All ADA RECOMMENDATIONS Design of signage program completed 2011. All ADA RECOMMENDATIONS... \$100/Sign \$50/Sign \$150/Sign	Basement 1st Floor 2nd Floor	Completed		●	●	●	●	●
B	AD - ROOM IDENTIFICATION Review all room numbers, signage of design 2011. Review and consider... \$150/room \$150/room	Basement 1st Floor 2nd Floor	Completed		●	●	●	●	●
C	PROTRUSING OBJECTS Remove all protruding objects that protrude more than 17" into the path... \$750/room \$750/room	Basement 1st Floor 2nd Floor	Completed		●	●	●	●	●
D	DOOR CLEARANCE Review all door clearances... \$150/door \$150/door	Basement 1st Floor 2nd Floor	Completed		●	●	●	●	●

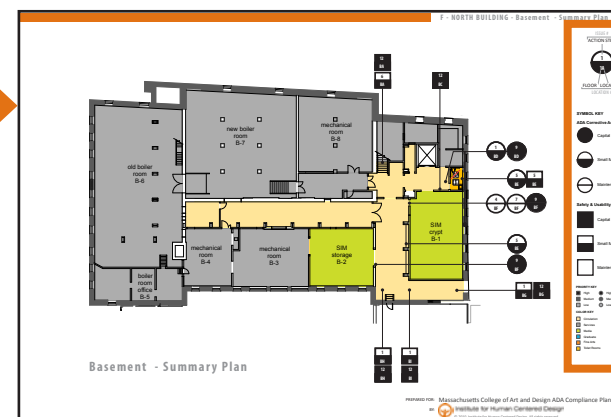
Recommendations

Symbol Key - explanation of icons

Location & Cost
Five-year strategy

This is a five-year compliance plan showing the Key Recommendations and their financial implications. This plan separates the ADA Recommendations to Improve Compliance and the Safety and User Experience Recommendations

LAYOUT 3| Summary Plans

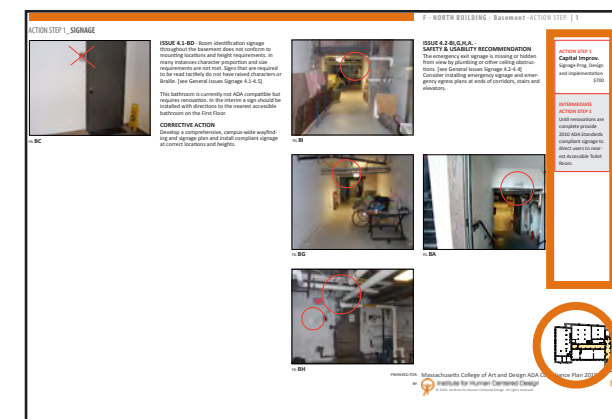


Summary Plan Indicating Recommendations and locations

Symbol Key - explanation of icons

The summary plans locate the recommendations and photograph locations at each floor and the site plan.

LAYOUT 4| Building Issues

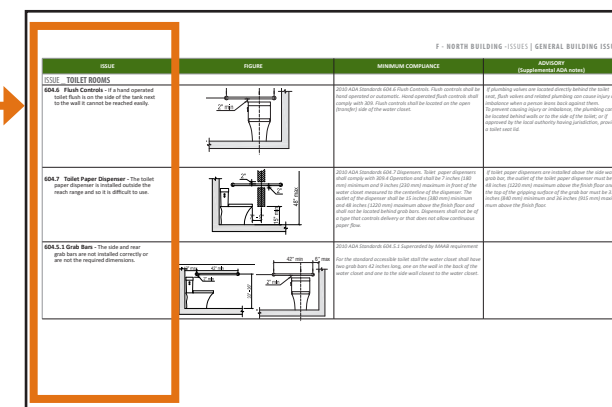


Summary of Recommendations

Key plan locating issue on floor

This is a catalog of building issues and corresponding recommendations, organized by location. It includes citations and references to the 2010 ADA Standards & MAAB.

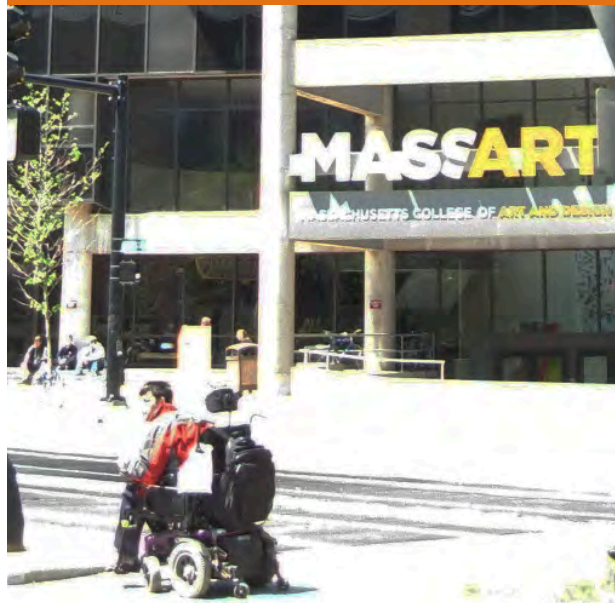
LAYOUT 5| ADA & MAAB Reference



Customized illustrated handbook of ADA & MAAB citations

This chart presents ADA and MAAB citations customized for this particular building. It can be used as an ADA reference handbook. The separate issues are illustrated, described and explained.

Building Summary



BUILDING PROGRAM AREAS

Lower Level

Events Planning & Theater Management
Public Art

1st Floor

1 Accessible Entrances*
Tower Auditorium*

Upper Level

Toilets
Security Desk

2nd Floor

Graduate Programs
Professional & Continuing Education
Tower Cafe
Tower Gallery
Youth Programs
Art New England Workshops

3rd Floor

Technology
Women's Toilet Room
Men's Toilet Room

4th Floor

Facilities
Graduate Center
Purchasing
Women's Toilet Room
Men's Toilet Room

5th Floor

Learning Center
Liberal Arts
Women's Toilet Room
Men's Toilet Room

6th Floor

Fashion Design
Graphic Design
Illustration
Lecture Theater
Women's Toilet Room
Men's Toilet Room

7th Floor

Technology

8th Floor

Human Resources
Registrar
Student Financial Assistance
Technology
9th Floor
Graphic Design
Illustration

10th Floor

Elevator Lobby
Industrial Design

11th Floor

Foundation Conference Room
Institutional Advancement
Institutional Research
Marketing & Comm.
Massart Foundation
President's Gallery*
President's Office
Special Events
Trustees Room

12th Floor

Library
Library Conference Room*
Women's Toilet

13th Floor

Library
Urban Arts Institute
Men's Toilet

I-TOWER BUILDING

BUILDING DESCRIPTION

The Tower Building, built in 1977, is a 13-story building located at the North East portion of the Campus bounded by Evans Street and Huntington Avenue. It is the most prominent building on the MassArt Campus with the greatest visibility and it acts as an iconic landmark.

There are three ground floor entrances and two lower level entrances to the Tower.

The Tower is largely disconnected from the rest of the campus, the only interior connections being to the East/Gym Buildings on the second and third floors, and the route on the second floor that also connects to the North Building past the East/Gym Building

The lower portion of the Tower houses the Tower Auditorium that is open to the public for performances and is also rented by outside users.

There is a vertical spine of eight elevators but the navigation along the perimeter corridors leading to the elevator lobby is difficult and involves a convoluted and disorienting arrangement of stairs, angular floor plates, double height volumes, and ramps that don't meet ADA standards. Elevators act as the main vertical circulation through the building. There are also three stair towers but from an observational survey they are infrequently used. This vertical stacking arrangement tends to discourage connections between departments and within disciplines.

The upper floors house the design and architecture programs, main administrative offices, President's offices, conference rooms, libraries, facilities and outreach programs. There is a small take out cafe on the second floor.

There are men's and women's toilet rooms on all floors except for the 13th floor library that has only a men's Toilet Room and there are no toilet rooms on the first floor.

KEY BUILDING ISSUES

Typical for a building of this age, Tower Building has issues concerning program accessibility including inadequate signage and wayfinding, lack of continuous accessible routes to other buildings, and stairs and handrails that don't meet ADA standards. In addition, Tower Building has the following significant barriers to accessibility:

- There is one accessible entrance to the Auditorium and four other inaccessible entrances on Huntington Avenue and around the corner on Evans Way. Though, thought of as accessible, the Evans Way entrance consists of two ramps that have significant slopes that are barriers and will require capital expenditure to resolve.
- The only interior accessible connections to the third floor of East and second floor of North Buildings are from the second floor of the Tower. But it requires navigating to the elevator bank to make these connections. This route exemplifies the challenges of the existing conditions for navigation and legibility at Tower. This route is unknown to the new visitor and there is no directional signage showing the way.
- In the auditorium accessible seating is reached via the Evans Way ramp (currently not accessible due to a slope that exceeds 11%) and entrance. Due to security concerns, the automatic opener is turned off and the door is locked. Once in the Auditorium, the accessible seating area is too small and stage access from those seats is provided by a non-accessible temporary ramp (too narrow, non-accessible hand rails and unstable when a power wheelchair is on it). Stage and dressing rooms are also accessed from a narrow steep non-accessible wooden ramp near the elevators. The dressing rooms and showers are very constricted and not accessible.
- Auditorium - Accessible Routes to Stage: The current temporary ramp is too narrow and in the context of potentially reconciling interior and exterior levels, this will require renovation and reconfiguration. If there is a significant renovation, a reconfigured Auditorium would need to comply with the 2010 ADA Standards which are very specific relative to stages.

- Additional and Expanded Accessible Seating: When the auditorium is renovated, fixed seating for over 300 in an assembly area will trigger the requirement to have six wheelchair accessible spaces with companion seating provided. While some effort has been made to create accessible seating, there are not six and they are not accessible because the area is too small. Even without a significant renovation, we recommend that an effort should be made to locate additional accessible seating that is compliant in size and in terms of independent access and egress.
- toilet rooms: None of the existing toilet rooms within Tower are fully accessible and many require significant demolition and re-plumbing to establish accessible toilet room on each floor. Detailed modifications are iterated in Step F with the main priority being to fix the problems on the upper level floors. Due to dimensional restrictions the toilet rooms throughout the building would require major modifications to become accessible. Addressing the need for accessible toilets in most of the building is best considered in the context of a larger renovation project in which it would make sense to construct new Single-User toilet rooms in many cases especially on both floors of the library.
- Accessible toilet rooms associated with the Auditorium should be given priority since it is open to the public. It is recommended though not required that these toilet rooms be adjacent to the Auditorium. In the existing configuration, the nearest toilet rooms are on the Upper Level accessed via an elevator. They are not accessible because the toilet room entrances are too narrow. Major modifications to dressing rooms at the back of the Auditorium would be necessary for them to become accessible. In the interim if dressing rooms are required a space will need to be identified for use as an accessible dressing room. The space should be located adjacent to accessible toilet rooms.
- Sixth Floor Lecture Room: Accessibility would be enhanced in the sixth floor lecture room and efficiency would be improved for everyone with the addition of a 36" min.wide automatic door. There are

*Open to the Public



currently no accessible seating areas. We suggest providing accessible clear spaces to accommodate five wheelchair users and companion seats.

NOTE: All of the issues above can be addressed if the proposed pre-schematic strategy or some variation of it is pursued.

In order to facilitate the organization of key building recommendations in the following section, **Key Building Issues** have been grouped under the following headings:

- A-Signage & Wayfinding
- B-Accessible Routes
- C-Protruding Objects
- D-Doors
- E-Stairs and Handrails
- F-Toilet Rooms
- G-Sinks
- H-Drinking Fountains
- I-Assistive Listening Devices
- J-Lockers, Furniture and Equipment
- K-Ramps
- L-Elevators
- M-Areas of Rescue Assistance

KEY RECOMMENDATIONS

The following **key recommendations** should be implemented to improve program accessibility, safety, and user experience. Recommendations listed under the categories of **Operational Improvements** and **Small Maintenance Projects** can and should be implemented independent of the planned Design Center Renovation. Recommendations for **Capital Improvements Projects** that may duplicate work that could be expected to be accomplished through this renovation are indicated as such and are followed by interim recommendations intended to help the college achieve the greatest level of accessibility even while awaiting the major renovation.

Additional technical data to support the implementation of all recommendations may be found in Building Issues and Appendix A-ADA & MAAB References.

OPERATIONAL IMPROVEMENTS - Behavioral or policy changes that can be enacted at minimal cost, could be completed within 90 days, and will require ongoing maintenance and supervision.

Improve public access: Develop and implement policies and procedures so that people with disabilities are accommodated, including but not limited to policies and procedures concerning public notifications, ticketing, Assistive Listening Devices, (ALD) and emergency egress plans.

Increase awareness of available accessible facilities and amenities such as toilet rooms, TTY, ALDs, and drinking fountains by including them on signs, directories, publications and websites.

Maintain accessible routes and paths of travel: Develop and implement a plan to ensure staff, faculty, and student compliance in maintaining a 36" min. wide aisle throughout the building and especially at accessible routes, amenities, and circulation paths.

Maintain accessible door clearances: Develop and implement a plan to ensure staff, faculty and student compliance in maintaining furniture- and obstruction-free areas around doors and openings. If doors are required to be held open the door stop must not become a tripping hazard.

SMALL MAINTENANCE PROJECTS - Projects that will require planning, may involve outside contractors, may be expected to be absorbed by an annual maintenance budget, and could take up to a year to be completed.

Remove protruding object hazards: Along accessible routes, relocate, recess, or provide protective barriers for objects that protrude more than 4" into the path, are higher than 27" AFF, and that may not give the minimum headroom of 80" AFF. This includes but is not limited to: shelving, drinking fountains, and emergency fire equipment. Attention should also be paid to under-stair areas especially in the library.

Maintain accessible doorways: Develop and implement a comprehensive maintenance program and schedule to check and adjust doors so that the necessary door opening force for interior doors is 5lbs. max. and 15 lbs. max. for exterior doors.

Replace doors along the accessible route to have at least one leaf with 32" min. clear width when opened at an angle of 90 degrees. In the case of double-doors, they may have to become asymmetrical with only one of the doors having the full 32" min. clear

width, or, the doors could be secured open during hours of building operation. If doors are kept open make sure that the door props do not protrude into the clear width or become tripping hazards.

Replace door knob hardware: For doors along accessible routes replace existing door knobs with lever sets.

Modify stairs & handrails: If there is no egress via an elevator, for stairs that are part of an egress route install new handrails that are 34-36". above the nosing, with a circular cross section of 1 1/2" diameter, and 12" rail extensions at the top and bottom of the stair on both sides.

If a major renovation is undertaken and MAAB thresholds are passed (see Executive Summary, nosings on stairs will be required to be modified so that they do not have more than a 1/2" overhang. Contrasting colors for treads and risers are also recommended.

Provide accessible drinking fountains: To benefit people of all statures and abilities replace the existing drinking fountains on the accessible route with a High-Low type, or add an additional drinking fountain with a spout between 38" and 43" AFF or add a cup dispenser making sure that the dispenser doesn't stick out more than 4" from the wall and is mounted such that the cups are dispensed at a height of 48" and are refilled.

Provide accessible furniture, fixtures, and equipment: As furniture and equipment is upgraded and replaced, make sure that 5% of all items but not less than one of each type of item should allow an individual with disabilities to use it. Make sure that work surfaces and sinks are at 34" AFF, with knee spaces at least 27" AFF, 30" wide and 19" deep, and make sure that controls are located within accessible reach ranges. To support programs with children, provide adjustable casework and a few low tables or carts with locking casters that would supplement the countertop areas and provide additional space for equipment for multiple programs.

Ramps & Handrails: Correct ramp slopes at and add extensions to rails.

CAPITAL IMPROVEMENTS PROJECTS - Projects that will require significant planning, will involve outside contractors, will require a substantial capital outlay, and may take 1-5 years to complete.

As part of a comprehensive campus-wide way-finding program create a signage system: Design and install a signage system that includes ADA Facilities and Safety Signs; Room Designations and Directional and Informational Signs; and Wayfinding Signage and Directories. Design all information to be accessible and predictable across physical, print, and digital environments in order to ensure legibility and to support branding strategies. Signs shall meet 2010 ADA standards for height and location and use the International Symbol of Accessibility. Signs indicating accessible entrances shall be placed to avoid backtracking.

Directories at each floor level should indicate the location of all accessible amenities.

ADA Facilities and Safety Signs should include:

2010 ADA standard compliant signs with directions to the nearest accessible amenity for all non-accessible amenities such as toilet rooms, telephones, drinking fountains, and exits that are on an accessible route.

2010 ADA standard compliant signs for exit signs at doors, exit passageways, exit discharge points, and exit stairways.

Permanent emergency egress plans at elevators.

A 2010 ADA compliant sign with the International Symbol of Accessibility at the accessible entrance on Huntington Avenue.

Major work in Sixth Floor Lecture Room- In the Sixth floor Lecture Room provide a 36" min. wide automatic door. We recommend that at least one accessible clear space is provided to accommodate a wheelchair user and a companion within the main seating area but with access to the aisle. Consistent with the overall intent of the ADA, individuals who use wheelchairs must be provided equal access so that their experience is substantially equivalent to that of other students. Thus, while individuals who use wheelchairs need not be provided with the best seats, neither may they be relegated to the worst.

NOTE: This survey was carried out during daylight hours over the summer vacation period, as a result classes, performances, exhibitions and events were not in session. Actual use of space, quality of acoustics, and lighting conditions at night in all spaces were unable to be verified. Floor slipperiness in wet weather conditions and use of temporary mats was also not observed. These are areas worth further study.

When these alterations are made also reduce the height of the room controls to 48" AFF.

The following major work on the Auditorium is required to be undertaken only in the context of a major renovation - Accessible Routes to Stages: Section 206.2.6 of the 2010 Standards requires the accessible route to directly connect the seating area and the accessible seating, stage and all areas of the stage, where a circulation path directly connects the seating area and the stage. The 2010 ADA standards also require an accessible route to connect the stage and ancillary areas, such as dressing rooms used by performers. The 2010 standards do not require an additional accessible route to be provided to the stage. Rather, the changes specify where the accessible route to the stage, which is required by the 1991 Standards must be located. The current temporary ramp is too narrow. Reconciliation of interior and exterior levels is advised this will require major renovation and reconfiguration.

Additional and Expanded Accessible Seating: Fixed seating for over 300 in an assembly area triggers the requirement that six wheelchair accessible spaces with companion seating be provided. These seats need to be dispersed as above (see Lecture Theater). The current seating does not allow for a wheelchair to be in place and for passing behind.

Provide Accessible Toilet Rooms: Because existing conditions will make the renovations of all existing toilet rooms technically infeasible, MassArt should instead:

Abandon the existing toilet rooms on all floors and create one new accessible, single-user toilet room along an accessible route for each floor.

Create at least one and preferably two new ADA accessible, single-user, toilet room along an accessible route on the first floor adjacent to the Auditorium.

Interim recommendation: Until these recommended renovations are complete, design and install ADA compliant signs to direct users to the nearest accessible Toilet Room even if it is in another building.

Assistive Listening Devices (ALD): Develop policies and procedures so that Assistive Listening Devices are readily available on request at all perfor-

mances, lectures and screenings at the Auditorium, the sixth floor theater and on school website. Special attention should be paid to disseminating information for public events. Ensure that there are notices that indicate that ALDs are readily available at the Auditorium and theater. An alternative to posting notices in the Auditorium would be to post notices at a ticketing location. In the Auditorium 20 receivers are required 5 of which need to be Hearing Aid compatible. In the sixth floor Lecture Theater there are required to be two ALDs both of which are required to be hearing aid compatible.

NOTE: All of the issues previously described can be addressed if the proposed pre-schematic strategy described in the Executive or some variation of it is pursued.

Five-Year ADA Compliance Plan

NOTES ABOUT THIS CHART


This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.






SYMBOL KEY

Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	GENERAL ISSUES CITATION	COST RANGE*	COMPLETION DATE						
					2011	2012	2013	2014	2015	2016	
A	<p>As part of a comprehensive campus-wide wayfinding program - create and install the following signs:</p> <p>A1 - ADA Facilities & Safety - Create and install signs for accessible facilities & safety SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide a 2010 ADA compliant sign with the International Symbol of Accessibility at the accessible entrance on Huntington Avenue.</p> <p>For amenities that are on an accessible route and are not accessible, provide signs with directions to the nearest ADA compliant amenity for toilet rooms, telephones, drinking fountains, entrances, exits and egress routes.</p> <p>Make sure that these signs meet 2010 ADA standards for height and location, and that they use the International Symbol of Accessibility. Signs indicating accessible entrances should be placed to avoid backtracking and should not be blocked from view.</p> <p>Ensure that all ADA accessible amenities are noted on any Directories at each floor level and on school web sites.</p> <p>SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Provide 2010 ADA standard compliant signs for exit signs at doors, exit passageways, exit discharge points, and exit stairways. Consider installing permanent emergency egress plans throughout the building at ends of corridors, and at stairs. Also, verify that all current emergency signs are placed correctly and are not blocked from view.</p> <p>CAPITAL IMPROVEMENT: This signage should be installed as soon as possible but should be coordinated with the design for the campus-wide wayfinding program. Ongoing (this will require periodic updating).</p>	All floors	2010 ADA Standards Chap. 216 Signs & Chap. 703.1, 703.2, & 703.5	<p>\$50/temp sign</p> <p>\$150/sign includes installation but not design fees</p>							
	<p>A2 - Room Designation, Directional & Informational SMALL MAINTENANCE/CAPITAL IMPROVEMENT: Create and install signs for all permanent facilities and room locations, directional signage, and Informational signage. Ongoing (this will require periodic updating).</p>	All floors	2010 ADA Standards Chap. 216 Signs & 703	\$150/sign includes installation but not design fees							
	<p>A3 - Wayfinding & Directories CAPITAL IMPROVEMENT: To improve safety and user experience consider creating directories that increase the ability to navigate through the building. The directories should be designed so that they have characters and contrast levels that allow them to be easily read by a person with low vision in and at low light levels they should also be mounted so that the top most characters can be read while sitting. Ongoing (this will require periodic updating).</p>	All elevators and stairs		\$1,500/directory includes installation but not design fees							
<p>*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.</p>											

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	GENERAL ISSUES CITATION	COST RANGE*	2011	2012	2013	2014	2015	2016
B	Accessible Routes - Maintain accessible routes and paths of travel OPERATIONAL: Develop and implement a plan to ensure staff, faculty, and student compliance in maintaining a 36" min. wide aisle throughout the building and especially at accessible routes, amenities, and circulation paths. <i>Ongoing.</i>	All floors	2010 ADA Standards Chap. 402	\$25/hr staff						
C	Protruding objects - Remove protruding object hazards: OPERATIONAL/SMALL MAINTENANCE: Along accessible routes, relocate, recess, or provide protective barriers for objects that protrude more than 4" into the path, are higher than 27" AFF, and that may not give the minimum headroom of 80" AFF. This includes but is not limited to: shelving, drinking fountains, and emergency fire equipment. Attention should also be paid to under-stair areas. Prioritize for the most hazardous objects. <i>Ongoing.</i>	All floors	2010 ADA Standards Chap. 204 Protruding Objects Chap. 307	\$25/hr staff \$2,200 under stair infill or barrier \$recess/alcove						
D	Doors D1 - Door Clearance - Maintain accessible doorways OPERATIONAL: Develop and implement a plan to ensure staff, faculty and student compliance in maintaining furniture- and obstruction-free areas around doors and openings. If exit doors are not accessible provide 2010 ADA Standards compliant signs to redirect to nearest accessible exit door. SMALL MAINTENANCE: Provide doors and especially egress double doors in the accessible route that have at least one leaf with 32" min. clear width when opened at an angle of 90 degrees. In the case of the double doors, they may have to become asymmetrical with only one of the doors having the full 32" min. clear width <u>or</u> secure doors open during office hours. If doors are kept open make sure that the door props do not protrude into the clear width or become tripping hazards.	All floors	2010 ADA Standards Chap. 307	Door and door hardware, widening frame, threshold, painting, materials & labor \$2,400						
	D2 - Door Opening Force - Maintain accessible doorways: OPERATIONAL: Develop and implement a comprehensive maintenance program and schedule to check and adjust doors so that the necessary door opening force for interior doors is 5lbs. max. and 15lbs. max. for exterior doors. <i>Ongoing.</i>	All floors prioritize for doors in accessible routes, toilets and classrooms	2010 ADA Standards Chap. 309 Operable parts & Chap. 404 Doors, Doorways & Gates	\$25/hr staff						
	D3 - Door Hardware - Replace door knob hardware SMALL MAINTENANCE: For doors along accessible routes and at accessible toilet rooms and classrooms, replace existing door knobs with lever sets. <i>Ongoing</i>	All floors prioritize for doors in accessible routes, toilets and classrooms	2010 ADA Standards Chap. 309 Operable parts & Chap. 404 Doors, Doorways & Gates	\$400/lever set						
E	Stairs & Handrails - Modify stairs & handrails SMALL MAINTENANCE: For stairs that are part of an egress route install new handrails that are 34-36" min. above the nosing, with a circular cross section of 1 1/2" diameter, and 12" rail extensions at the top and bottom of the stair on both sides. Modify nosings so that they do not have more than a 1/2" overhang. Consider using an integrated nosing and tread and contrasting colors for nosing and risers.	Stairs - all floors	2010 ADA Standards Chap 504,505	\$600/Stair run						
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.										

NOTES ABOUT THIS CHART
This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

SYMBOL KEY

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	GENERAL ISSUES CITATION	COST RANGE*	2011	2012	2013	2014	2015	2016
F	Toilet Rooms - Provide accessible toilet rooms or redirect to accessible Toilet Room CAPITAL IMPROVEMENT: Create at least one new accessible Single-User Toilet Room on each floor. <i>Interim recommendation</i> Until renovations are complete provide 2010 ADA Standards compliant signs to direct users to nearest ADA Accessible Toilet Room even if it is in another building.	All floors	2010 ADA Standards Chap.213 & 603,604,605,606 MAAB 30.8, 30.7.3	\$10,000-14,000/Toilet Room						
				\$7,000-\$10,000/Toilet Room two would						
G	Sinks SMALL MAINTENANCE: Replace at least one sink with a sink that meets 2010 ADA Standards in each of the rooms that have these sinks, or at this type of sink provide enough space around the sink for a side approach, add an adjacent work counter with room for knee space, add a flexible hose attachment for additional flexibility.	9th floor								
H	Drinking Fountains - Replace or modify drinking fountains to be accessible SMALL MAINTENANCE: To benefit eplace the existing drinking fountains on the accessible route with a High-Low type, <u>or</u> add an additional drinking fountain with a spout between 38" and 43" AFF <u>or</u> add a cup dispenser making sure that the dispenser doesn't stick out more than 4" from the wall and is mounted at a height no greater than 48" to where the cups are dispensed from. Make sure that cups are refilled frequently. Provide at least one accessible drinking fountain per floor.	All floors	2010 ADA Standards Chap-307,602, and CMR 248 Plumbing Code	\$2,500/Drinking fountain						
I	Assistive listening devices & telephones OPERATIONAL/SMALL MAINTENANCE: Purchase, provide, and maintain on-site assistive listening equipment. As part of an assistive listening device program provide signage, user instructions, information and a technology maintenance and upgrade program. If pay-phones are provided, at least one must be accessible. <i>Ongoing.</i>	Auditorium and 6th floor lecture room	2010 ADA Standards 704.706, 2010 ADA Standards, MAAB 37,40							
J	Lockers & Furniture - Provide furniture, fixtures, and equipment that are accessible SMALL MAINTENANCE: Modify 5% or no fewer than 1 locker on each of the floors to meet ADA standards reach ranges and operable parts. Modifications include lowering shelves to within reach ranges, and providing locks that don't require tight grasping, pinching or twisting of the wrist. If modifications cannot be made replace locker with an accessible version. <i>Ongoing.</i> CAPITAL IMPROVEMENT: Purchase adjustable furniture to add flexibility and functionality to rooms. <i>Ongoing.</i> Purchase appliances and equipment that have controls and operable parts that comply with ADA Standards 2010, 208 and 309. <i>Ongoing.</i> Purchase of appliances and equipment that have controls and operable parts that comply with ADA Standards 2010 208 and 309. <i>Ongoing.</i>	All	2010 ADA Standards 225,226	\$dependent on requirements						
*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.										

NOTES ABOUT THIS CHART

This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.


SYMBOL KEY

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

KEY BLD. ISSUES	KEY RECOMMENDATIONS	LOCATION	GENERAL ISSUES CITATION	COST RANGE*	2011	2012	2013	2014	2015	2016
K	Ramps & Handrails Re-surface and re-grade slopes (as specified in the building issues section) to achieve even surface no steeper than 8.33% run incline and 2% cross slope. Provide handrails or extensions to handrails or replace handrails where necessary, install handrail wherever running slope is more than 5%. Ramp should have 48" clear width.	N/A	2010 ADA Standards 205,308,309 MAAB	\$640/ft						
	*Cost ranges are estimates based on RS Means ADA Compliance Pricing Guide-2nd Ed 2004 and a factor of 1.5 has been applied to account for inflation. Costs do not reflect major structural or renovation changes that may be caused by unforeseen existing conditions. Where signage is noted the cost given is for materials, fabrication, and installation. Associated design costs are not included.									

NOTES ABOUT THIS CHART

This chart presents a Five-Year Action Plan to improve compliance with the ADA. The plan distinguishes between recommendations to improve ADA compliance, and recommendations to improve safety & user experience.

SYMBOL KEY

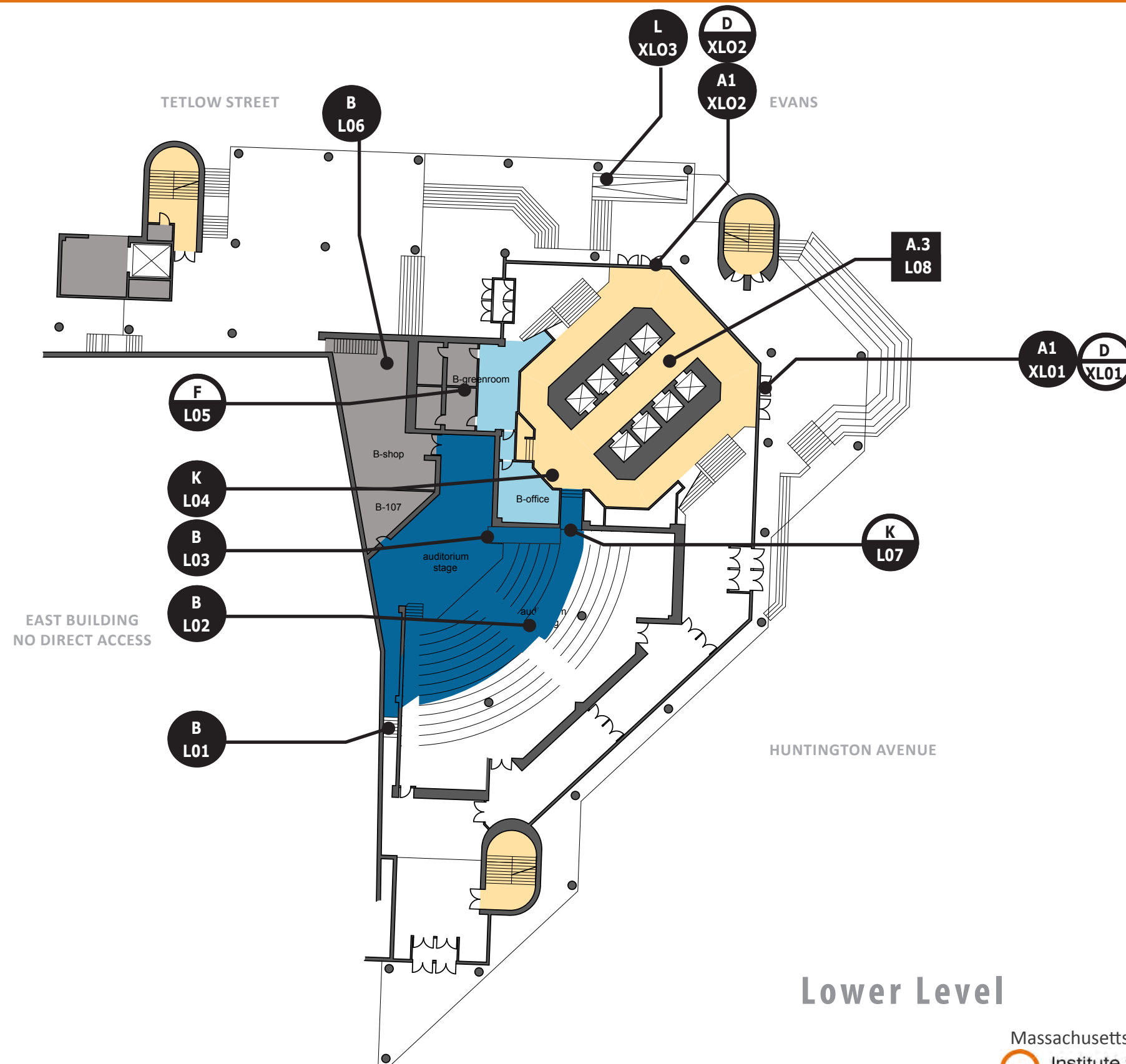
Recommendations to Improve ADA Compliance

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Recommendations to Improve Safety & User Experience

-  Operational Improvement
-  Small Maintenance Project
-  Capital Improvement

Building Issues - Lower Level



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Lower Level

A1_Signs - Facilities & Safety



LOCATION | XL01



LOCATION | XLO2

Signs - ADA Facilities and Amenities

There is only one entrance that is accessible and there is no sign that identifies it as such.

The entrances in the pit on the Evans/Huntington side of the building are not accessible but the Evans entrance is incorrectly posted with the International Symbol of Accessibility.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: For entrances that are not accessible and are locked provide ADA compliant signs with directions to the nearest accessible entrance. Ensure that these signs are mounted at the correct height and location and use the International Symbol of Accessibility. Signs indicating accessible entrances should be placed to avoid backtracking.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

CAPITAL IMPROVEMENT: Once entrances have been modified to be accessible, as part of the campus-wide wayfinding program provide ADA compliant signs on the latch pull side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60" max. AFF, measured from the baseline of the highest tactile character.

[See Appendix A -2010 ADA Standards 703 Signs-703.4.1]

CAPITAL IMPROVEMENT: Ensure that all accessible amenities are noted on the Directories on each floor level.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT: Tactile read ADA compliant exit signs are missing from doors at exit passageways, exit discharge points, and exit stairways.

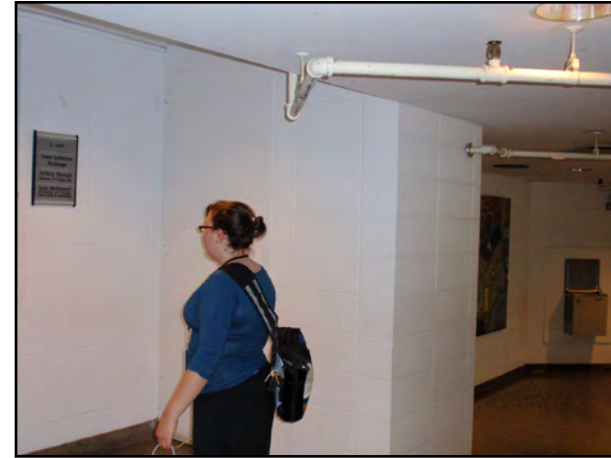
[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Implement an overall inspection of fire safety signs making sure they are ADA and NFPA compliant, are lit if required and are in the correct locations according to building code.

See section 103.2.13.6 of the International Building Code(200 edition) or section 107.7 of the International Building Code (203 edition)

A2_Signs - Designation, Directional & Informational



LOCATION | XL01



LOCATION | XLO2

Signs - ADA Facilities and Amenities

There is only one entrance that is accessible there is no sign that identifies it as such.

The entrances in the pit on the Evans/Huntington side of the building are not ADA accessible but the Evans entrance incorrectly posted with the International Symbol of Accessibility.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: For entrances that are not accessible provide ADA compliant signs with directions to the nearest accessible entrance. Ensure that these signs are mounted at the correct height and location and use the International Symbol of Accessibility. Signs indicating ADA accessible entrances should be placed to avoid backtracking.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

CAPITAL IMPROVEMENT: Once entrances have been modified to be accessible, as part of the Campus-Wide Wayfinding Program provide ADA compliant signs on the latch pull side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60 inches maximum AFF for ground surface, measured from the baseline of the highest tactile character.

[See Appendix A -2010 ADA Standards 703 Signs-703.4.1]

CAPITAL IMPROVEMENT: Ensure that all ADA accessible amenities are noted on the Directories on each floor level.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT Tactile read ADA compliant exit signs are missing from doors at exit passageways, exit discharge points, and exit stairways.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Implement an overall inspection of fire safety signs making sure they are ADA and NFPA compliant, are lit if required and are in the correct locations according to building code.

See section 103.2.13.6 of the International Building Code(200 edition) or section 107.7 of the International Building Code (203 edition)

ISSUE A1
CAPITAL IMPROV.
Design and implement a campus-wide wayfinding program that includes ADA facilities & safety signs and that meet ADA standards

\$150-200/sign

INTERIM RECOMMENDATION
Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible Toilet Room and other accessible amenities.

\$150-200/sign

ISSUE A2
CAPITAL IMPROV.
Design and implement a campus-wide wayfinding program that includes 2010 ADA Standards compliant designation, directional and informational signs.

\$150-200/sign

B_Accessible Route



LOCATION | L01

Stairs - Contrast
 The egress route out of the back of the theater is dimly lit and the stairs have no contrast between tread and riser which makes them difficult to see in the dark. **LOCATION| L01**
[See Appendix A -2010 ADA Standards 603 Toilet Rooms]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Provide non-slip luminous strips or paint at edge of tread and nosing.

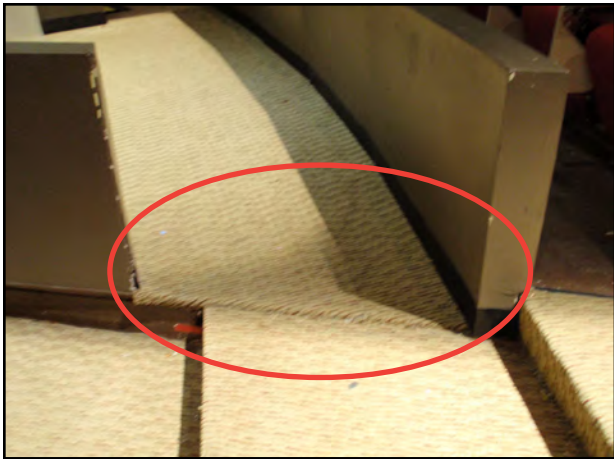
Flooring
 The carpet is loose on both sides of the edges of the wheelchair seating area.

The edges of the steps are difficult to see. **LOCATION| L02 & L07**
[See Appendix A -2010 ADA Standards 302 Ground Floor surfaces]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Repair carpeting and provide non-slip luminous strips at edges of stairs and at level changes.

Floor-Tripping hazard
 Wires and cords crossover accessible routes and are only precariously attached to the floor creating a tripping hazard. **LOCATION| L06a**
[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Redirect wiring so that it follows along walls or furniture and does not cross the path of travel.



LOCATION | L02 & L07



LOCATION | L06a



LOCATION | L06b

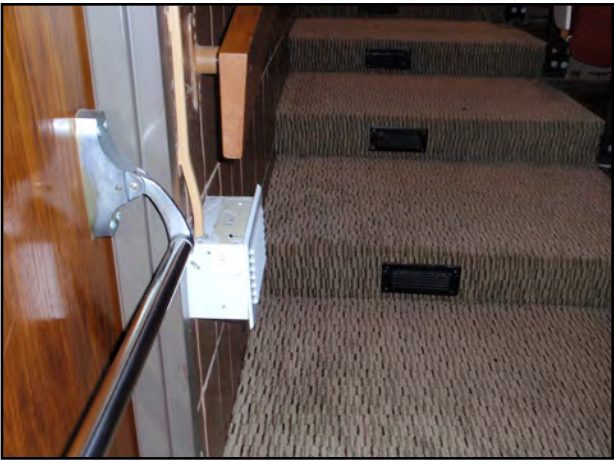
Accessible Aisle Obstruction
 Aisles and pathways through rooms are obstructed by furniture and other items like CMU blocks that are used to hold doors open. Aisles and paths are not defined creating egress safety and tripping hazards in the accessible route. **LOCATION | L06b, L06c & L06d**
[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 Consider boxing in the vent at **LOCATION| L07** Although the vent is below 27" AFF and is cane detectable it protrudes 5" into the accessible route. This is especially hazardous because of low light levels in the auditorium. Additionally, the vent has sharp edges that could make it hazardous for someone reaching for the adjacent handrail.



LOCATION | L06c



LOCATION | L07



LOCATION | L06d

ISSUE B
OPERATIONAL
 Implement plan to maintain 36" min. clear areas through accessible routes and paths.

\$25/hr Staff labor

D2_Door Opening Forces



LOCATION | XL01

Door - Opening Forces
The Huntington Avenue 'Pit' entrance doors have an opening force of 20 lbs. which is too heavy for easy opening it. **LOCATION | XL01**

The Evans Way entrance doors have an opening force of 20 lbs. which is too heavy for easy opening it. **LOCATION | XU02**

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Adjust all exterior doors so that they have an opening pressure that doesn't exceed 15 lbs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
Assisted and/or door openers could be installed to help visitors enter and exit the building especially during peak traffic periods such as the during performances. The automatic doors of the Evans Way entrance does not work and causes confusion for visitors.



LOCATION | XLO2



LOCATION | L06d



LOCATION | L06c

Door Hardware
The doorknobs require tight grasping, pinching or twisting of the wrist to operate. This could cause delay and impede exiting in an emergency.

The latch mechanism is taped. It is not acceptable to tape the latch mechanism as the tape may be inadvertently removed or may peel off. **LOCATION | L06d**

RECOMMENDATION TO IMPROVE ADA COMPLIANCE SMALL MAINTENANCE: Replace doorknob with lever type hardware that does not require tight grasping, pinching or twisting of the wrist or remove door as long as this does not create an infringement of the fire and safety code.

ISSUE D2 OPERATIONAL
Implement plan to maintain to achieve correct opening forces and closing speeds. **PRIORITIZE FOR DOORS ON ACCESSIBLE ROUTE.**

\$25/hr Staff labor

F_ Toilet Rooms



LOCATION | L05a

ADA Facilities and Amenities

The men's and women's toilet and showers rooms are not ADA accessible. LOCATION | L13

RECOMMENDATION TO IMPROVE ADA COMPLIANCE Major renovations would be required to modify these toilet rooms and showers to become ADA accessible. Alternately it may be more cost effective to allocate an adjacent space to provide accessible facilities.

While these toilet rooms are not accessible, provide ADA compliant signs with directions to the nearest ADA accessible toilet rooms. Ensure that the signs are mounted at the correct height and location.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]



LOCATION | L05b

Men's and Women's Toilet Room ADA Signs

CAPITAL IMPROVEMENT: The designation signs do not meet ADA standards for size, or contrast, the icon of International Accessibility has been or location. LOCATION | L13a

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Provide ADA compliant signs.

Door Closers

The door has an opening force of over 5 lbs. This makes it difficult to open and it closes too fast to be able to pass through safely.

[See Appendix A -2010 ADA Standards 603 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL Adjust door closer to max. 5lbs. opening force.



LOCATION | L05c



LOCATION | L05d

Lavatory (sinks)

The lavatory(sink) pipes are not wrapped and could cause injury. LOCATION | L05c

[See Appendix A -2010 ADA Standards 603 Toilet Rooms]

The bottom of the counter for the lavatories is 22" AFF so that kneespace below the sinks is not sufficient for a wheelchair user.

[See Appendix A -2010 ADA Standards 603 Toilet Rooms]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Wrap lavatory (sink) pipes.

SMALL MAINTENANCE: Raise counter to 34" AFF from 31" AFF to enable a 27" AFF kneespace also remove 2" of the counter's skirt' to provide a clear kneespace below 27". This will require some plumbing adjustments.

Mirror

The bottom of the reflective surface of the mirror is above 44" AFF so a person of short stature or a seated person cannot use it.

[See Appendix A -2010 ADA Standards 603.3 Mirrors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Move the mirror so that the bottom of the reflective surface is 40" AFF or provide full length mirror in the lavatory (sink) area in the Toilet Room.



LOCATION | L05e

Accessible Stalls

There are no accessible stalls in either the men's or the women's toilet rooms

[See Appendix A -2010 ADA Standards 609 Grab Bars]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: Re-configure toilet and shower rooms to provide at least one accessible stall in each toilet/shower room.



LOCATION | L05f

ISSUE F

CAPITAL IMPROV.

Toilet rooms would require extensive modifications, it may be more economical to consider creating at least at least one single-user accessible toilet room for this floor.

\$10,000-14,000 / Accessible single-user toilet room/floor. Dependent to access to plumbing lines.

ISSUE A1

SMALL MAINT. PROJECT

Provide ADA compliant signs.

INTERIM

RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room even if it is in another building.

F_ Toilet Rooms



LOCATION | L05c

Maneuvering space at Lavatories
The maneuvering space around the lavatories (sinks) is not enough to allow a wheelchair user to turn.
[See Appendix A -2010 ADA Standards 302 Floor or Ground Surfaces]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: Re-configure space around the lavatories to provide required maneuvering space.

Urinal
The rims of all of the urinals are 23” high AFF
[See Appendix A -2010 ADA Standards 213.3.3, 605 Urinals]
There are no privacy panels between the urinals.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Reinstall one of the urinals so that it is max. 17” AFF

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
Provide privacy panels.



LOCATION | L05d

J-Furniture



LOCATION | L02

Furniture - Accessible Viewing Space within Fixed Seating

Accessible seating is provided for wheelchair users but this space does not allow for a wheelchair and a person to pass behind or for companion seating.

LOCATION | L02

[See Appendix A -2010 ADA Standards Dining & Worksurfaces 226]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE CAPITAL IMPROVEMENT: Provide space for wheelchair users and their companions. Ensure that the space is large enough to allow for a 36" min. wide clear access aisle in front or behind the wheelchairs.



LOCATION | L05

Storage - Lockers

Storage Lockers do not meet ADA Standards for accessibility for height, reach range and hardware.

[See Appendix A Storage 6.1]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE CAPITAL IMPROVEMENT: At least 1 or 5% of the lockers in each locker area provided should be ADA accessible. Accessibility can be achieved by either modifying existing lockers on an as needed basis or replacing non-accessible lockers with ADA accessible lockers.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

For easy orientation and wayfinding lockers should have a conspicuous numbering or alphabetized lettering identification system.

ISSUE J OPERATIONAL Modify existing lockers and furniture or CAPITAL IMPROV. Provide new ADA compliant furniture, equipment & lockers. \$ dependent on requirements

L-Ramps



LOCATION | L04a

Ramps
 The ramp at **LOCATION| L04** does not meet ADA standards for accessibility for slope, flooring surface, handrails, width, landings or turning area.
[See Appendix A -2010 ADA Standards 405 Ramps]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 CAPITOL IMPROVEMENT: Major renovations are required to bring this ramp into compliance.



LOCATION | L04a



LOCATION | L04b



LOCATION | L04b



LOCATION | L04c



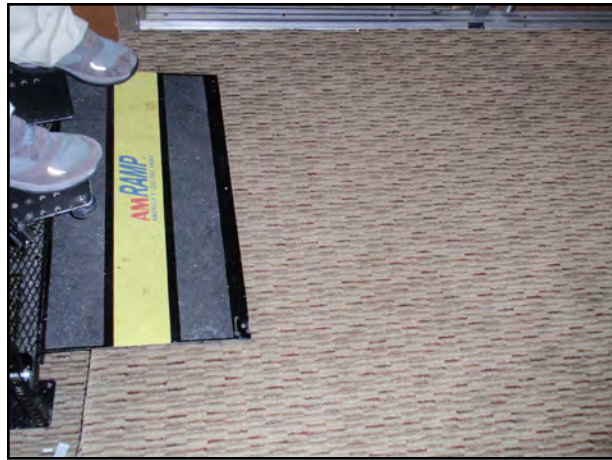
LOCATION | L03a

Ramps
 The ramps outside the Auditorium do not meet ADA Standards for the following criteria: the width is 31" it should be 36" min. clear, the handrails are not the required do not have extensions. The thresholds are tripping hazards as they are more than 1/2" high at the sides. These ramps have flooring surfaces that are not stable or firm and have an uneven surface.

The ramp at the Auditorium does not meet ADA Standards for the following criteria: the width is 31" it should be 36" min. clear, the handrails are not the required dimensions and have vertical posts that interrupt the continuity. Additionally the handrails do not have extensions. The thresholds are tripping hazards as they are more than 1/2" high at the sides. The underside of the temporary ramp is a protruding object as it is 27" AFF and not cane detectable this increases the risk of injury for people in the first row of seats. The ramp is not stable or firm there is deflection when a wheelchair user crosses it.

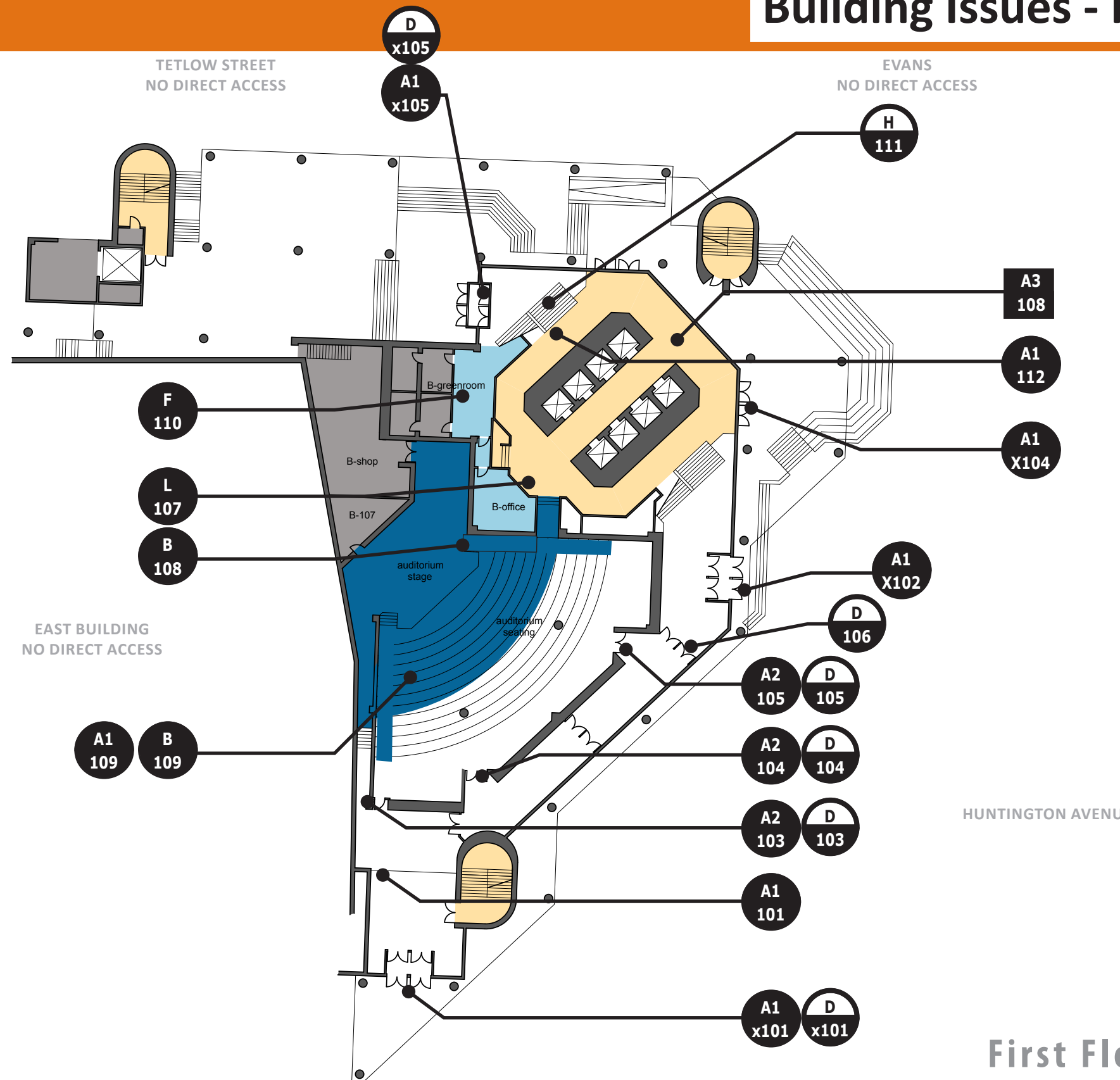
RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Modify ramps to meet ADA standards.

ISSUE K
CAPITAL IMPROV.
 Dependent on renovations.
 Modify existing ramps to meet ADA standards.
 Rent ADA compliant ramps.



LOCATION | L03b

Building Issues - First Floor



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

First Floor

A1_Signs - ADA Facilities & Safety



LOCATION | X101



LOCATION | X102

Signs - ADA Facilities and Safety
 Accessible entrances are not marked with the International Symbol of Accessibility.
General Issues-2010 ADA Standards 216.6 Entrances, 703 Signs-, 703.2, 703.3, 703.4]

Entrances that are not accessible are marked with the International Symbol of Accessibility.
[See Appendix A -2010 ADA Standards 216.6 Entrances, 703 Signs-, 703.2, 703.3, 703.4]

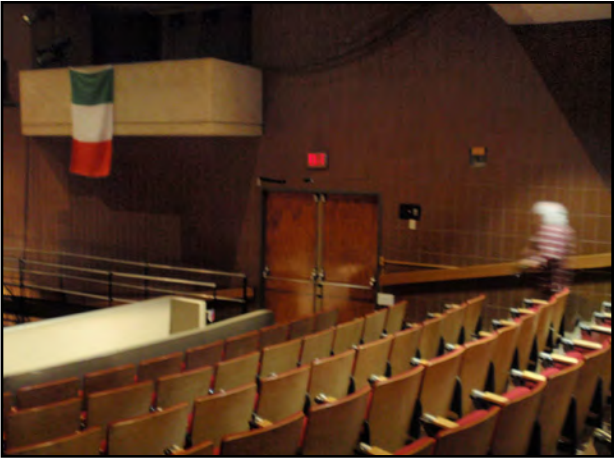
RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Provide ADA compliant signs that use the International Symbol of Accessibility to identify entrances as accessible. Ensure that location and mounting height comply with 2010 ADA standards. Where an entrance is not accessible remove the International Symbol of Accessibility.

Provide ADA compliant signs at non-accessible entrances that direct the user to the nearest accessible entrance. Ensure that location and mounting height comply with 2010 ADA standards. Where a directional sign is required, it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route, not just at the inaccessible entrances to a building.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 Provide building signs and addresses so that they can be easily read especially by emergency services.



LOCATION | 101



LOCATION | 109

Signs - ADA Facilities and Safety
 Phones are not accessible and do not have TTY function **LOCATION | 101**
General Issues-2010 ADA Standards 216.9 TTYs]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Provide ADA compliant signs that provide directions to the nearest TTY phones. Ensure that location and mounting height comply with 2010 ADA standards.

Assistive Listening Device signs
 There are no signs in the Auditorium announcing the availability of the Assistive Listening Devices. Additionally there are no instructions available showing how the devices can be used.
[See Appendix A 2010 ADA Standards Signs-219,706]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Provide signs to direct users to Assistive Listening Devices these signs can be posted where the tickets are distributed.

Ensure that all programs, promotional materials and website announcements coordinate instructions on how to obtain Assistive Listening Devices.

ISSUE A1
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes ADA facilities & safety signs and that meet ADA standards

\$150-200/sign

INTERIM RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible Toilet Room and other accessible amenities.

\$150-200/sign

ISSUE A2
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes 2010 ADA Standards compliant designation, directional and informational signs.

\$150-200/sign

A2_Signs - Designation



LOCATION | 105



LOCATION | 101

Signs - ADA Designation Signs
Designation signs throughout the floor are either missing or are not ADA compliant. This can cause confusion in an emergency situation.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

There are no consistent signs indicating floor level. This can lead to confusion especially in an emergency situation. **LOCATION | 010**

RECOMMENDATION TO IMPROVE ADA COMPLIANCE CAPITAL IMPROVEMENT: As part of the Campus-wide wayfinding program provide ADA compliant signs on the latch pull side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60 inches maximum AFF or ground surface, measured from the baseline of the highest tactile character. If there is no room on the latch pull side place signs on wall perpendicular to the latch or on the door as long as the person reading the sign tactilely will not be injured if the door is opened.

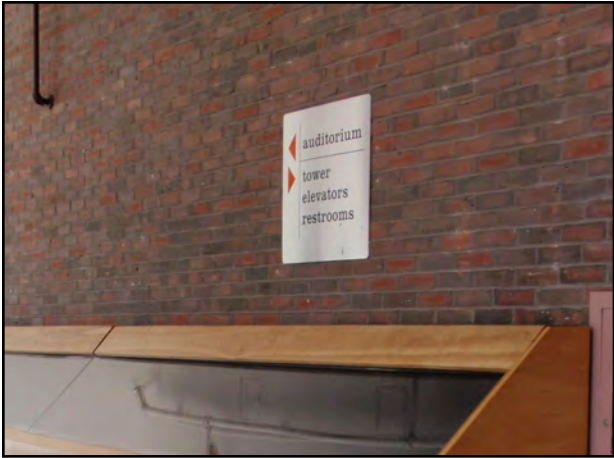
[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

Where a directional sign is required, it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route.

CAPITAL IMPROVEMENT: as part of the Campus-wide wayfinding program ensure that all floors have signs that indicate floor level. These signs should always be located adjacent to stairs and they should be able to be seen from inside the elevator. **LOCATION | 102, 108 & 115**

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
Consider providing permanent egress maps at stairs and elevator lobbies on all floors. This will help occupants to navigate their way out of the building in case of emergency. **LOCATION | 102, 108 & 115**

A3_Signs - Directories



LOCATION | 101

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
Ensure that on all signs the contrast between background and characters is great enough for easy legibility especially in low light levels. Also make sure that the characters are clear and large enough for people with low vision to be able to easily read them.

Make certain that the Directory information corresponds to the program and usage. Be sure to add information regarding accessible toilet rooms when the toilet rooms are modified to become accessible.

Consider putting a Directory at all stairways, this will enable people to be able to see where they might need to go before having to make the effort of climbing the stairs and avoid backtracking.

ISSUE A2
CAPITAL IMPROV.
Design and implement a campus-wide wayfinding program that includes 2010 ADA Standards compliant designation, directional and informational signs.

\$150-200/sign

ISSUE A3
CAPITAL IMPROV.
Design and implement a campus-wide wayfinding program that includes Directories.

\$1,500-2,000 /Directory

B_Accessible Route



LOCATION | 105

Accessible Route
 There is no accessible route from the first floor to the accessible seating in the Auditorium except via an elevator. **LOCATION | 105**
[See Appendix A -2010 ADA Standards 206 Accessible Routes

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 Consider renovating to reconcile accessible routes to Auditorium and toilet rooms. This will entail a major renovation.



LOCATION | 105

Floor - Obstruction
 The metal door threshold has lifted making it a dangerous tripping hazard especially as the lighting to the Tower Auditorium is very dim. **LOCATION | 106**
[See Appendix A -2010 ADA Standards 206 Accessible Routes 404 Accessible Routes

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Repair threshold so that it does not stick up and it is level with the floor. Add additional lighting.



LOCATION | 106

Floor-Obstruction
 The door is held open by a brick that can become a tripping hazard. **LOCATION | 106**
[See Appendix A -2010 ADA Standards 206 Accessible Routes 404 Accessible Routes

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Provide hook door holder at back of door.

D_Door-Clearance



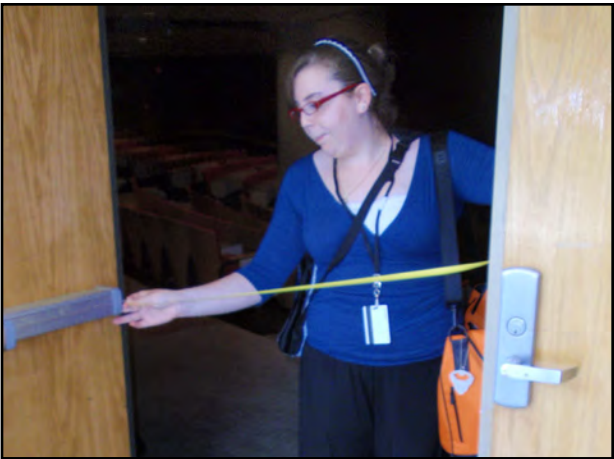
LOCATION | 103

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 The clearance at this door is reduced by equipment, although this cannot be a wheelchair accessible route because there are stairs it is used as an egress door and should be 36" min. wide. **LOCATION | 101**

Double-Leafed Doors
 The double doors leading to the Auditorium have 28 or 29 inch leaves. This means that a person in a wheelchair would have great difficulty accessing the Auditorium.
[2010 ADA Standards 404.2.]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Automatic door openers cannot be used to open both door leaves as this would disturb performances so provide asymmetrical leaves with one operable leaf measuring no less than 36" min. wide to give a 32" min. wide clearance when the door is open at 90 degrees.

In the interim keep doors open during work hours and during public performances ushers can be used to open and close doors as required, these doors could also be automated to open together but that might cause a distraction during events.



LOCATION | 105



LOCATION | 104

ISSUE B OPERATIONAL
 Implement plan to maintain 36" min. clear areas through accessible routes and paths.

\$25/hr Staff labor

D2_Doors - Opening Forces



LOCATION | X102

Door - Opening forces
 The Huntington Avenue accessible entrance doors have an opening force of 20lbs. which is too heavy to be easily opened. **LOCATION | 101**

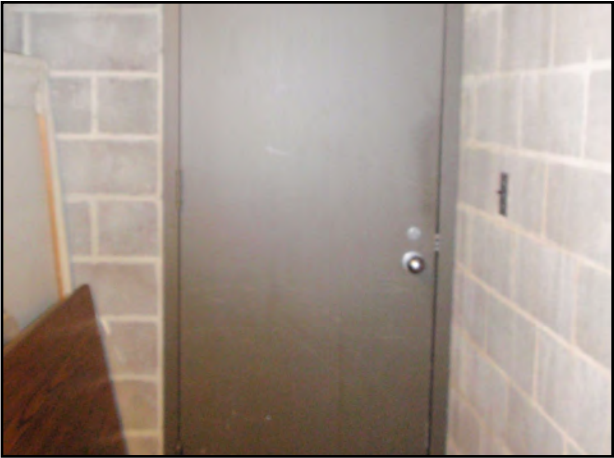
RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Adjust all exterior doors so that they have an opening pressure that doesn't exceed 15lbs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 Automatic door openers could be installed to help visitors enter and exit the building especially during peak traffic periods such as the during performances.



LOCATION | X101

D3_Doors - Hardware



LOCATION | 101

Door Knobs
 Doors have door knob type hardware. A person who has limited dexterity would not be able to exit in an emergency.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Replace all door knobs with lever type hardware.

D2 ISSUES
Operational
 Implement plan to adjust door opening forces.
\$25/hr

D3 ISSUES
Small Maintenance
 Replace door knobs with door lever type hardware.
\$400/lever set

F_Toilet Rooms

Toilet Rooms

There are no toilet rooms for public use on the first floor. The nearest available toilet rooms are on the Upper Level but these are not accessible.

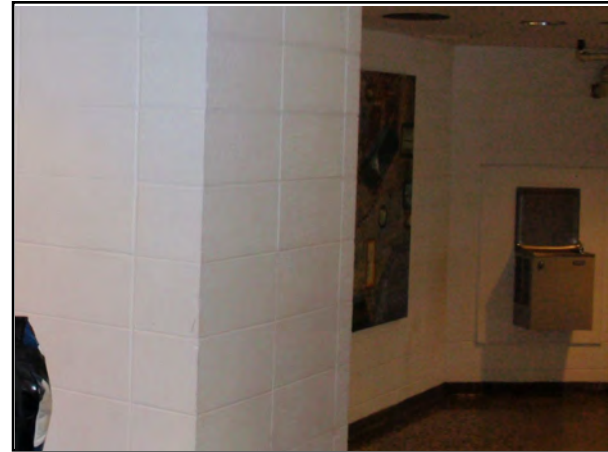
[See Appendix A -2010 ADA Standards 216.6 Entrances, 703 Signs-, 703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Provide signs that direct visitors to nearest accessible public toilet rooms. Post nearest accessible toilet rooms and on the directories.

Consider creating accessible public toilet rooms on this floor so that they are 'within reasonable distance ' to the Tower Auditorium.

_H-Drinking Fountains



Building Issues continued

I-TOWER BUILDING-First Floor- | F-Toilet Rooms & H-Drinking Fountains

Drinking Fountain - Spout heights

The drinking fountain does not allow for use by all especially for those people who are tall or find it difficult to bend.

[See Appendix A -2010 ADA Standards 211 & 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: Replace drinking fountain with a High-Low fountain or install a second fountain with a spout at a height that will allow for a person that has difficulty bending,

or

SMALL MAINTENANCE: install a paper cup dispenser ensuring that level of paper cups are maintained and that the dispenser does not protrude from the wall more than 4".

ISSUE A1

CAPITAL IMPROV.

As part of a campus-wide wayfinding program provide signs with directions to the nearest accessible toilet rooms

\$150-200/sign

INTERIM

RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible Toilet room and other accessible amenities.

\$150-200/sign

ISSUE H

SMALL MAINT.

PROJECT

Replace or make suggested modifications to drinking fountain.

Add another drinking fountain

\$2000/ fountain/ plumbing

or

Replace drinking fountain with a new High-Low drinking fountain

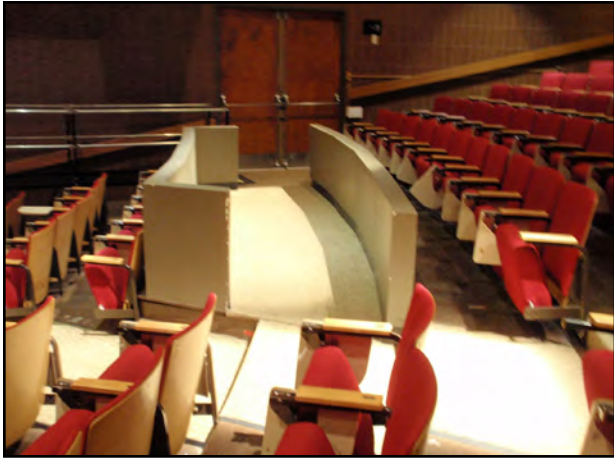
\$2000/ High-Low

or

Provide cup dispenser with ongoing fillup of paper cups

\$50 plus cups

J-Furniture



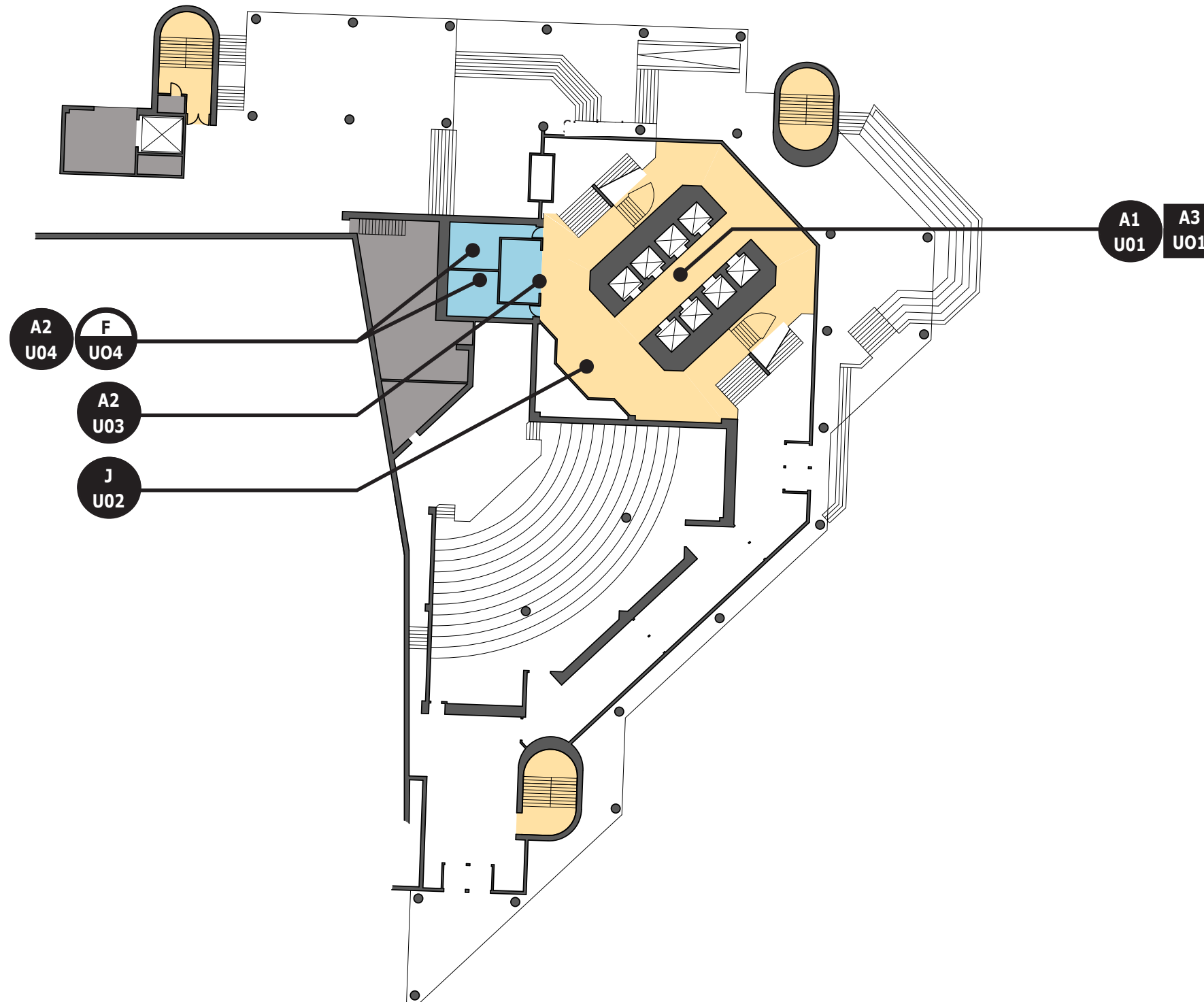
LOCATION | 109

Furniture
Accessible seating is provided for wheelchair users but this space does not allow for a wheelchair and a person to pass behind or for companion seating.

*[See Appendix A -2010 ADA Standards
802 Companion Seats]*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Make sure that space is available for wheelchair users and their companions and for people to pass by during a performance or event, or in case of emergency. Identify accessible seating with a marker. Companion seating would necessitate that some portable chairs to be available.

Building Issues - Upper Level



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Upper Level - Summary Plan

_A1-ADA Signs



LOCATION | U02a



LOCATION | U02b

Signs - Directories

Directories are missing.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

CAPITAL IMPROVEMENT: Directories are not required for ADA compliance but they provide essential information for accessibility. To improve safety and user experience, consider installing directories at all entrances and stairwells. The directories should be designed so that they have characters and contrast levels that allow them to be easily read by a person with low vision and at low light levels. They should also be mounted so that the top most characters can be read while sitting.

Coordinate with program and usage across physical, print, and digital environments in order to avoid confusion.

Add information regarding the location of accessible toilet rooms when the accessible Toilet Rooms are installed.

Furniture - Dimensions and Reach ranges

Front desk transaction counter does not meet ADA standards for knee clearance dimensions.

*[See Appendix A -2010 ADA Standards
 904 Counter]*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Make sure that at least a 36" portion of the transaction countertop is at 34" AFF, with knee spaces at least 27" AFF,

or

provide a table where the surface is 34" AFF with a 27" kneespace below, this table should be adjacent to the main desk so that it could provide an alternative work surface for transactions.

or

OPERATIONAL: Train staff to come round to the front of the desk for people who cannot see over the top of the reception desk.

ISSUE A3
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes Directories.

**\$1,500-2,000
 /Directory**

ISSUE J
OPERATIONAL
 Modify existing furniture
or
CAPITAL IMPROV.
 Provide ADA compliant table.
or
OPERATIONAL
 Train staff

_F-Toilet Rooms



LOCATION | U03a

Toilet count

These toilet rooms serve the Auditorium. If the Auditorium is classified as A-1 Use group the number of fixtures required would be 9 WCs for Women, 2 WCs and 3 urinals for men and 3 lavatories (sinks) for each gender. [CMR 248]. This would require that at least one accessible toilet room for each gender and an alternative ADA stall. The current fixture count is much less than this. Alternatively if the alterations necessary to bring these multi-stall toilet rooms into compliance are infeasible, the addition of an accessible single-user toilet rooms in the same vicinity will be acceptable. Even better would be to install at least one accessible single-user toilet room on the first floor adjacent to the Auditorium.



LOCATION | U03d

Door Opening Force

The door has an opening force of over 5 lbs. This makes it difficult to get open and it closes too fast to be able to pass through.
[See Appendix A -2010 ADA Standards 603 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Adjust the opening force to 5lbs.

Lavatory (sink)

In both both the men's and women's toilet room lavatory(sink) pipes are not wrapped and could cause injury.
[See Appendix A -2010 ADA Standards 603 Toilet Rooms]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Wrap pipes with protective insulative material.

Mirror

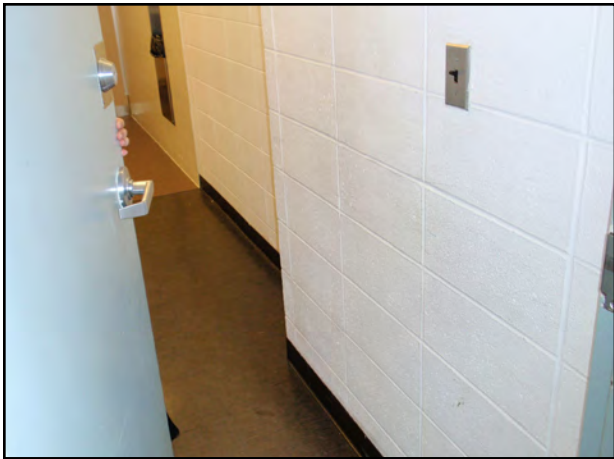
The bottom of the reflective surface is at 43" AFF so a short stature or a seated person cannot use it.
[See Appendix A -2010 ADA Standards 603.3 Mirrors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Reinstall mirror so that the bottom of the reflective surface is no higher than 40" AFF or install a full length mirror adjacent to lavatories.

Grab bars

In both both the men's and women's toilet room the grab bars are too short and are installed incorrectly so that they are in the wrong place to be used as supports in transferring from a wheelchair. There is no rear grab bar.
[See Appendix A -2010 ADA Standards 609 Grab Bars]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Install ADA compliant 42" grab bars at rear and side wall closest to the toilet to meet ADA Standards for height and location. Ensure that walls have the required reinforcement to be sufficient to permit the installation of rear and side wall grab bars that fully meet all accessibility requirements including, but not limited to, required length, installation height, and structural strength.

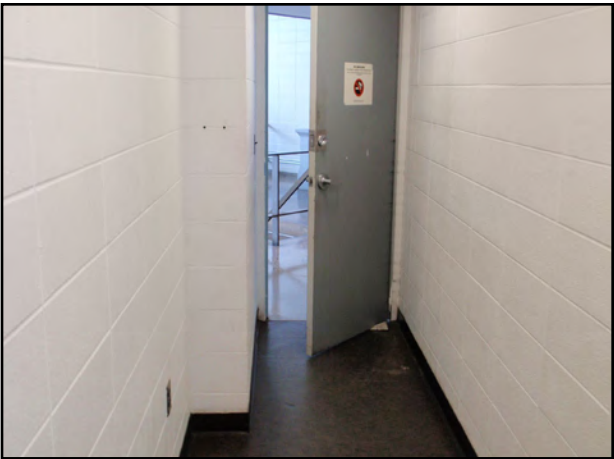


LOCATION | U03b

ADA Signs

CAPITAL IMPROVEMENT: he designation sign at both the men's and the women's toilet rooms are not ADA compliant for tactile letters, braille and location.
[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 CAPITAL IMPROVEMENT: As part of a Campus-wide wayfinding program install ADA compliant signs at correct location and height. Provide ADA sign with directions to nearest accessible toilet rooms. When necessary provide ADA compliant signs at the toilet rooms.



LOCATION | U03e

Door Clearance

Both the men's and women's toilet room doors are 32" min. wide and the door passage narrows to 37" there is not enough clearance room at this door for a wheelchair user.
[See Appendix A -2010 ADA Standards 603 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Relocate doorway so that it is inset into the Toilet Room at the wider part of corridor. Ensure that there are the required clearances at latch pull side of the door or provide automatic door openers.



LOCATION | U03f



LOCATION | U03c

_F-Toilet Rooms



LOCATION | U03a

Water Closet

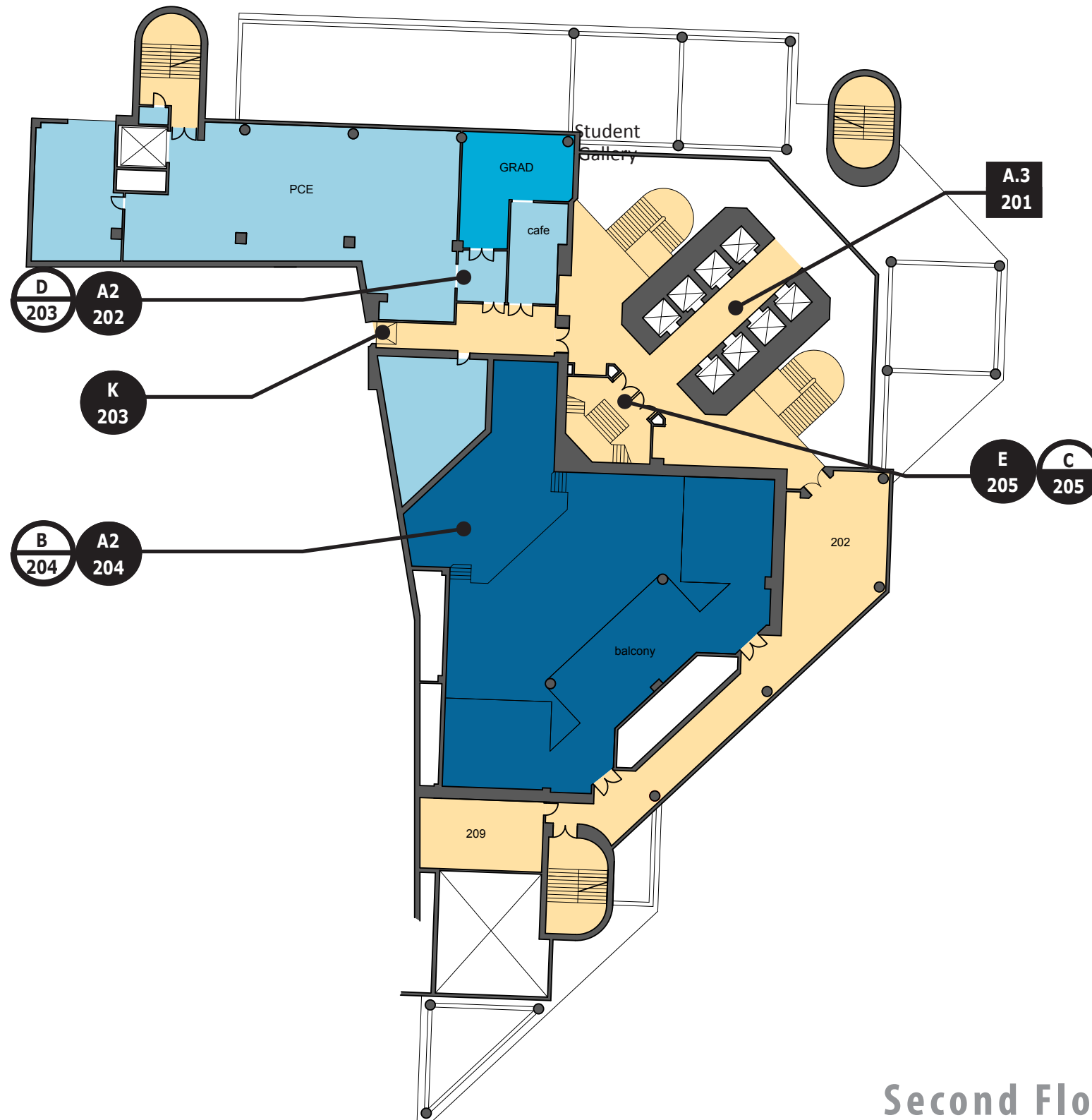
The seat of the water closet is at 20" AFF
*[See Appendix A -2010 ADA Standards
604.9.3 Water Closet Height]*

The flush is on the wrong side of the water closet
and is out of reach ranges.
*[See Appendix A -2010 ADA Standards
309.2,309.4, 604.9.5 Flush controls]*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Reinstall water closet so
that the seat is max 17" AFF

SMALL MAINTENANCE: Reverse location of flush
so that it is on the open side of the toilet or
install automatic flush.

Building Issues - Second Floor



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Second Floor - Summary Plan

A1-Signs-ADA Facilities

Signs - ADA Facilities and Amenities

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

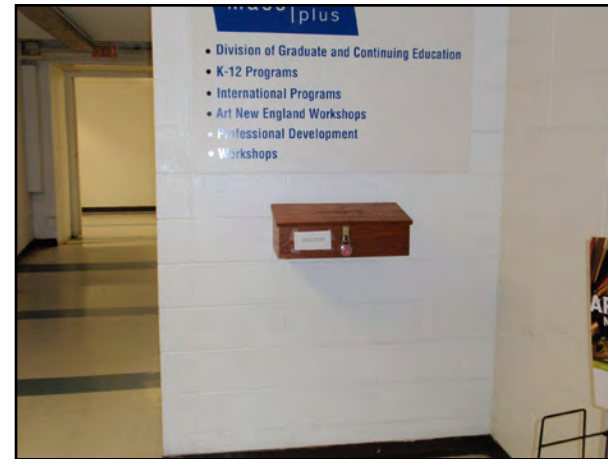
For toilet rooms, telephones, drinking fountains, entrances, exits and egress routes that are not accessible, design and install signs with directions to the nearest ADA accessible amenity.

Make sure that these signs meet 2010 ADA standards for height and location, and that they use the International Symbol of Accessibility. Signs indicating ADA accessible entrances should be placed to avoid backtracking.

Ensure that these signs are mounted at the correct height and location and use the International Symbol of Accessibility. Signs indicating ADA accessible entrances should be placed to avoid backtracking.

Ensure that all ADA accessible amenities are noted on Directories at each floor level

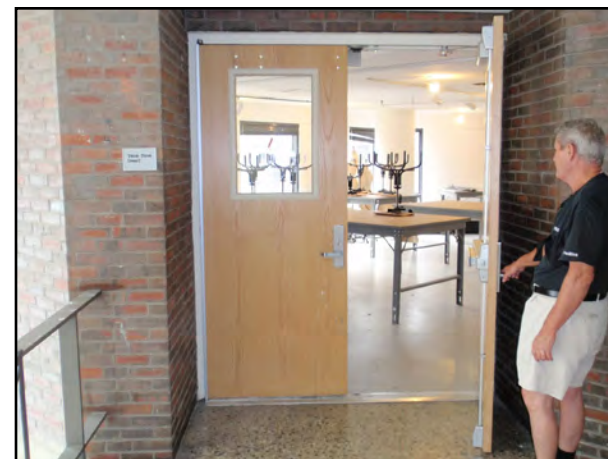
A2 Designation and Directional



LOCATION | 202d



LOCATION | 202e



LOCATION | 202e

Building Issues continued

I-TOWER BUILDING-Second Floor - |A1-Signs-ADA Facilities

A2 Designation and Directional Signs

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT: Tactile read ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways throughout the building.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

SMALL MAINTENANCE: Consider implementing an overall inspection of fire safety signs making sure they are ADA and NFPA compliant, are lit if required and are in the correct locations according to building code.

See section 103.2.13.6 of the International Building Code(200 edition) or section 107.7 of the International Building Code (203 edition)

ISSUE A2

CAPITAL IMPROV. Design and implement a campus-wide wayfinding program that includes 2010 ADA Standards compliant designation, directional and informational signs.

\$150-200/sign

_B-Accessible Routes



LOCATION | 204d



LOCATION | 204e



LOCATION | 204e

_B-Accessible Routes



LOCATION | 204d



LOCATION | 204e



LOCATION | 204e

Aisle Obstruction - Furniture
 Arrangement of furniture clutters the classrooms and spaces and prevents easy access.

*[See Appendix A -2010 ADA Standards
 206 Accessible Routes 401, 402, 403.5.1 Clearances*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear circulation space through rooms, spaces and accessible routes at all times.

Safety & Usability Recommendation
 CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program wherever possible specify floor finishes and patterns to intuitively provide cues for keeping 36" min. wide clear spaces for routes and paths in rooms and through spaces.

ISSUE B
OPERATIONAL
 Implement plan to maintain 36" min. clear areas through accessible routes and paths.
\$25/hr Staff labor

_E-Stairways



LOCATION | 205a

Stairs-open risers

These stairs are not on the main accessible route but the open risers are a tripping and falling hazard.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Close risers.

Stairs - Nosings

Nosings are greater than 1/2" and present a tripping hazard. **LOCATION | 202b**

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
SMALL MAINTENANCE: Ensure that nosings are not greater than 1/2"

*[See Appendix A -2010 ADA Standards
504 Stairways*



LOCATION | 202b

Stairs - Protruding Object

Area under stair is open and could cause a head injury. **LOCATION | 205c**

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Prevent access to under-stair by installing a guard rail or enclose underside of stair with walls. This could become useful enclosed storage space.



LOCATION | 205c



LOCATION | 205d

Stairs-Handrail

Handrail does not have extensions **LOCATION | 205d**

*[See Appendix A -2010 ADA Standards
504 Stairways*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Provide handrail extensions.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
Consider providing continuous handrails on both sides. **LOCATION | 205e**



LOCATION | 205e

ISSUE C
SMALL MAINT.
Provide barrier to block access to under stair area.

_F-Toilet Rooms

**TOILETS DO NOT MEET ADA STANDARDS
RECOMMENDATIONS ARE SIMILAR FOR
ALL FLOORS**

_K-Ramps



LOCATION | 203

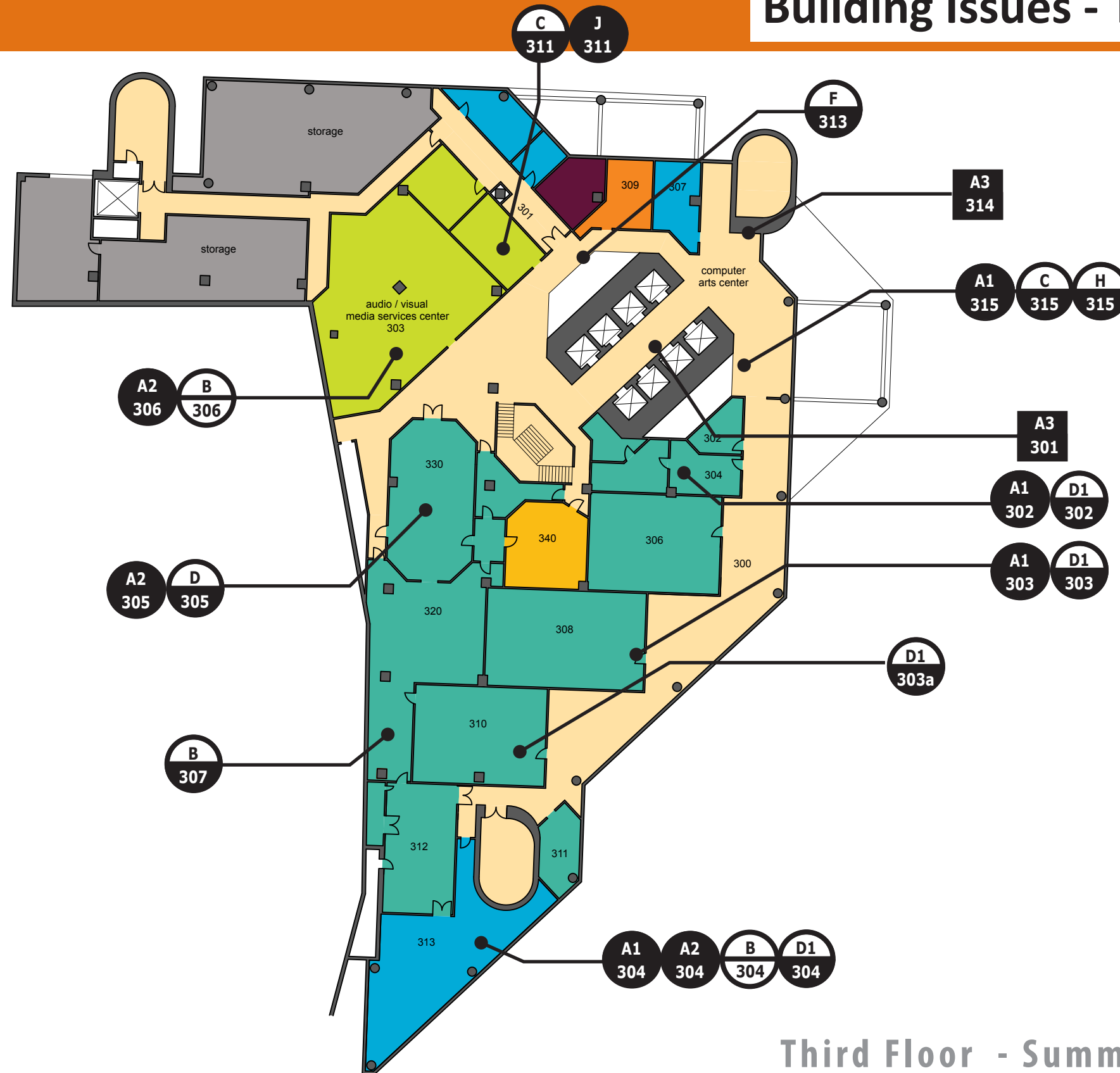
Ramp
Ramp does not meet ADA standards for accessibility for slope.
*[See Appendix A -2010 ADA Standards
405 Ramps]*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Regrade ramp so that it is less than a 5% running slope and 2% cross slope. If the slope has to be 8.33% running slope, provide and/or If this ramp has a rise greater than 6" handrails with extensions must be provided on either side.

ISSUE K
capital improv.
Correct ramp for slope and provide clear width of 48".

\$45-75/lf Ramp

Building Issues - Third Floor



Third Floor - Summary Plan

ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

A1_Signs - ADA Facilities



LOCATION | 315

Signs - ADA Facilities and Amenities

The existing signs at the toilet rooms are not ADA accessible for location and height and there are no signs with directions to the nearest accessible amenities.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Modify toilet rooms to become ADA accessible or create a new alternative accessible single-user toilet room for this floor. While these toilet rooms are not accessible install signs with directions to the nearest accessible toilet room. Ensure that these signs are mounted at ADA compliant height and location.

CAPITAL IMPROVEMENT: Once these toilet rooms have been modified to be accessible, provide as part of the campus -wide wayfinding program ADA compliant signs on the latch side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60 inches maximum AFF or ground surface, measured from the baseline of the highest tactile character.

CAPITAL IMPROVEMENT: Ensure that all ADA compliant toilet rooms are noted on the Directories on each floor level.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT: Many tactilely read ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: Provide ADA compliant exit signs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Implement an overall inspection of fire safety signs making sure they are ADA, NFPA and 527 CMR compliant and are lit if required and are in the correct locations according to code.

See section 103.2.13.6 of the International Building Code(2000 edition) or section 107.7 of the International Building Code (2003 edition).

A2_Signs - Designation, Directional & Informational Signs



LOCATION | 306



LOCATION | Typical



LOCATION | 304

Signs - Designation & Directional Signs

All permanent rooms & locations do not have ADA compliant signs. rooms with no designation sign lead to confusion especially in an emergency situation.

There is no consistent signage identifying floor level. This can also lead to confusion and delay especially in an emergency situation.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program provide ADA compliant designation signage on the latch side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60 inches maximum AFF measured from the baseline of the highest tactile character. If there is no room on the latch side place signs on wall perpendicular to the latch or on the door as long as the person reading the sign tactilely will not be injured if the door is opened.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

CAPITAL IMPROVEMENT: As part of the campus -wide wayfinding ensure that all floors have signs that indicate floor level. These signs should always be located adjacent to stairs and in elevator lobbies.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT: Many tactilely read ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Implement an overall inspection of fire safety signs making sure they are ADA, NFPA and 527 CMR compliant and are lit if required and are in the correct locations according to code.

See section 103.2.13.6 of the International Building Code(2000 edition) or section 107.7 of the International Building Code (2003 edition).

ISSUE A1
CAPITAL IMPROV.
Design and implement a campus-wide wayfinding program that includes ADA facilities & safety signs and that meets ADA standards.

TBD \$150-200/sign

INTERIM RECOMMENDATION
Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible toilet room and other accessible amenities.

TBD \$150-200/sign

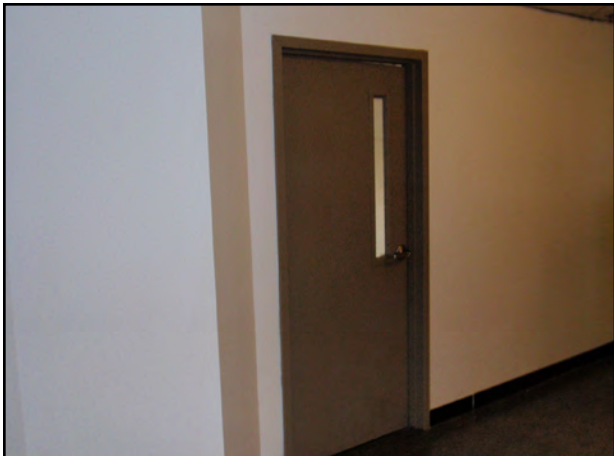
ISSUE A2
CAPITAL IMPROV.
Design and implement a campus-wide wayfinding program that includes 2010 ADA Standards compliant designation, directional and informational signs.

TBD \$150-200/sign

A2_Signs - Designation, Directional & Informational Signs

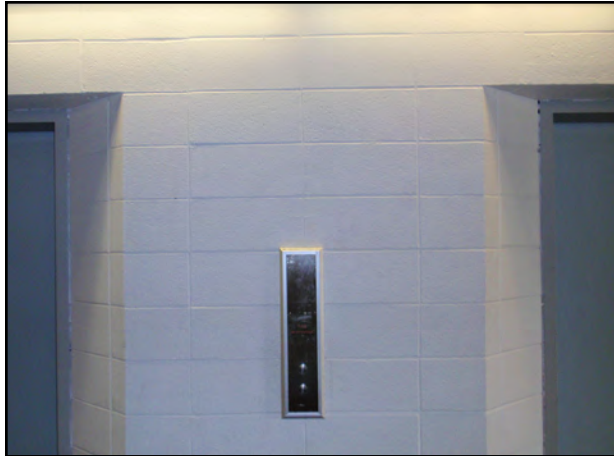


LOCATION | 305



LOCATION | Typical

A3_Signs - Directories



LOCATION | 301



LOCATION | 314

Signs - Directories

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program consider putting a Directory at all elevator and stair lobbies. This will provide information about locations of services and accessible amenities on each floor and will allow people who have mobility difficulties to be able to see where they need to go without having to backtrack.

Ensure that the contrast between background and lettering is great enough for easy reading especially in low light levels. For best legibility, characters should contrast with their background by at least 70 percent. Also make sure that the location names are clear and large enough for people with low vision to be able to easily read them.

Make certain that the Directory information corresponds to the program & physical space usage. There should be one updated centralized source providing this information. The floor levels in elevators, published materials and virtual information should also coordinate. Be sure to add information regarding the accessible toilet after the toilet rooms have been modified to be compliant. Location information should be consistent and coordinated throughout the campus.

ISSUE A3
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes Directories.

TBD \$1,500-2,000 /Directory

B_Accessible Route



LOCATION | Typical

Aisle Obstruction - Wire management

Wires cross the floors creating an egress safety and tripping hazard in the accessible route.
 [See Appendix A -2010 ADA Standards
 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 OPERATIONAL: Manage wiring so that floors remain clear and educate staff, students and faculty to maintain a 36" min. wide clear circulation space through rooms, spaces and accessible routes at all times.



LOCATION | 304

Aisle Obstruction - Furniture

Throughout the floor furniture and other objects obstruct the accessible routes, paths, and aisles.
 [See Appendix A -2010 ADA Standards
 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear circulation space through rooms, spaces and accessible routes at all times.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program wherever possible specify floor finishes and patterns to intuitively provide cues for keeping 36" min. wide clear spaces for routes and paths in rooms and through spaces.

ISSUE B
OPERATIONAL
 Implement plan to maintain 36" min. width clear areas through accessible routes and paths.
 \$25/hr



LOCATION | 306



LOCATION | Typical



LOCATION | Typical



LOCATION | Typical

B_Accessible Route



LOCATION | 304

Aisle Obstruction - Furniture
Arrangement of furniture clutters the classrooms and spaces and prevents easy access.
[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear circulation space through rooms, spaces and accessible routes at all times.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE CAPITAL IMPROVEMENT: As part of a Campus-wide wayfinding program wherever possible specify floor finishes and patterns to intuitively provide cues for keeping 36" min. wide clear spaces for routes and paths in rooms and through spaces.



LOCATION | 304



LOCATION | 304



LOCATION | Typical

Aisle Obstruction
There is no maneuvering clearance in the kitchenette, a person using a wheelchair would not be able to use this kitchenette.
[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove cabinet opposite the sink to allow for a wheelchair to turn around.

ISSUE B
Access routes
OPERATIONAL
Create program to maintain a clear width of 36" min.

C_Protruding Objects



LOCATION | 315

Protruding Objects

Drinking fountain protrudes 27" from the wall creating an injury risk. A person using a cane would not be able to detect it as it is more than 27" off the floor.

*[See Appendix A -2010 ADA Standards
 206 Accessible Routes 307 Protruding Objects]*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Reinstall drinking fountain to a location where it will not protrude into the accessible route. Provide wing walls to form an alcove making sure that there is at least 36" min. clearance between the walls.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

OPERATIONAL: Protruding objects are not only a cause of injury to people who have no or low vision but to anyone walking down a corridor especially in an emergency or if they are passing in a corridor. Furthermore there is a risk that the fire hydrant will get knocked and become damaged.

D1_Doors Clearance



LOCATION | 302



LOCATION | 303



LOCATION | 303a

Door Clearance - Maneuvering clearance

Throughout the floor the doors have paper boxes, printers and furniture obstructing the 18" min. maneuvering clear space at the latch side of the door.

*[See Appendix A -2010 ADA Standards
 404.2 Door Clearances]*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Create a comprehensive maintenance program and educate staff, faculty and students to maintain 18" latch side maneuvering clearances at doors.

ISSUE D1
OPERATIONAL
 Door clearance implementation and maintenance.
 \$25/hr

D2_ Doors Closers

Door closers

Throughout the floor the doors with closers have opening forces greater than 5 lbs. This makes it difficult to open the doors, especially for a person in a wheelchair or for someone who is carrying a large load.

[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Create a comprehensive maintenance program and schedule to check and adjust all interior doors so that they have an opening pressure that doesn't exceed 5 lbs.

**ISSUE D2
SMALL MAIN.
PROJECT**
Door closer adjustment, implementation and maintenance
\$25/hr

D1_ Doors Clearance



LOCATION | 303

Door Clearance - Maneuvering clearance

Throughout the floor the doors have paper boxes, printers and furniture obstructing the 18" min. maneuvering clear space at the latch side of the door.

[See Appendix A -2010 ADA Standards 404.2.8 Door Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Create a comprehensive maintenance program and educate staff, faculty and students to maintain 18" latch side maneuvering clearances at doors.



LOCATION | 303



LOCATION | Typical

Door Clearance - Obstruction

CMU blocks are used to keep doors open but also create a tripping hazard and make the entranceway less than 32" min. clear.

[See Appendix A -2010 ADA Standards 404.2.8 Door Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Provide small door stop wedges and create a comprehensive maintenance program to educate staff, faculty and students to maintain 32" mn. clearances at and around doors.

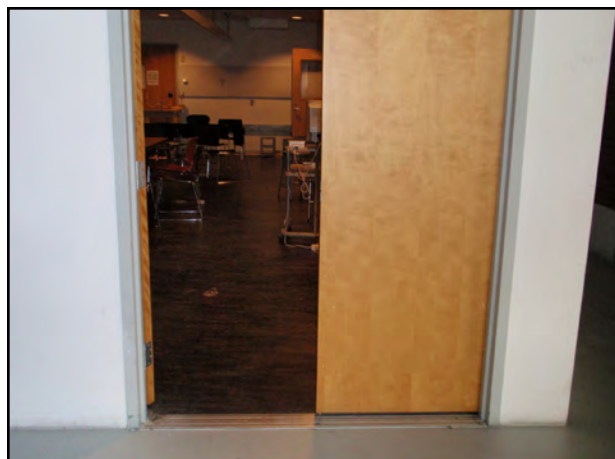


LOCATION | 304

Door Hardware - Closer and knob

This door is used as an exit door and has many issues: the door hardware is a knob so someone who cannot use a tight grasp will not be able to open the door or escape in case of emergency, there is a glazed area that is at 51 1/2" AFF to the bottom of the glazing so that someone sitting will not be able to see into the room, there is not enough maneuvering space at the latch side of the door, the door closer is set to an opening force greater than 5lb, the designation sign is not ADA compliant and there is no exit signage.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE SMALL MAINTENANCE: If this door is to be used as an exit door (currently it is the only entry and exit to this space) all of the above are required to be corrected.



LOCATION | 303

Door Clearance - Double doors

Each leaf of these double doors is 24" wide so that if only one leaf is open the clearspace is less than the required 32" min.

[See Appendix A -2010 ADA Standards 404.2.8 Door Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Keep doors open at all times or provide automatic opening doors or reinstall asymmetrical leaves with one operable leaf measuring no less than 36" min. so that there is a clear width of 32" min. when the door is opened at 90 degrees.

F_Toilet Rooms



LOCATION | 313a

ADA Facilities and Amenities

Both the men's and the women's toilet rooms do not meet ADA standards for accessibility.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Modify toilet rooms to meet ADA standards or create a new alternative accessible single-user toilet room for this floor. While these toilet rooms are not accessible install signs with directions to the nearest accessible toilet room. Ensure that these signs are mounted at ADA compliant height and location.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

Men's & Women's Toilet Room

Both the men's and the women's toilet rooms do not meet ADA standards for accessibility in the following areas:

Signs - Designation Signs

The signs do not meet ADA standards for mounting location and design.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

When these toilet rooms have been modified to become ADA accessible, provide ADA compliant signs on the latch pull side of the door. Mount at 48" min AFF to the baseline of the tactile characters, and 60 inches maximum AFF, measured from the baseline of the highest tactile character. Use the International Symbol of Accessibility to designate that it is a ADA accessible toilet room.

Door - Door opening force

The door has an opening force of over 10 lbs. This makes it difficult to get open and it closes too fast to be able to pass through easily.

[See Appendix A -2010 ADA Standards 603 Doors]

OPERATIONAL: Adjust door closer to max. 5lb opening pressure.

Water Closet Installation - Seat height

The water closet height is 21 1/2" AFF

[See Appendix A -2010 ADA Standards 604.4 Toilet rooms]



LOCATION | 313d

Water Closet Installation - Distance

from wall

The water closet is not 18" on center from the far wall. [See Appendix A -2010 ADA Standards 604.4 Toilet rooms]

SMALL MAINTENANCE: Reinstall water closet so that it is between 16"min. and 18"max. on center from the farside wall and the height of the top of the seat is between 19" AFF max. and 17" AFF min.

Sink - Pipes not covered

The lavatory(sink) pipes are not wrapped and could cause injury.

[See Appendix A -2010 ADA Standards 603 Toilet rooms]

SMALL MAINTENANCE: Wrap lavatory (sink) pipes.

Grab bars - Incorrect installation and dimensions

The grab bars are too small and installed incorrectly in relation to the water closet so that they are in the wrong place to be used as supports in transferring from a wheelchair.

[See Appendix A -2010 ADA Standards 609 Grab Bars]

SMALL MAINTENANCE: Reinstall grab bars to be ADA compliant for location and height.

Flooring - Uneven flooring

The flooring is uneven and is a tripping hazard that could cause injury.

[See Appendix A -2010 ADA Standards 302 Floor or Ground Surfaces]

SMALL MAINTENANCE: Repair tile flooring so that it is stable, firm and slip resistant.

Accessible Stall - Not enough clearance

The accessible stall is 69"D x 56 1/2"W.

[See Appendix A -2010 ADA Standards 604.3 Clearance, MAAB]

SMALL MAINTENANCE-To increase this stall size may be infeasible. The stall size should be at least 72" deep by 60" wide.



LOCATION | 313b



LOCATION | 313e



LOCATION | 313c



LOCATION | 313f

ISSUE F

CAPITAL IMPROV.

To make this toilet room accessible-would require extensive modifications. Consider creating at least one new alternative accessible single-user toilet room on this floor.

\$10,000 to make all modifications per gender toilet room. \$10,000-14,000 / Accessible single-user toilet room/floor.

ISSUE A1

SMALL MAINT.

PROJECT

Provide ADA compliant signs.

\$150/Sign

INTERIM

RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room even if it is in another building.

F_Toilet Rooms



LOCATION | 313g

Urinal - Height

Men's toilet room only, urinal - the top of the rims of the urinals are all at 27 high AFF.

[See Appendix A -2010 ADA Standards 213.3.3, 605 Urinals]

SMALL MAINTENANCE: - Lower one urinal so that the top of the rim is 17" AFF.

Mirror - Mirror height

Although the mirror is tilted, the bottom of the reflective surface is above 42" AFF so a short stature or a seated person cannot use it.

[See Appendix A -2010 ADA Standards 603.3 Mirrors]

SMALL MAINTENANCE: -Reinstall mirror so that the bottom of reflective surface is at 40" AFF **or** install full length mirror adjacent to sinks.

Building Issues continued
I-TOWER BUILDING-Third Floor- |H-Drinking Fountain & J-Lockers & Furniture

_H-Drinking Fountains



LOCATION | Typical

Drinking Fountains
 Do not have two spouts at heights that allow a person in a wheelchair and a person who has trouble bending to be able to use.
[See Appendix A -2010 ADA Standards 307, 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Provide cups with dispenser and trash that doesn't protrude from the wall more than 4" and within reach range.

or
 Replace with a High-Low drinking fountain that complies with 2010 ADA standards 211, 307, 602 601, 602.



LOCATION | 315

Drinking Fountain - Protruding Object
 Drinking fountain protrudes 27" into accessible route, it could cause injury even though it is in the cane detectable range for height.
[See Appendix A -2010 ADA Standards 307, 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Replace drinking fountain with High-Low model and relocate to a site that is easily accessible and is recessed into an alcove so that it isn't protruding into the accessible route more than 4".

J-Lockers & Furniture



LOCATION | 311

Brochure Holder
 The height that the brochure holder is mounted at is not ADA compliant for height, and reach range
[See Appendix A -2010 ADA Standards Reach Range 308]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Reinstall the brochure holder so that the highest brochure is max. 48" AFF.



LOCATION | 311

Fixed Furniture
 Counter height is 43 3/4" AFF
[See Appendix A -2010 ADA Standards Service Counters 904.4.1]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Make sure that at least a 36" min. portion of the counter is lowered to 36" AFF for a parallel approach.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 This room has an accessible sign however the door is only 29" wide, the International Symbol of Accessibility is an internationally recognized sign and its misuse can lead to confusion and could be a life safety risk.

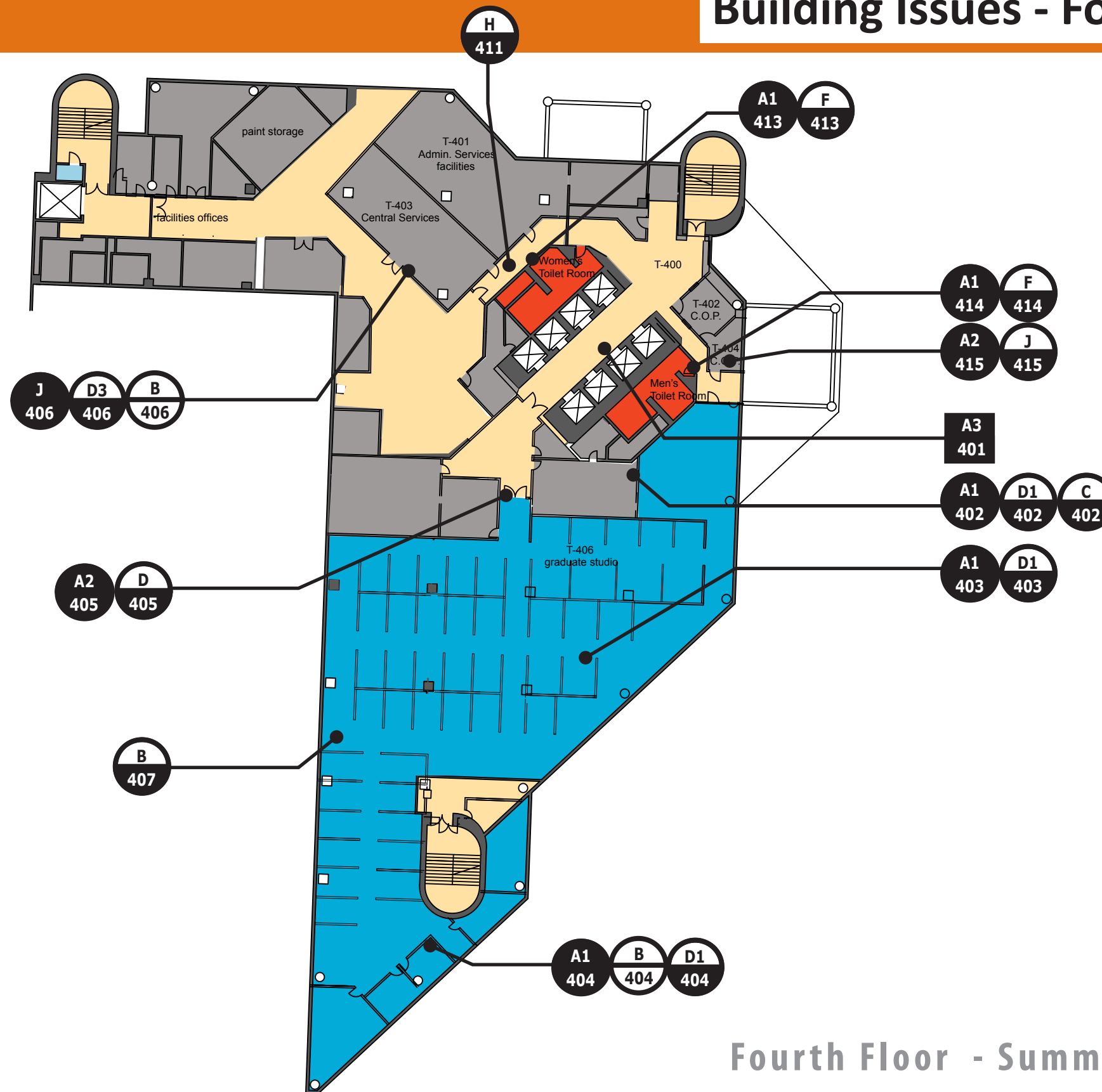


LOCATION | 311

Appliances
 Microwave is out of reach range.
[See Appendix A -2010 ADA Standards Kitchens & Kitchenettes 804]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 SMALL MAINTENANCE: Provide a counter top microwave that could be used at the modified accessible counter. Provide knee clearance for someone who is sitting to be able to work at the counter.

Building Issues - Fourth Floor



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Fourth Floor - Summary Plan

A1_Signs - ADA Facilities & Safety



LOCATION | 414

Signs - ADA Facilities and Amenities

The existing signs at the toilet rooms are not ADA compliant for location and height and there are no signs with directions to the nearest accessible amenities.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Whilst the toilet rooms on this floor are not fully accessible provide ADA compliant room designation signs alongside directions to the nearest accessible toilet room. Ensure that these signs are mounted at the correct height and location and use the International Symbol of Accessibility.

CAPITAL IMPROVEMENT: Once these toilet rooms have been modified to be accessible, provide as part of the campus -wide wayfinding program ADA compliant signs on the latch side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60 inches maximum AFF or ground surface, measured from the baseline of the highest tactile character.

CAPITAL IMPROVEMENT: Ensure that all ADA compliant toilet rooms are noted on the Directories on each floor level.

A2_Signs - Designation, Directional & Informational Signs



LOCATION | Typical



LOCATION | Typical



LOCATION | 415

Signs - Designation & Directional Signs

All permanent rooms & locations do not have ADA compliant signs. Rooms with no designation sign lead to confusion especially in an emergency situation.

There is no consistent signage identifying floor level. This can also lead to confusion and delay especially in an emergency situation.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program provide ADA compliant designation signage on the latch side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60 inches maximum AFF measured from the baseline of the highest tactile character. If there is no room on the latch side place signs on wall perpendicular to the latch or on the door as long as the person reading the sign tactilely will not be injured if the door is opened.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

CAPITAL IMPROVEMENT: as part of the campus -wide wayfinding ensure that all floor have signs that indicate floor level. These signs should always be located adjacent to stairs and in elevator lobbies.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT: Many tactilely read ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: Provide ADA compliant exit signs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Implement an overall inspection of fire safety signs making sure they are ADA, NFPA and 527 CMR compliant and are lit if required and are in the correct locations according to code.

See section 103.2.13.6 of the International Building Code(2000 edition) or section 107.7 of the International Building Code (2003 edition)].

ISSUE A1
CAPITAL IMPROV.
Design and implement a campus-wide wayfinding program that includes ADA facilities & safety signs and that meet ADA standards.

TBD \$150-200/sign

INTERIM RECOMMENDATION
Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible toilet room and other accessible amenities.

TBD \$150-200/sign

ISSUE A2
CAPITAL IMPROV.
Design and implement a campus-wide wayfinding program that includes 2010 ADA Standards compliant designation, directional and informational signs.

TBD \$150-200/sign

A3_Signs - Directories



LOCATION | 401

Signs - Directories

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program consider putting a Directory at all elevator and stair lobbies. This will provide information about locations of services on each floor and will allow people who have mobility difficulties to be able to see where they need to go without having to backtrack.

Ensure that the contrast between background and lettering is great enough for easy reading- especially in low light levels. For best legibility, characters should contrast with their background by at least 70 percent. Also make sure that the location names are clear and large enough for people with low vision to be able to easily read them.

Make certain that the Directory information corresponds to the program & physical space usage. There should be one updated centralized source providing this information. The floor levels in elevators, published materials and virtual information should also coordinate. Be sure to add information regarding the accessible toilet after the toilet rooms have been modified to be compliant. Location information should be consistent and coordinated throughout the campus.

B_Accessible Route



LOCATION | Typical



LOCATION | Typical



LOCATION | Typical

Aisle Obstruction - Furniture

Throughout the floor furniture and other objects obstruct the accessible routes, paths, and aisles.
[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear circulation space through rooms, spaces and accessible routes at all times.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program wherever possible specify floor finishes and patterns to intuitively provide cues for keeping 36" min. wide clear spaces for routes and paths in rooms and through spaces.

ISSUE A3
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes Directories.

 TBD \$1,500-2,000 /Directory

ISSUE B
Access routes
OPERATIONAL
 Create program to maintain a clear width of 36" min.

 Encase Fire Equipment as suggested.

B_Accessible Route



LOCATION | 411

B_Accessible Route



LOCATION | 404

ISSUE B
Access routes
OPERATIONAL
Create program to maintain a clear width of 36" min.

\$25/hr

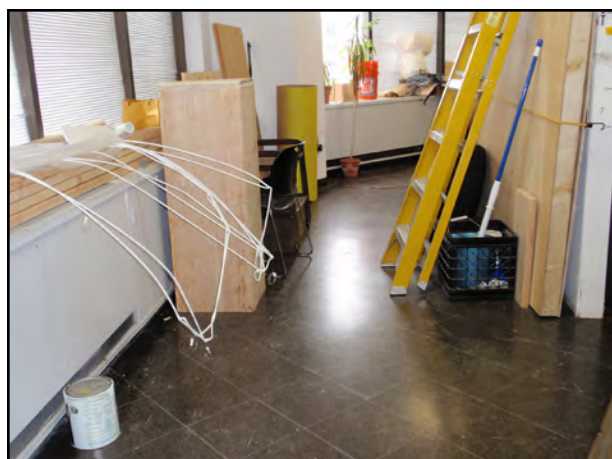
Encase Fire Equipment as suggested.



LOCATION | Typical



LOCATION | 404



LOCATION | 404



LOCATION | 404

Building Issues continued
I-TOWER BUILDING-Fourth Floor- | B-Access. Route & C-Protruding Objects

B_Accessible Route



LOCATION | 404



LOCATION | Typical

C_Protruding Objects



LOCATION | 4??



LOCATION | 402

Protruding Objects
 Objects that protrude more than 4” from the wall and are more than 27” high off the floor creating an injury risk. Additionally a person using a cane would not be able to detect these objects.

 Bottom of projector is less than 80” AFF therefore it is at risk of causing a head injury.
[See Appendix A -2010 ADA Standards 206 Accessible Routes 307 Protruding Objects]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE PROJECT: If feasible enclose objects with side panels that extend to the floor so that they can be detected by a person with a cane.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
OPERATIONAL: Protruding objects are not only a cause of injury to people who have no or low vision but to anyone walking down a corridor especially in an emergency. Furthermore there is a risk that the object will get knocked and become damaged.

ISSUE B
Access routes
OPERATIONAL
 Create program to maintain a clear width of 36” min.

 Encase protruding objects as suggested.

Building Issues continued
I-TOWER BUILDING-Fourth Floor- |C-door clearance
& D2-Door Closer Adjustment

D1_Doors-clearance & D2_Doors-closers



LOCATION | 405

Door - Maneuvering Spaces

OPERATIONAL: Furniture and other obstacles obstruct the clearances at doors.
[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Ensure that areas in front of and beyond doors have required clearances and are not being obstructed.



LOCATION | 403

Door Closers

Door opening forces are greater than 5lbs which makes doors difficult to open, especially for a person in a wheelchair.
[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Create a comprehensive maintenance program and schedule to check and adjust all interior doors so that they have an opening pressure that doesn't exceed 5 lbs.



LOCATION | 406

D3_Doors-windows



LOCATION | 406 Furniture and other obstacles

Door Windows

The bottom of the window area on this door (and many others on this floor) is at 46 1/2" AFF
[See Appendix A -2010 ADA Standards 404.2.11 Vision Lights]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Either replace door so that the bottom of the glazed area is max. 43" AFF **or** keep glazed area covered as with this door.

ISSUE D1
OPERATIONAL
 Implement a door clearance maintenance plan.
 \$25/hr

ISSUE D2
OPERATIONAL
 Implement a door adjustment maintenance plan.
 \$25/hr

ISSUE D3
SMALL MAINT. PROJECT
 Cover glazed areas with blinds.
 \$100/door

F_ Toilet rooms - see Third and 6th Floor Toilet Rooms



LOCATION | 414/413a



LOCATION | 414/413d



LOCATION | 414/413b



LOCATION | 414/413e



LOCATION | 414/413c



LOCATION | 414/413f

ISSUE F
CAPITAL IMPROV.
 To make this toilet room accessible- would require extensive modifications. Consider creating at least one new alternative accessible single-user toilet room on this floor.

\$10,000 to make all modifications per gender toilet room. \$10,000-14,000 / Accessible single-user toilet room/floor.

ISSUE A1
SMALL MAINT. PROJECT
 Provide ADA compliant signs.

\$150/Sign

INTERIM RECOMMENDATION
 Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room even if it is in another building.

F_Toilet rooms - see Third Floor Toilet Rooms

See third floor toilet rooms



LOCATION | 414/413g



LOCATION | 414/413j



LOCATION | 414/413h



LOCATION | 414/413k



LOCATION | 414/413i



LOCATION | 414/413l

A1
CAPITAL IMPROV.
Signage Prog. Design
and implementation.
\$150/Sign

**IMMEDIATE
TEMPORARY**
Until modifications
are complete provide
2010 ADA Standards
compliant signage to
direct users to near-
est accessible toilet
room.

_H-Drinking Fountains



LOCATION | 411

Drinking Fountain - Protruding Object

Drinking fountain protrudes more than 4" into accessible route and has no clear kneespace.
[See Appendix A -2010 ADA Standards 307, 602 Drinking Fountains]

The drinking fountain does not have two spouts at heights that allow a person in a wheelchair and a person who has trouble bending to be able to get water.
[See Appendix A -2010 ADA Standards 307, 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Provide cups with dispenser and trash receptacle that doesn't protrude from the wall more than 4" and is within reach range and build wing walls to form an alcove with a clear with of 36" min.

or

Replace with a High-Low drinking fountain that complies with 2010 ADA standards 211, 307, 602 601, 602. To ensure that the drinking fountain does not protrude more than 4" into the accessible route or circulation provide an alcove.

J-Lockers & Furniture



LOCATION | 406



LOCATION | Typical



LOCATION | Typical

Furniture - Counter

There is not enough clear space between counters and counter height is more than 36" AFF.
[See Appendix A -2010 ADA Standards Service Counters 904.4.1]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Make sure that at least a 36" min. portion of the counter is lowered to 36" AFF for a parallel approach.

Furniture - Storage

Storage spaces do not meet ADA Standards for accessibility for hardware, height, and reach range.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Make sure that there is at least 5% but no less than one storage area that is ADA compliant. The preference would be for two.

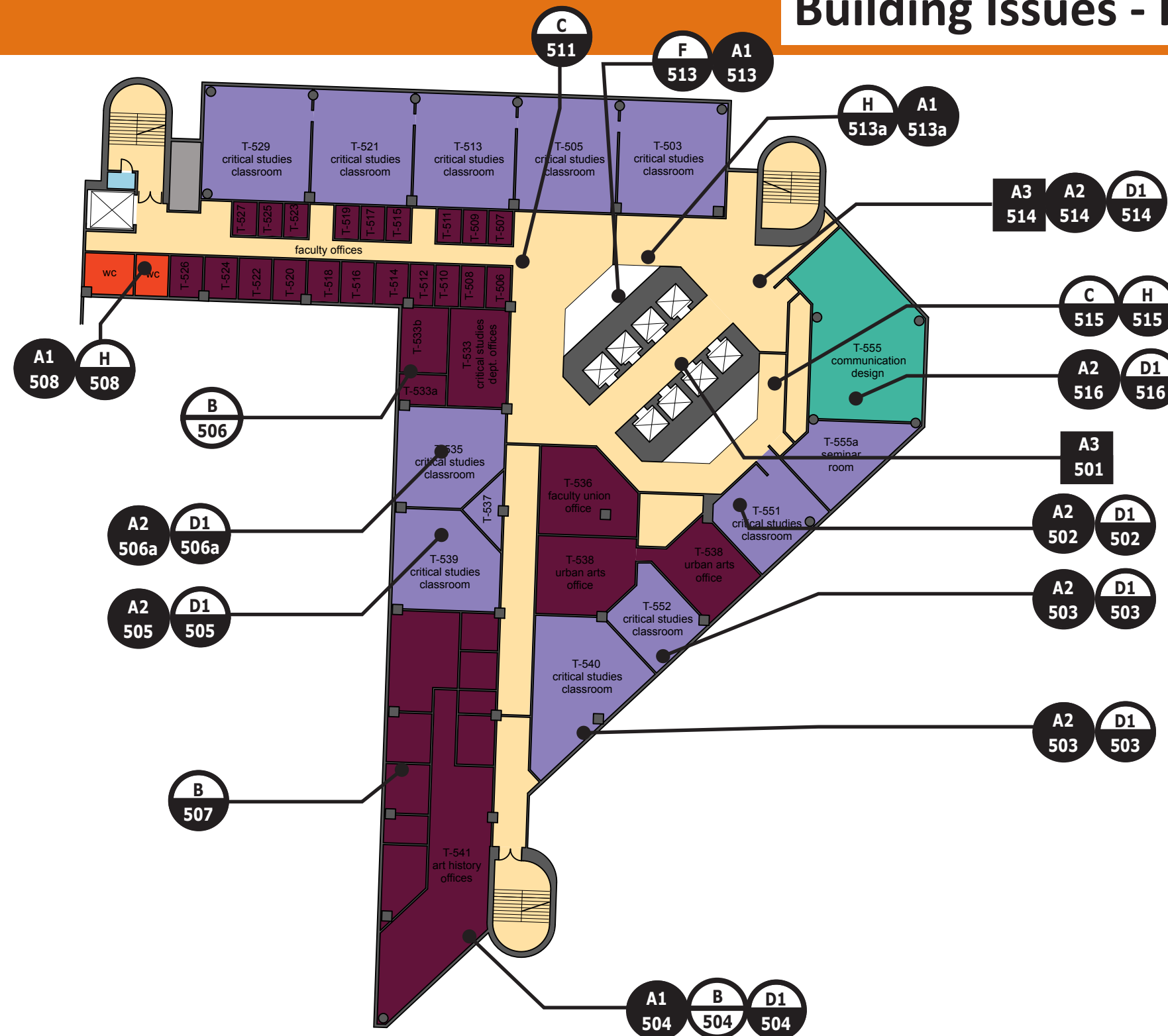
RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

To ensure that trash and recycle bins are used by everyone they should be placed in easy reach with the top of the lid being at 34" above floor level.

ISSUE H
SMALL MAINT. PROJECT
 Provide cup dispensers.
 \$100/dispenser

INTERIM RECOMMENDATION
 Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible drinking fountain.

Building Issues - Fifth Floor



ISSUE

FLOOR LOCATION

LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Fifth Floor - Summary Plan

A1_Signs - ADA Facilities



LOCATION | 508

Signs - ADA Facilities and Amenities

The existing signs at the toilet rooms do not meet ADA Standards of accessibility for location and height and there are no signs with directions to the nearest accessible amenities.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Whilst the toilet rooms on this floor are not fully accessible provide ADA compliant room designation signs alongside directions to the nearest accessible toilet room. Ensure that these signs are mounted at the correct height and location and use the International Symbol of Accessibility.

CAPITAL IMPROVEMENT: Once these toilet rooms have been modified to be accessible, provide as part of the campus -wide wayfinding program ADA compliant signs on the latch side of the door mounted at 48" min. AFF to the baseline of the tactile characters on signs and 60 inches max. AFF, measured from the baseline of the highest tactile character.

CAPITAL IMPROVEMENT: Ensure that all ADA accessible toilet rooms are noted on the Directories on each floor level.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT: Many tactilely read ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: Provide ADA compliant exit signs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Implement an overall inspection of fire safety signs making sure they are ADA, NFPA and 527 CMR compliant and are lit if required and are in the correct locations according to code.

[See section 103.2.13.6 of the International Building Code(2000 edition) or section 107.7 of the International Building Code (2003 edition).



LOCATION | 513

A2_Signs - Designation, Directional & Informational Signs



LOCATION | 514

Signs - Designation & Directional Signs

All permanent rooms & locations do not have ADA compliant signs. Rooms with no designation sign lead to confusion especially in an emergency situation.

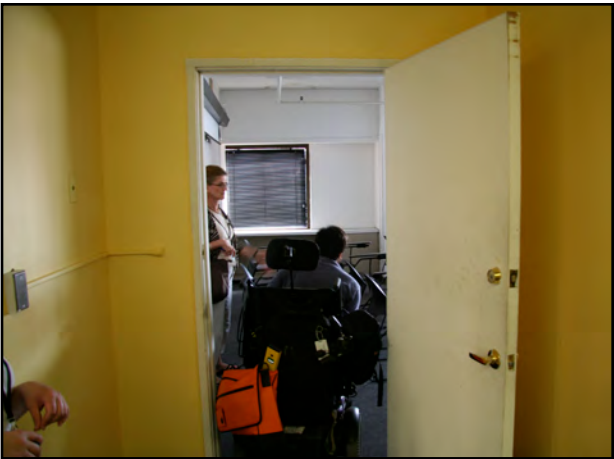
There is no consistent signage identifying floor level. This can also lead to confusion and delay especially in an emergency situation.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program provide ADA compliant designation signage on the latch side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60 inches maximum AFF measured from the baseline of the highest tactile character. If there is no room on the latch side place signs on wall perpendicular to the latch or on the door as long as the person reading the sign tactilely will not be injured if the door is opened.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

CAPITAL IMPROVEMENT: as part of the campus -wide wayfinding ensure that all floor have signs that indicate floor level. These signs should always be located adjacent to stairs and in elevator lobbies.



LOCATION | 502

Signs - Exit Doors & Passageways

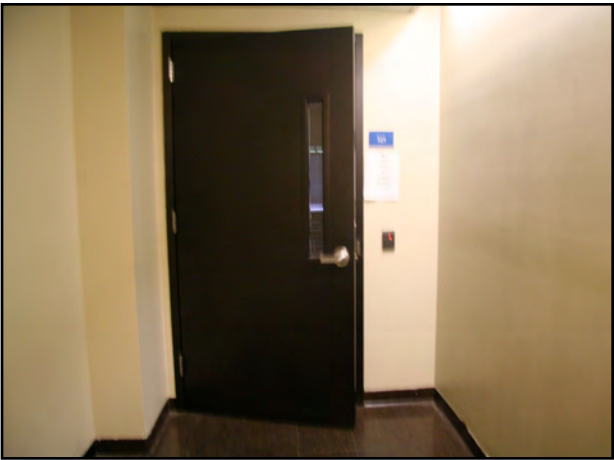
CAPITAL IMPROVEMENT: Many tactilely read ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Implement an overall inspection of fire safety signs making sure they are ADA, NFPA and 527 CMR compliant and are lit if required and are in the correct locations according to code.

[See section 103.2.13.6 of the International Building Code(2000 edition) or section 107.7 of the International Building Code (2003 edition)].



LOCATION | Typical

ISSUE A1 CAPITAL IMPROV. Design and implement a campus-wide wayfinding program that includes ADA facilities & safety signs and that meet ADA standards .

TBD \$150-200/sign

INTERIM RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible toilet room and other accessible amenities.

TBD \$150-200/sign

ISSUE A2 CAPITAL IMPROV.

Design and implement a campus-wide wayfinding program that includes 2010 ADA Standards compliant designation, directional and informational signs.

TBD \$150-200/sign

A3_Signs - Directories



LOCATION | 501

Signs - Directories

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program consider putting a Directory at all elevator and stair lobbies. This will provide information about locations of services on each floor and will allow people who have mobility difficulties to be able to see where they need to go and to prevent backtracking.

Ensure that the contrast between background and lettering is great enough for easy reading especially in the low light levels. For best legibility, characters should contrast with their background by at least 70 percent. Also make sure that the location names are clear and large enough for people with low vision to be able to easily read them.

Make certain that the Directory information corresponds to the program & physical space usage. There should be one updated centralized source providing this information. The floor levels in elevators, published materials and virtual information should also coordinate. Be sure to add information regarding the accessible toilet after the toilet rooms have been modified to be accessible. Location information should be consistent and coordinated throughout the campus.

B_Accessible Route



LOCATION | Typical

Aisle Obstruction - Furniture

Throughout the floor many obstacles and furniture clutter the accessible paths and prevent easy access.
[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program wherever possible specify floor finishes and patterns to intuitively provide cues for keeping 36" min. wide clear spaces for routes and paths in rooms and through spaces.

ISSUE A3
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes Directories.

 TBD \$1,500-2,000 /Directory

ISSUE B
OPERATIONAL
 Implement plan to maintain 36" min. clear areas through accessible routes and paths.

 \$25/hr

D1-Door-Clearances



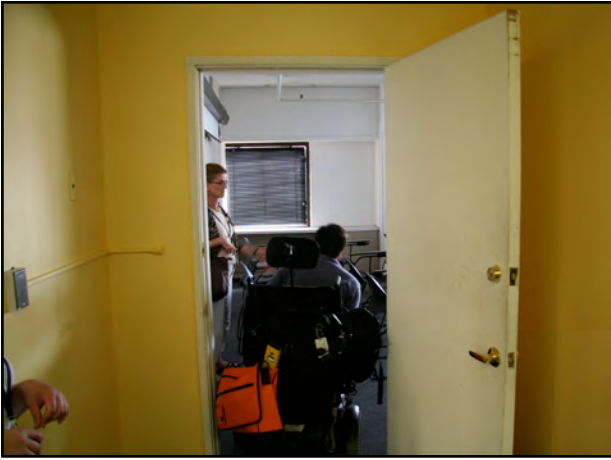
LOCATION | 514 (T555 no latch pull side clearance)



LOCATION | 516 (T555 no latch pull side clearance)



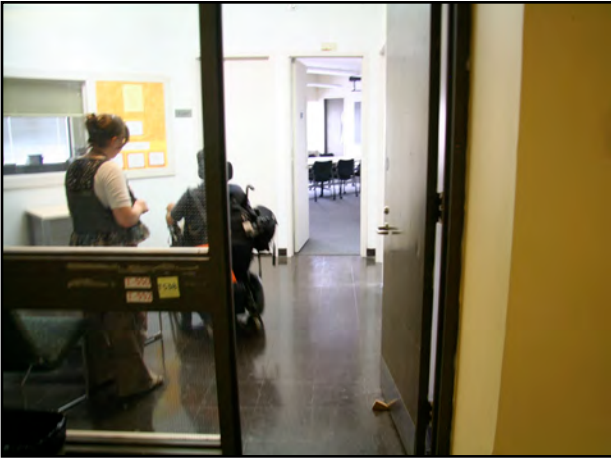
LOCATION | (T538 6" latch pull side clearance for corner door Learning Center)



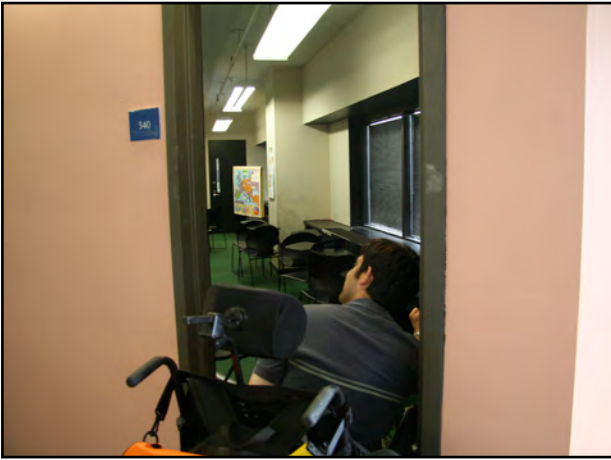
LOCATION | 502 (T551 17" latch pull side clearance)



LOCATION | 503 (T552 no latch pull side clearance)



LOCATION | (T552,538,550 Door entry clear width 29")



LOCATION | 503a (T540 Door entry clear width 29")



LOCATION | 506 - (533 Clearance obstruction)



LOCATION | 506a (T535 Door knobs)

Door - Widths

Doors on accessible routes are not 36" min. width and so do not provide a 32" min. wide clear space when open at 90 degrees. **LOCATION | See photos**

[See Appendix A -2010 ADA Standards 404]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE SMALL MAINTENANCE or OPERATIONAL: Widen door frame to receive new 36" min. wide door **or** if in a classroom relocate class to classroom with doors that meet ADA standards for accessibility. It is especially important that the doors at the Learning Center are accessible.

Double-Leafed Doors

Most of the double egress doors throughout the floor do not have 36" min. wide leaves. *[2010 ADA Standards 404.2.]*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL or SMALL MAINTENANCE: Install automatic door openers to open both door leaves **or** keep both door leaves open during regular office hours **or** provide asymmetrical leaves with one operable leaf measuring no less than 32" min. clear width when open at 90 degrees.

Door - Clearances

Furniture or other objects block door or the required clearances at the latch side of the door. *[See Appendix A -2010 ADA Standards 404.2.8 Door Clearance]*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove all obstructions from around entrances and doorways. If the required clearances at the latch pull side of the door do not exist due to constricted walls relocate class to classroom with ADA accessible door clearances. Alternatively ensure that the door is held open during office hours or anytime the room is in use.

ISSUE D1 OPERATIONAL/ SMALL MAINT.
 Implement plan to maintain clear areas around doors.
 Widen doors and doorways if necessary.
 \$25/hr labor to clear
 various solutions
SMALL MAINT.
 \$2,000-\$5,000 to widen & replace door
or
OPERATIONAL
 Use alternative rooms and spaces.

F_Toilet Rooms See Third floor toilet room

ISSUE F

CAPITAL IMPROV.

To make this toilet room accessible- would require extensive modifications. Consider creating at least one new alternative accessible single-user toilet room on this floor.

\$10,000 to make all modifications per gender toilet room. \$10,000-14,000 / Accessible single-user toilet room/floor.

ISSUE A1

SMALL MAINT. PROJECT

Provide ADA compliant signs.

TBD \$150/Sign

INTERIM RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room even if it is in another building.

_H-Drinking Fountains



LOCATION | 508

Drinking Fountain - Not accessible

Does not have knee space or two spouts at heights that allow a person in a wheelchair and a person who has trouble bending to be able to get water.

[See Appendix A -2010 ADA Standards 307, 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Provide cups with dispenser that doesn't protrude from the wall more than 4" and be sure that the area where the cups are dispensed is within reach range at 48" AFF.

or

Replace with a High-Low drinking fountain that complies with ADA 2010 Standards.



LOCATION | Typical

Furniture - Dimensions and Reach ranges

Furniture, equipment and operable parts do not meet ADA Standards for knee clearance dimensions, and/or reach ranges.

[See Appendix A -2010 ADA Standards 308.1 General Reach Ranges]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: As furniture and equipment is upgraded and replaced, make sure that 5% of all items but not less than one of each type of item in each room should allow an individual with disabilities to use it. Make sure that work surfaces, desks, and sinks are at 34" AFF, with knee spaces at least 27" AFF, 30" wide and 19" deep, and make sure that controls are located within accessible reach ranges. To support programs for all, provide adjustable furniture such as a few low tables or carts with locking casters that would supplement the countertop areas and provide additional space for equipment for multiple programs.

**ISSUE H
 SMALL MAINT.
 PROJECT**
 Replace or make suggested modifications to drinking fountains.

Install new.
 High-Low drinking fountain + Labor
 \$2,500-3,500/
or
 provide cup dispenser with ongoing fillup of paper cups.
 \$50 plus cups



LOCATION | 508



LOCATION |

Furniture

Countertop is 36" AFF and there is no knee space at the sink.

[See Appendix A -2010 ADA Standards Dining & Work Surfaces 226]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Lower a portion of the counter so that the top surface is at 34" AFF. and a minimum knee clearance of 27" to the underside of the counter. This may mean that the sink will have to be replaced with a sink that meets ADA dimensional standards.

**ISSUE J
 CAPITAL IMPROV.**
 Modify sink and counter
 \$2000/replace kitchenette



LOCATION | 513a

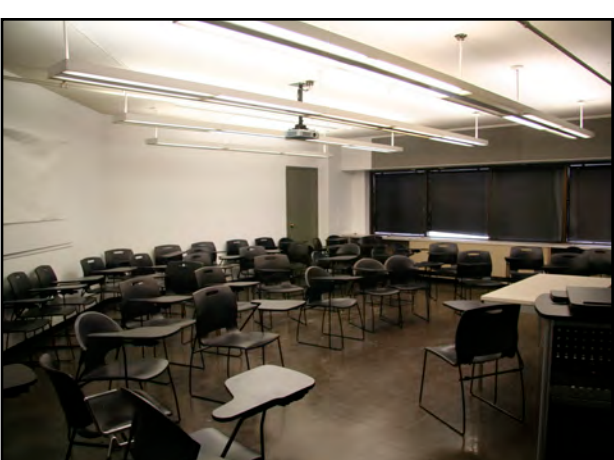
Drinking Fountain - Clearance

Does not have knee space or two spouts at heights that allow a person in a wheelchair and a person who has trouble bending to be able to get water. The drinking fountain is too close to the door.

[See Appendix A -2010 ADA Standards 307, 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Replace drinking fountain complies with 2010 ADA standards 211, 307, 602 601, 602.



LOCATION | Typical

Furniture

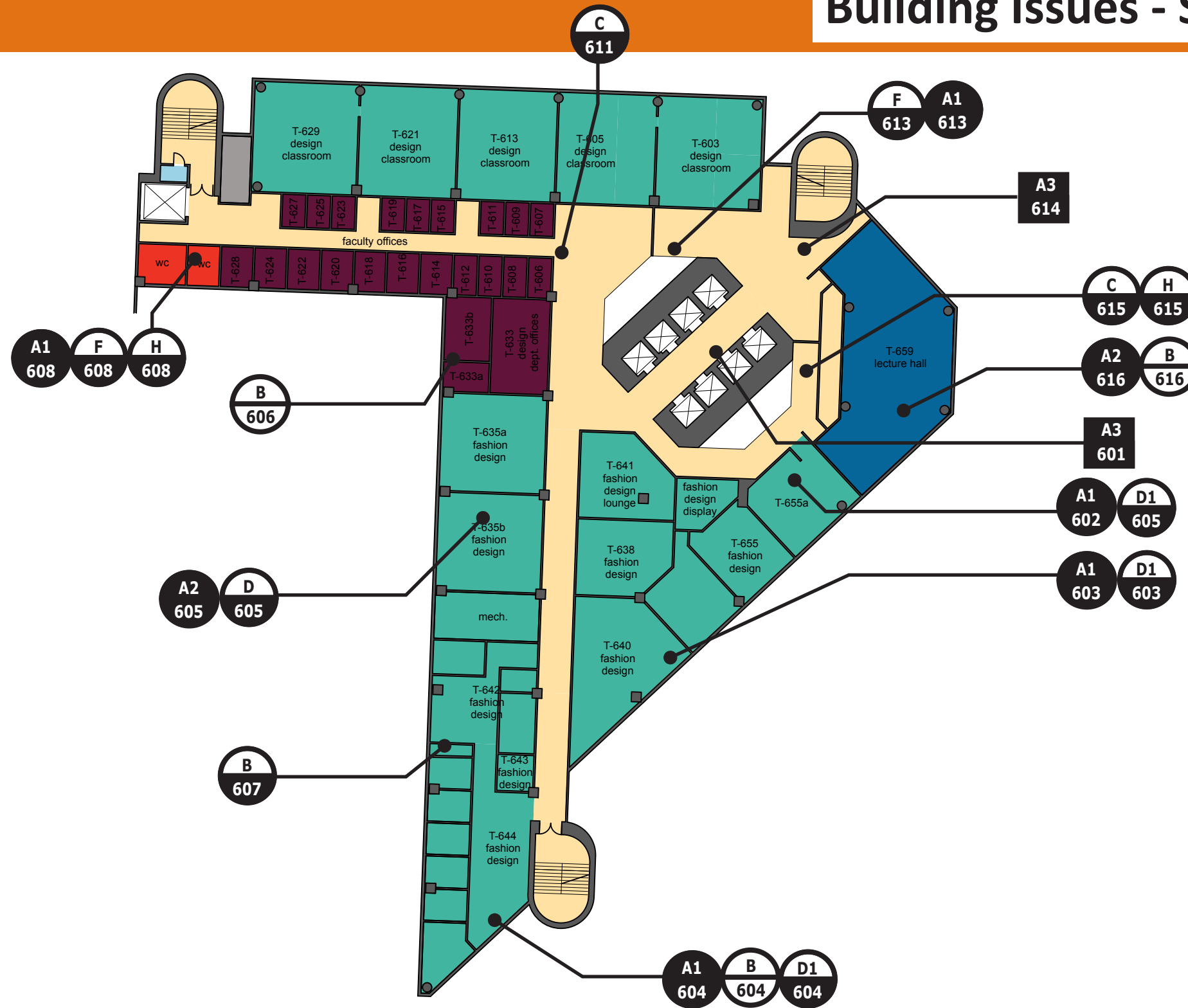
Attached desk tops cannot be used by a person using a wheelchair.

[See Appendix A -2010 ADA Standards Dining & Work Surfaces 226]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROV.: Provide at least one table that has a top surface of 34" AFF and a minimum knee clearance of 27" to the underside of the table.

Building Issues - Sixth Floor



ISSUE

FLOOR LOCATION

LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Sixth Floor - Summary Plan

A2_Signs - Designation, Directional & Informational Signs



LOCATION | 613

Signs - ADA Facilities and Amenities

The existing signs at the toilet rooms are not ADA accessible for location and height and there are no signs with directions to the nearest accessible amenities.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Whilst the toilet rooms on this floor are not fully accessible provide ADA compliant room designation signs alongside directions to the nearest accessible toilet room. Ensure that these signs are mounted at the correct height and location and use the International Symbol of Accessibility.

CAPITAL IMPROVEMENT: Once these toilet rooms have been modified to be accessible, provide as part of the campus -wide wayfinding program ADA compliant signs on the latch side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60 inches maximum AFF or ground surface, measured from the baseline of the highest tactile character.

CAPITAL IMPROVEMENT: Ensure that all ADA accessible toilet rooms are noted on the Directories on each floor level.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT: Many tactilely read ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: Provide ADA compliant exit signs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Implement an overall inspection of fire safety signs making sure they are ADA, NFPA and 527 CMR compliant and are lit if required and are in the correct locations according to code.

[See section 103.2.13.6 of the International Building Code(2000 edition) or section 107.7 of the International Building Code (2003 edition)].



LOCATION | 602



LOCATION | 613



LOCATION | 616

Signs - Designation & Directional Signs

All permanent rooms & locations do not have ADA compatible signs. Rooms with no designation sign lead to confusion especially in an emergency situation.

There is no consistent signage identifying floor level. This can also lead to confusion and delay especially in an emergency situation.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program provide ADA compliant designation signage on the latch side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60 inches maximum AFF measured from the baseline of the highest tactile character. If there is no room on the latch side place signs on wall perpendicular to the latch or on the door as long as the person reading the sign tactilely will not be injured if the door is opened.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

CAPITAL IMPROVEMENT: As part of the campus -wide wayfinding ensure that all floors have signs that indicate floor level. These signs should always be located adjacent to stairs and in elevator lobbies.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT: Many tactilely read ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Implement an overall inspection of fire safety signs making sure they are ADA, NFPA and 527 CMR compliant and are lit if required and are in the correct locations according to code.

[See section 103.2.13.6 of the International Building Code(2000 edition) or section 107.7 of the International Building Code (2003 edition)].

ISSUE A1 CAPITAL IMPROV. Design and implement a campus-wide wayfinding program that includes ADA facilities & safety signs and that meet ADA standards

TBD \$150-200/sign

INTERIM RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible toilet room and other accessible amenities.

TBD \$150-200/sign

ISSUE A2 CAPITAL IMPROV. Design and implement a campus-wide wayfinding program that includes 2010 ADA Standards compliant designation, directional and informational signs.

TBD \$150-200/sign

A3_Signs - Directories - See Third, Fourth and Fifth floor

B_Accessible Route



LOCATION | 6??



LOCATION | 6??



LOCATION | 6??

Building Issues continued

I-TOWER BUILDING-Sixth Floor - | A3 & B-Access. Route

Aisle Obstruction - Furniture

Throughout the floor furniture and other objects obstruct the accessible routes, paths, and aisles.

*[See Appendix A -2010 ADA Standards
206 Accessible Routes 401, 402, 403.5.1 Clearances]*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear circulation space through rooms, spaces and accessible routes at all times.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program wherever possible specify floor finishes and patterns to intuitively provide cues for keeping 36" min. wide clear spaces for routes and paths in rooms and through spaces.

F_Toilet Rooms



LOCATION | 613

ADA facilities and amenities

Both the men's and the women's toilet rooms do not meet ADA standards for accessibility.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE CAPITAL IMPROV.: Modify toilet rooms to become ADA compliant or create a new alternative accessible single-user toilet room for this floor. Modify toilet rooms to become ADA compliant. While these toilet rooms are not accessible install signs with directions to the nearest accessible toilet room. Ensure that these signs are mounted at ADA compliant height and location.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]



LOCATION | 613c

Water Closet - Distance from wall

The water closet distance from the farthest wall is 25"

[See Appendix A -2010 ADA Standards 604.4 Toilet rooms]

SMALL MAINTENANCE: Reinstall water closet so that it is between 16" and 18" on center from the wall.

Sink - Pipes not covered

The lavatory (sink) pipes are not wrapped and could cause injury.

[See Appendix A -2010 ADA Standards 603 Toilet rooms]

SMALL MAINTENANCE: Wrap lavatory (sink) pipes.

ISSUE F

CAPITAL IMPROV.

To make this toilet room accessible-would require extensive modifications, consider creating at least one new alternative accessible single-user toilet room on this floor.

\$10,000 to make all modifications per gender toilet room. \$10,000-14,000 / Accessible single-user toilet room/floor.



LOCATION | 613a

Men's & Women's Toilet Rooms

Both the men's and the women's toilet rooms do not meet ADA standards for accessibility in the following areas:

Signs - Designation signs

The sign does not meet ADA standards for mounting location and design.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE When these toilet rooms have been modified to become ADA compliant, provide ADA compliant signs on the latch pull side of the door. Mount at 48" min AFF to the baseline of the tactile characters, and 60 inches maximum AFF, measured from the baseline of the highest tactile character. Use the International Symbol of Accessibility to designate that it is an ADA compliant toilet room.



LOCATION | 613d

Grab bars - Incorrect

The grab bars are too small and installed incorrectly in relation to the water closet so that they are in the wrong place to be used as supports in transferring from a wheelchair.

[See Appendix A -2010 ADA Standards 609 Grab Bars]

SMALL MAINTENANCE: Reinstall grab bars to be ADA compliant for location and height.

Flooring - Uneven flooring

The flooring is uneven and is a tripping hazard that could cause injury.

[See Appendix A -2010 ADA Standards 302 Floor or Ground Surfaces]

SMALL MAINTENANCE: Repair tile flooring so that it is stable, firm and slip resistant.

ISSUE A1

SMALL MAINT. PROJECT

Provide ADA compliant signs.

TBD \$150/Sign



LOCATION | 613b

Door - Door opening force

The door has an opening force of over 10 lbs. This makes it difficult to get open and it closes too fast to be able to pass through easily.

[See Appendix A -2010 ADA Standards 603 Doors]

OPERATIONAL Adjust door closer to max. 5lb opening pressure.

Water Closet - Seat height

The water closet height is 21 1/2" AFF.

[See Appendix A -2010 ADA Standards 604.4 Toilet rooms]



LOCATION | 613e

Accessible stall - Not enough clearance

The accessible stall is 69"D x 56 1/2"W

[See Appendix A -2010 ADA Standards 604.3 Clearance, MAAB]

SMALL MAINTENANCE-To increase this stall size may be infeasible. The stall size should be at least 72" deep by 60" wide.

Urinal - Height

Men's toilet room only, urinal - the rim of the urinal is 27" high AFF.

[See Appendix A -2010 ADA Standards 213.3.3, 605 Urinals]

SMALL MAINTENANCE: Lower one urinal so that the top of the rim is at 17" AFF.

INTERIM

RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room even if it is in another building.

H-Drinking Fountains



LOCATION | 615

Drinking Fountain - not accessible

Drinking fountain does not have knee space or two spouts at heights that allow a person in a wheelchair and a person who has trouble bending to be able to get water.

[See Appendix A -2010 ADA Standards 307, 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Provide cups with dispenser that doesn't protrude from the wall more than 4" and be sure the area where the cups are dispensed is within reach range at 48" AFF.

or

Replace with a High-Low drinking fountain that complies with ADA 2010 Standards.



LOCATION | 608

J-Lockers & Furniture



LOCATION | Typical



LOCATION | Typical



LOCATION | 616

Building Issues continued

I-TOWER BUILDING-Sixth Floor- |H-Drinking Fountain & J-Lockers & Furniture

Furniture - Dimensions and Reach ranges

Furniture, equipment and operable parts do not meet ADA Standards for knee clearance dimensions, and/or reach ranges.

[See Appendix A -2010 ADA Standards 308.1 General Reach Ranges]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: As furniture and equipment is upgraded and replaced, make sure that 5% of all items but not less than one of each type of item in each room should allow an individual with disabilities to use it. Make sure that work surfaces, desks, and sinks are at 34" AFF, with knee spaces at least 27" AFF, 30" wide and 19" deep, and make sure that controls are located within accessible reach ranges. To support programs for all, provide adjustable furniture such as a few low tables or carts with locking casters that would supplement the countertop areas and provide additional space for equipment for multiple programs.

ISSUE J
CAPITAL IMPROV.
Modify sink.

\$150 / sink

ISSUE H
SMALL MAINT. PROJECT
Replace or make suggested modifications to drinking fountains.

Install new
\$2000/ High-Low
or
provide cup dispenser with ongoing fillup of paper cups.

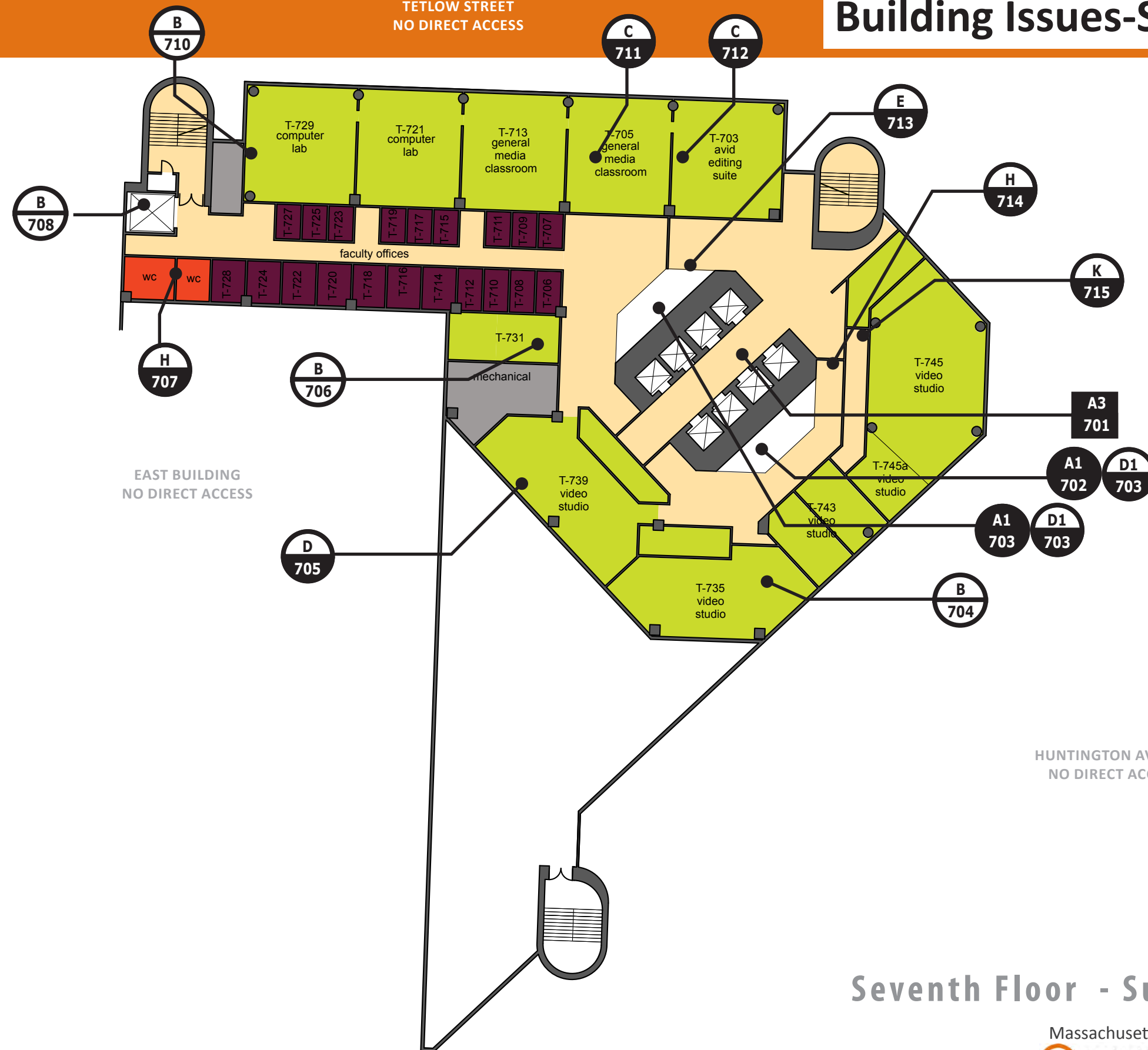
\$50 plus cups



LOCATION | Typical

Massachusetts College of Art and Design ADA Compliance Plan 2011

Building Issues-Seventh Floor



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

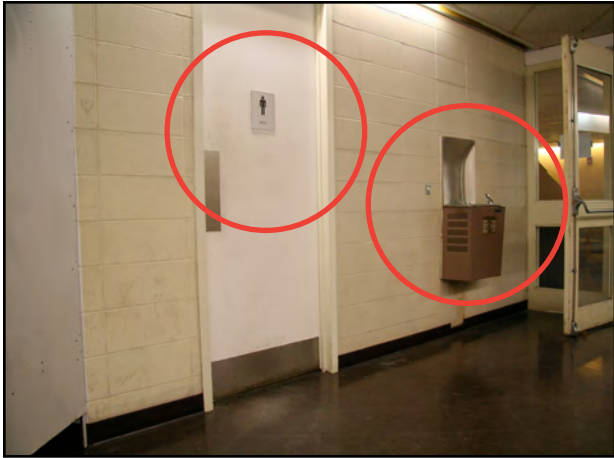
- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Seventh Floor - Summary Plan

A1_Signs - ADA Facilities



LOCATION | 713

Signs - ADA Facilities and Amenities

Existing signs for toilet rooms do not meet ADA Standards for accessibility for location and height and there are no signs with directions to the nearest accessible amenities at these non-accessible toilet rooms and at other amenities.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: While toilet rooms and drinking fountains do not meet ADA standards for accessibility provide ADA compliant room designation signs and directions to the nearest ADA accessible amenities. Install these signs at the correct height and location and use the International Symbol of Accessibility.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

CAPITAL IMPROVEMENT: If the toilet rooms and drinking fountain are modified to comply with ADA standards, as part of the campus-wide wayfinding program provide ADA compliant signs on the latch side of the door mounted at 48” min AFF to the baseline of the tactile characters on signs and 60” max. AFF measured from the baseline of the highest tactile character.

[See Appendix A -2010 ADA Standards 703 Signs-703.4.1]

CAPITAL IMPROVEMENT: Ensure that all ADA accessible toilet rooms are noted on the Directories on each floor level.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT: Many tactilely read ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

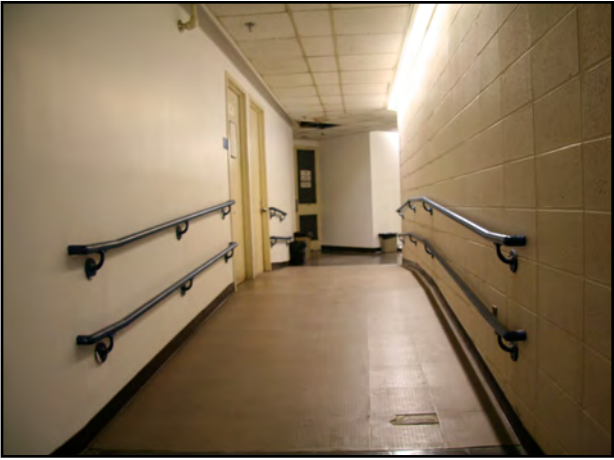
Implement an overall inspection of fire safety signs making sure they are ADA and NFPA compliant, are lit if required and are in the correct locations according to code.

See section 103.2.13.6 of the International Building Code(200 edition) or section 107.7 of the International Building Code (203 edition)

A2_Signs - Designation, Directional & Informational Signs



LOCATION | 714



LOCATION | 715



LOCATION | 710

Signs - Designation & Directional Signs

All permanent rooms & locations do not have room signs that meet ADA standards such as the braille and mounting requirements.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

In elevator and stair areas there are no consistent signs indicating floor level. This can lead to confusion especially in an emergency situation.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program provide signs for all permanent rooms that meet ADA Standards for accessibility. Place signage on the latch pull side of the door mounted at 48” min AFF to the baseline of the tactile characters on signs and 60” maximum AFF measured from the baseline of the highest tactile character. If there is no room on the latch side place signs on an adjacent wall so that a person reading the sign tactilely will not be injured if the door is opened.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program ensure that all floor have signs that indicate floor level. These signs should always be located adjacent to stairs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

As part of the campus-wide wayfinding program consider providing permanent egress maps at least at stairs and elevator lobbies on all floors. This will inform all occupants even those not familiar with the building of the egress route.

ISSUE A1
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes ADA facilities & safety signs and that meet ADA Standards.

\$150-200/sign
 \$1,500/directory

INTERIM RECOMMENDATION
 Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible toilet room and other accessible amenities.

TBD \$150-200/sign

ISSUE A2
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes 2010 ADA Standards compliant designation, directional and informational signs.

\$150-200/sign

A3_Signs - Directories



LOCATION | 701

Building Directory

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

As part of a campus-wide wayfinding program consider putting a Directory at all elevator and stair lobbies. This will provide information about locations of services on each floor and will allow people who have mobility difficulties to be able to see where they need to go before having to make the effort of climbing stairs and/or back-tracking. **LOCATION | 701, 708**

Ensure that the contrast between background and lettering is great enough for easy reading- especially in the low light levels of the Lobby. For best legibility, characters should contrast with their background by at least 70 percent. Also make sure that the location names are clear and large enough for people with low vision to be able to easily read them. See general notes 703.5.1

LOCATION | 701

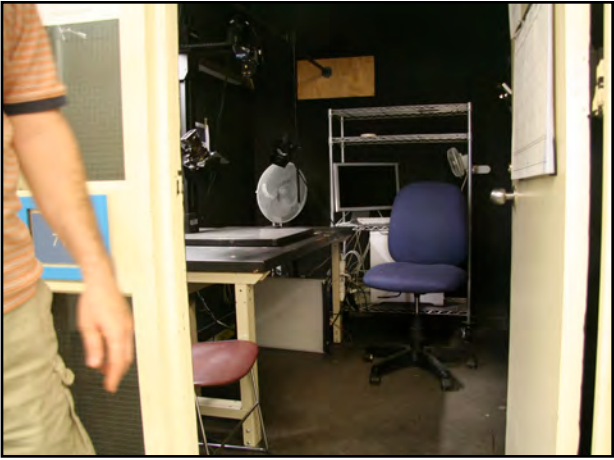
Ensure that location information is consistent and coordinated throughout the campus. There should be one updated centralized source providing this information. The floor levels in elevators, published materials and virtual information should also coordinate. **LOCATION | 701**

Make certain that the Directory information corresponds to the floor's program & usage. Be sure to add information regarding the accessible toilet after the toilet rooms have been modified to meet ADA Standards for accessibility. **LOCATION | 701**

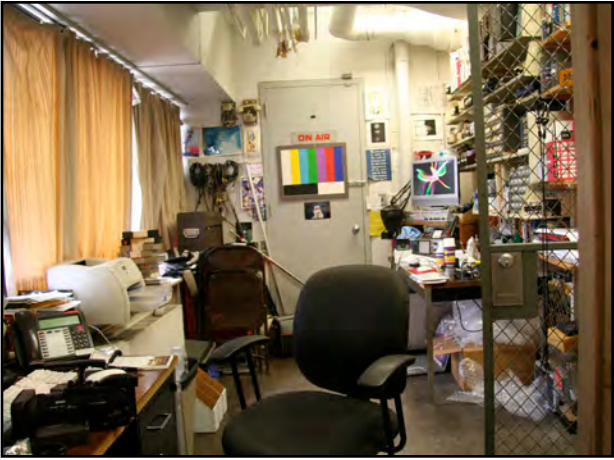
B_Accessible Route



LOCATION | Typical



LOCATION | 704



LOCATION | Typical

Aisle Obstruction

Aisles and pathways through rooms are not defined creating egress safety and tripping hazards in the accessible route.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times.



LOCATION | 704

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program wherever possible specify floor finishes and patterns to intuitively provide cues for keeping 36" min. wide clear spaces for routes and paths in rooms and through spaces.

ISSUE A3 CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes Directories.

\$1,500-2,000 /Directory

ISSUE B OPERATIONAL
 Implement plan to maintain 36" min. clear areas through accessible routes and paths.

\$25/hr

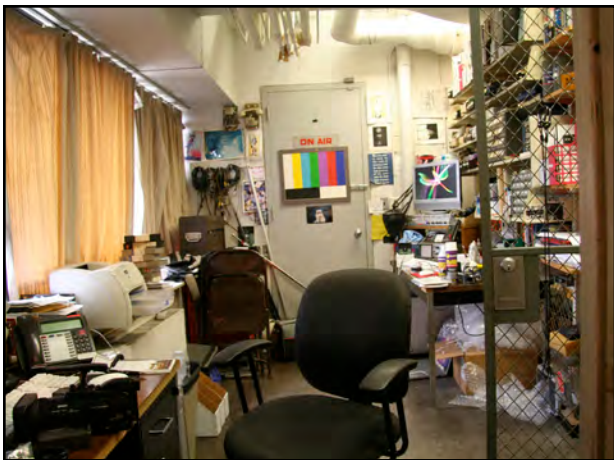
B_Accessible Route



LOCATION | Typical



LOCATION | Typical



LOCATION | Typical

Aisle Obstruction

Accessible routes, aisles and pathways through rooms are obstructed by furniture, equipment and other objects that compromise egress safety and create tripping hazards.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove obstructions, rearrange furniture and equipment, ensure floor mats are secured and do not slip or turn up at the edges. Educate staff, students and faculty to maintain a 36" wide min. clear space through accessible routes rooms, spaces, and paths at all times.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program wherever possible specify floor finishes and patterns to intuitively provide cues for keeping 36" min. wide clear spaces for routes and paths in rooms and through spaces.

C_Protruding Objects



LOCATION | 706



LOCATION | Typical



LOCATION | 712

Protruding Objects

Letter rack protrudes 6 1/2" from the wall into the accessible route and the bottom of the rack is 31" AFF. This may cause injury, because a person using a cane would not be able to detect it.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 307 Protruding Objects]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Use a rack that has sides that extend to the floor or lower the rack so that the bottom is less than 27" AFF so that it can be detected by a person with a cane.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE OPERATIONAL: Protruding objects can cause injury to anyone walking down a corridor especially in an emergency. Furthermore there is a risk that the protruding object will get knocked and become damaged.



LOCATION | Typical

ISSUE B OPERATIONAL
 Implement plan to maintain 36" min. clear areas through accessible routes and paths.

\$25/hr

ISSUE C SMALL MAINT. PROJECT
 Implement plan to remove, relocate or recess protruding objects. Prioritize for most hazardous.

\$25/hr labor
 various possible solutions

D1_Doors - Clearances



LOCATION | Typical

Door - Double Door Clearances

Door does not have the required clearance. Each leaf of the fire door is 30" wide this means that the clear width of each leaf is less than the required 32" min., making it inaccessible for a person using a wheelchair.

[See Appendix A 2010 ADA Standards 206 Accessible Routes, 402.2 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

For doors on an accessible route provide asymmetrical leaves with one active leaf measuring no less than 32" min. clear when open at 90 degrees.

or

Provide automatic door openers.

In the interim prop doors open during normal work hours.

Door - Widths

Doors on accessible routes are not 36" min. width and so do not provide a 32" min. wide clear space when open at 90 degrees.

[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE or OPERATIONAL: Widen door frame to receive new 36" min. wide door **or** if in a classroom relocate class to classroom with doors that meet ADA Standards for accessibility



LOCATION | 705

Door - Maneuvering clearances

Furniture or other objects block door or the required clearances at the latch or hinge side of the door.

[See Appendix A -2010 ADA Standards 404.2.8 Door Clearance]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Remove all obstructions from around entrances and doorways. If the required clearances at the latch and hinge sides of the door do not exist due to constricted walls relocate class to classroom with doors that meet ADA Standards for accessibility door clearances. Alternatively ensure that the door is held open



LOCATION | Typical

D1_Doors - Clearances



LOCATION | Typical



LOCATION | Typical



LOCATION | Typical

Door - Maneuvering clearances

Counter obstructs clearance at door making it difficult for a person in a wheelchair to approach and enter.

[See Appendix A 2010 ADA Standards 206 Accessible Routes, 404 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: The counter adjacent to the latch side of the door should be removed to create a clear space of 18" to allow an accessible approach to the door.

ISSUE D1 OPERATIONAL/ SMALL MAINT.

Implement plan to maintain clear areas around doors. Widen doors and doorways if necessary.

\$25/hr labor to clear

various solutions door width \$2,000-\$5,000 to SMALL MAIN.: widen & replace door .

or

OPERATIONAL: Switch classrooms

D2_Doors-Opening forces



LOCATION | Typical

Door opening forces

The double fire egress doors have door opening forces exceeding of 5 lbs. which is too heavy for easy opening. Additionally it makes the doors difficult to get through because they close too fast. This could cause problems in an emergency.

LOCATION | Typical

*[See Appendix A -2010 ADA Standards
404.2.8 Door Closers]*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Create a comprehensive maintenance program and schedule to check and adjust all interior doors so that they have an opening pressure that doesn't exceed 5 lbs.

RECOMMENDATION TO IMPROVE SAFETY

& USER EXPERIENCE

OPERATIONAL: Ensure that areas beyond fire doors have clear egress routes.



LOCATION | 306

F_ Toilet Rooms



LOCATION | 702a

ADA Facilities and Amenities
 Both the men's and the women's toilet rooms do not meet ADA standards for accessibility.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Modify toilet rooms to meet ADA Standards for accessibility **or** create a new alternative accessible single-user toilet room for this floor. While these toilet rooms are not accessible install signs with directions to the nearest accessible toilet room. Ensure that these signs are mounted to meet ADA Standards for accessibility for height and location.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]



LOCATION | 702d

Door - Door clearance
 The door width clearance is 28 1/2" wide and the width of the maneuvering space inside the door is 40". The compartment door is bent and doesn't close properly. The compartment door width clearance is 29" and the clearance at the latch pull side of the door is only 11".

[See Appendix A -2010 ADA Standards 603 Doors]

SMALL MAINTENANCE: Reconfigure the compartment so that the door has a clear width of 32" min. and the latch pull side of the door is 12" min. clear. This is not feasible for the present configuration.

ISSUE F CAPITAL IMPROV.
 To make this toilet room accessible-would require extensive modifications. Consider creating at least one new alternative accessible single-user toilet room on this floor.

\$10,000 to make all modifications per gender toilet room. \$10,000-14,000 / Accessible single-user toilet room/floor.



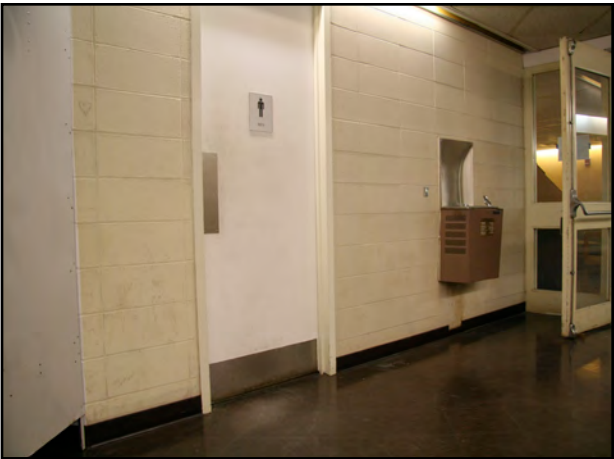
LOCATION | 702b

Men's & Women's Toilet Rooms
 Both the men's and the women's toilet rooms do not meet ADA standards for accessibility in the following areas:

Signs - Designation Signs
 The sign does not meet ADA standards for mounting location and design.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 When these toilet rooms have been modified to become ADA accessible, provide ADA compliant signs on the latch pull side of the door. Mount at 48" min AFF to the baseline of the tactile characters, and 60 inches maximum AFF, measured from the baseline of the highest tactile character. Use the International Symbol of Accessibility to designate that it is a ADA accessible toilet room.



LOCATION | 702e

Water Closet - Height
 The water closet seat height is 15" AFF

[See Appendix A -2010 ADA Standards 604.4 Toilet rooms]

SMALL MAINTENANCE: Reinstall water closet so that the top of the seat is between 17" and 19" AFF.

ISSUE A1 SMALL MAINT. PROJECT
 Provide ADA compliant signs.

\$150/Sign

Water Closet - Distance from wall
 The water closet height is 16 1/2" on center to the wall.

[See Appendix A -2010 ADA Standards 604.4 Toilet rooms, MAAB]

SMALL MAINTENANCE: Reinstall water closet so that it is between 18" on center from the wall.



LOCATION | 702c

Door - Door opening force
 The door has an opening force of over 10 lbs. This makes it difficult to open and it closes too fast to be able to pass through easily.

[See Appendix A -2010 ADA Standards 603 Doors]

OPERATIONAL: Adjust door closer to max. 5lb opening pressure.



LOCATION | 702f

Sink - Pipes not covered
 The lavatory (sink) pipes are not wrapped and could cause injury.

[See Appendix A -2010 ADA Standards 603 Toilet rooms]

SMALL MAINTENANCE: Wrap lavatory (sink) pipes.

INTERIM RECOMMENDATION
 Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room even if it is in another building.

F_Toilet Rooms



LOCATION | 702g

Grab bars - Incorrect installation and dimensions

The grab bars are too small and installed incorrectly in relation to the water closet so that they are in the wrong place to be used as supports in transferring from a wheelchair.

[See Appendix A -2010 ADA Standards 609 Grab Bars]

SMALL MAINTENANCE :Re-install grab bars to meet ADA Standards for accessibility for location and height.

Flooring - Uneven flooring

The flooring is uneven and is a tripping hazard.

[See Appendix A -2010 ADA Standards 302 Floor or Ground Surfaces]

SMALL MAINTENANCE-Repair tile flooring so that it is stable, firm and slip resistant.



LOCATION | 702h

Accessible Compartment - Not enough clearance

The accessible compartment is 69”D x 34 1/2”W

[See Appendix A -2010 ADA Standards 604.3 Clearance, MAAB]

SMALL MAINTENANCE: Increasing this compartment size may be infeasible. The required dimensions are at least 72” deep by 60” wide.

Urinal - Height

Men’s toilet room only, urinal - the rim of the urinals is 27” high AFF.

[See Appendix A -2010 ADA Standards 213.3.3, 605 Urinals]

SMALL MAINTENANCE - Lower one urinal so that the top of the rim is 17” AFF.

Mirror - Height

The reflective surface is above 40” AFF so a short stature or a seated person cannot use it.

[See Appendix A -2010 ADA Standards 603.3 Mirrors]

SMALL MAINTENANCE: Reinstall mirror so that the

ISSUE F

CAPITAL IMPROV.

To make this toilet room accessible-would require extensive modifications. Consider creating at least one new alternative accessible single-user toilet room on this floor.

\$10,000 to make all modifications per gender toilet room. \$10,000-14,000 / Accessible single-user toilet room/floor.

ISSUE A1

SMALL MAINT. PROJECT

Provide ADA compliant signs.

\$150/Sign

INTERIM RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room even if it is in another building.

H-Drinking Fountains



LOCATION | 707

Drinking Fountain

Drinking fountain does not have two spouts at heights that allow a person in a wheelchair and a person who has trouble bending to be able to get water. **LOCATION | 707/713**

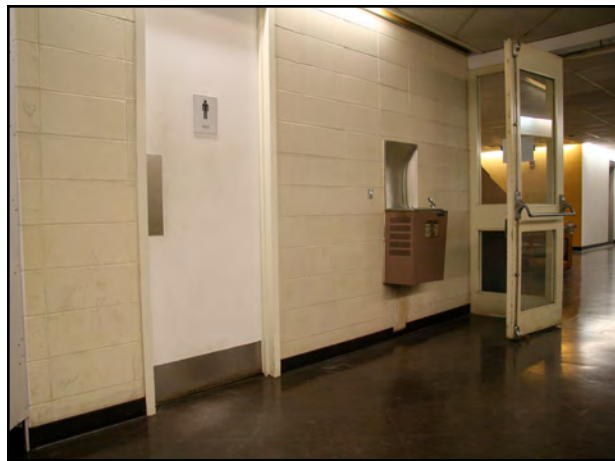
[See Appendix A -2010 ADA Standards 307, 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

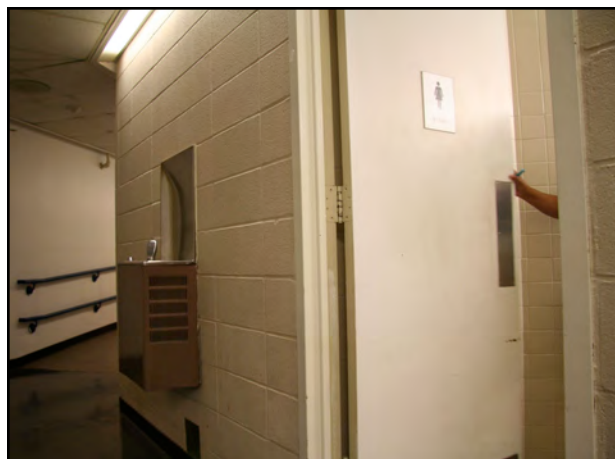
OPERATIONAL: Provide cups with dispenser and trash receptacle that doesn't protrude from the wall more than 4" and is within reach range.

OR

SMALL MAINTENANCE: Replace with a High-Low drinking fountain that complies with 2010 ADA standards 211, 307, 602 601, 602.



LOCATION | 713



LOCATION | Typical

J-Lockers & Furniture



LOCATION | Typical



LOCATION | Typical



LOCATION | Typical

Building Issues continued

I-TOWER BUILDING-Seventh Floor - | H-Drinking Fountain & J-Lockers & Furniture

Lockers

Lockers do not meet ADA standards for height, reach range and hardware.

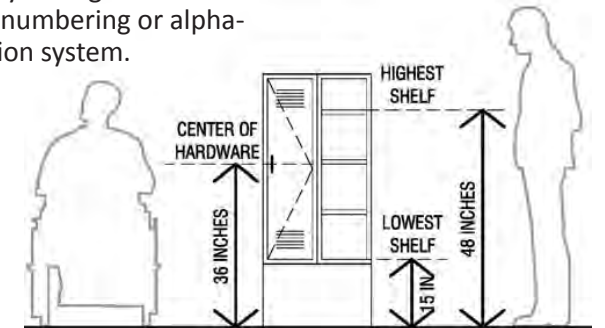
[See Appendix A -2010 ADA Standards Lockers 225.2.1,308,309,,811, Storage 6.1]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: At each locker area replace or modify 5% or no fewer than one locker at each of the locker areas on each of floors to meet ADA accessibility standards for reach range and operable parts. Modifications include lowering shelves to within reach ranges ie. the lowest surface at 15 AFF and the highest shelf or coat hook no more than 48 inches AFF. and providing locks that don't require tight grasping, pinching or twisting of the wrist. If modifications cannot be made replace locker with one that meets ADA Standards for accessibility. **CAPITAL IMPROVEMENT:** Purchase adjustable furniture to add flexibility and functionality to rooms.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

For easy orientation and wayfinding lockers should have a conspicuous numbering or alpha-betized lettering identification system.



Furniture

Table height is 35 inches.

[See Appendix A -2010 ADA Standards Dining & Work Surfaces 226]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Make sure that at least one table has a top surface of 34" above the floor and a minimum knee clearance of 27" to the underside of the table so that the table can be used by a sitting person.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

To ensure that trash and recycle bins are used by everyone they should be placed in easy reach with the top of the lid being at 34" AFF.

ISSUE J

OPERATIONAL

Modify existing lockers and furniture

OR

CAPITAL IMPROV.

Provide new ADA compliant furniture, equipment & lockers.

\$ dependent on requirements

K-Ramps



LOCATION | 714

Ramp - Landing/turning Space

Where the ramp changes direction the landing is not large enough to provide enough turning space for users of wheeled mobility devices. **LOCATION | 714**
[See Appendix A -2010 ADA Standards 405 Ramps, 304 Turning Space]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Where the ramp changes direction provide a five foot by five foot level landing.

Ramp - Slope

The running slope of the ramp is greater than 1:12 . **LOCATION | 714**
[See Appendix A -2010 ADA Standards 405 Ramps]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Adjust slope so that it meets ADA Standards for accessibility.

Ramp - Surface

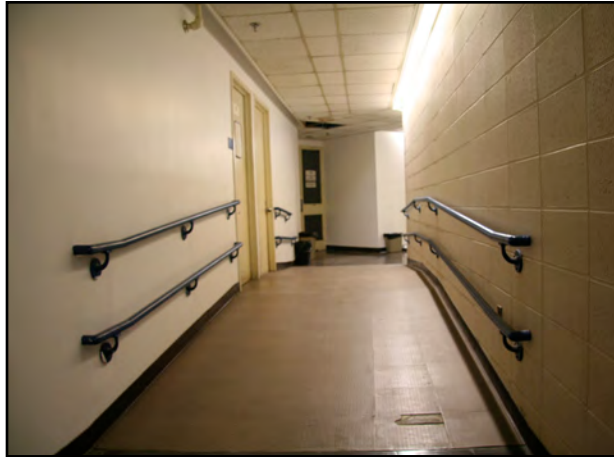
The tiled ramp surface is damaged and not smooth. **LOCATION | 705**
[See Appendix A -2010 ADA Standards 405.4 and 302 Ramps]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Repair flooring so that that the surface is smooth, firm and slip resistant.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

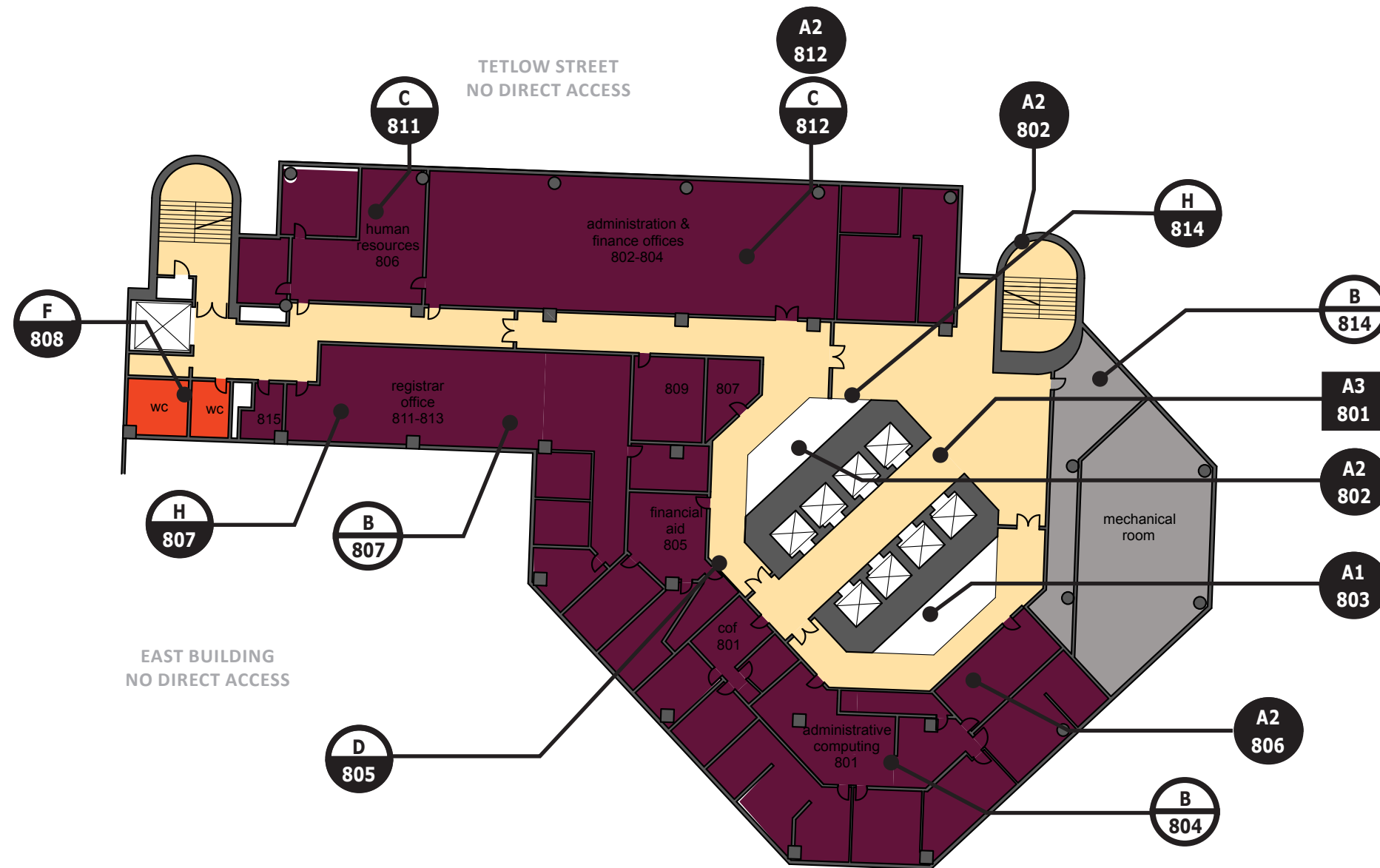
Advisory 405.2 Slope. To accommodate the widest range of users, provide ramps with the least possible running slope and, wherever possible, accompany ramps with stairs for use by those individuals for whom distance presents a greater barrier than steps, e.g., people with heart disease or limited stamina.



LOCATION | 705

ISSUE K
SMALL MAINT. PROJECT
Renovate ramp to provide landings and correct slope. Add stairs where possible for people who do not use wheelchairs but who have heart disease or limited stamina

Building Issues - Eighth Floor



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Eighth Floor - Summary Plan

A1_Signs - ADA Facilities



LOCATION | 813

Signs - ADA Facilities and Amenities

The toilet rooms and drinking fountains do not meet ADA Standards for accessibility.

The existing signs do not meet ADA Standards for accessibility for location and height and there are no signs with directions to the nearest accessible amenities.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: While toilet rooms and drinking fountain are not ADA accessible provide ADA compliant room designation signs and directions to the nearest ADA accessible amenities. Ensure that these signs are mounted at the correct height and location and use the International Symbol of Accessibility.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

CAPITAL IMPROVEMENT: Once the drinking fountain and toilet rooms have been modified to be accessible, provide as part of the campus-wide wayfinding program ADA compliant signs on the latch side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60 inches maximum AFF or ground surface, measured from the baseline of the highest tactile character.

[See Appendix A -2010 ADA Standards 703 Signs-703.4.1]

CAPITAL IMPROVEMENT: Ensure that all ADA accessible toilet rooms are noted on the Directories on each floor level.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT: Many tactilely read ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Implement an overall inspection of fire safety signs making sure they are ADA, NFPA and 527 CMR compliant and are lit if required and are in the correct locations according to code.

[See section 103.2.13.6 of the International Building Code(2000 edition) or section 107.7 of the International Building Code (2003 edition).



LOCATION | 813

A2_Signs - Designation, Directional & Informational Signs



LOCATION | Typical

Signs - Designation & Directional Signs

All permanent rooms & locations do not have room signs that meet ADA standards such as the braille and mounting requirements.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

In elevator and stair areas there are no consistent signs indicating floor level. This can lead to confusion especially in an emergency situation.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program provide signs for all permanent rooms that meet ADA Standards for accessibility. Place signage on the latch pull side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60" maximum AFF measured from the baseline of the highest tactile character. If there is no room on the latch side place signs on an adjacent wall so that a person reading the sign tactilely will not be injured if the door is opened.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program ensure that all floor have signs that indicate floor level. These signs should always be located adjacent to stairs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

As part of the campus-wide wayfinding program consider providing permanent egress maps at least at stairs and elevator lobbies on all floors. This will inform all occupants even those not familiar with the building of the egress route.



LOCATION | 806



LOCATION | 812

ISSUE A1 CAPITAL IMPROV.

Design and implement a campus-wide wayfinding program that includes ADA facilities & safety signs and that meet ADA Standards.

\$150-200/sign
 \$1,500/directory

INTERIM RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible toilet room and other accessible amenities.

TBD \$150-200/sign

ISSUE A2 CAPITAL IMPROV.

Design and implement a campus-wide wayfinding program that includes 2010 ADA Standards compliant designation, directional and informational signs.

\$150-200/sign

A3_Signs - Directories

Building Directory

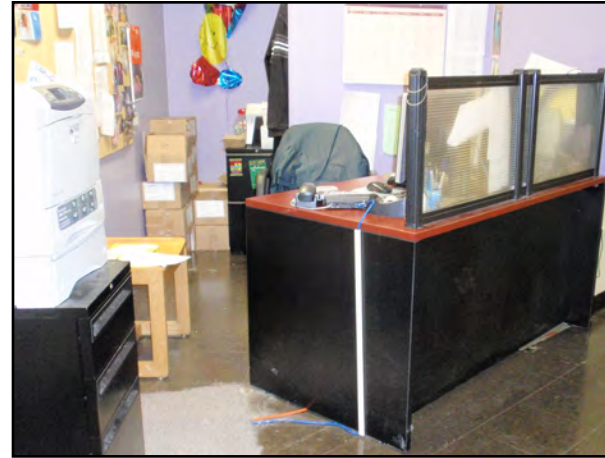
RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE As part of a campus-wide wayfinding program consider putting a Directory at elevator and stair lobbies. This will provide information about locations of services on each floor and will allow people who have mobility difficulties to be able to see where they need to go before having to make the effort of climbing stairs or backtracking. **LOCATION | 801**

Ensure that the contrast between background and lettering is great enough for easy reading- especially in the low light levels of the Lobby. For best legibility, characters should contrast with their background by at least 70 percent. Also make sure that the location names are clear and large enough for people with low vision to be able to easily read them. See general notes 703.5.1

Ensure that location information is consistent and coordinated throughout the campus. There should be one updated centralized source providing this information. The floor levels in elevators, published materials and virtual information should also coordinate.

Make certain that the Directory information corresponds to the floor's program & usage. Be sure to add information regarding the accessible toilet after the toilet rooms have been modified to meet ADA Standards for accessibility.

B_Accessible Route



LOCATION | 805



LOCATION | 805



LOCATION | 805

Building Issues continued

I-TOWER BUILDING-Eighth Floor - | A3-Signs, B-Access. Route

Aisle Obstruction

Accessible routes, aisles and pathways through rooms are obstructed by furniture, equipment and other objects that compromise egress safety and create tripping hazards.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove obstructions, rearrange furniture and equipment, ensure floor mats are secured and do not slip or turn up at the edges. Educate staff, students and faculty to maintain a 36" min. wide clear space through accessible routes rooms, spaces, and paths at all times.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program wherever possible specify floor finishes and patterns to intuitively provide cues for keeping 36" min. wide clear spaces for routes and paths in rooms and through spaces.

ISSUE A3 CAPITAL IMPROV.
Design and implement a campus-wide wayfinding program that includes Directories.

\$1,500-2,000 /Directory

ISSUE B OPERATIONAL
Implement plan to maintain 36" min. clear areas through accessible routes and paths.

\$25/hr

B_Accessible Route



LOCATION | 813



LOCATION | 813

Aisle Obstruction

Accessible routes, aisles and pathways through rooms are obstructed by furniture, equipment, paper storage and other objects that compromise egress safety and create tripping hazards.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Remove obstructions, rearrange furniture and equipment, ensure floor mats are secured and do not slip or turn up at the edges. Educate staff, students and faculty to maintain a 36" wide min. clear space through accessible routes rooms, spaces, and paths at all times.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program wherever possible specify floor finishes and patterns to intuitively provide cues for keeping 36" min. wide clear spaces for routes and paths in rooms and through spaces.

C_Protruding Objects



LOCATION | 805

Building Issues continued

I-TOWER BUILDING-Eighth Floor - | B-Access. Route &

C_Protruding Objects

Protruding Objects

Cabinet protrudes 6 1/2" from the wall into the accessible route and the bottom of the cabinet is 31" AFF. This may cause injury. A person using a cane would not be able to detect it.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 307 Protruding Object]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Extends sides to the floor or lower than 27" AFF so that it can be detected by a person with a cane or the preferred solution would be to relocate the cabinet so that it could be recessed into the wall.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

OPERATIONAL: Protruding objects are not only a cause of injury to people who have no or low vision but to anyone walking down a corridor especially in an emergency or if people are passing in a corridor. Furthermore there is a risk that the protruding object will get knocked and become damaged.

ISSUE B

OPERATIONAL

Implement plan to maintain 36" min. clear areas through accessible routes and paths.

\$25/hr

ISSUE C

SMALL MAINT. PROJECT

Implement plan to remove, relocate or recess protruding objects. Prioritize for most hazardous.

\$25/hr labor
various possible solutions

D1_Doors - Clearances



LOCATION | Typical

Door - Double Door Clearances

Doors do not have the required clear widths. Each leaf of the fire door is 30" wide, this means that the clear width of each leaf is less than the required 32" clear min. width, making it inaccessible for a person using a wheelchair.

[See Appendix A 2010 ADA Standards 206 Accessible Routes, 402.2 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Provide asymmetrical leaves with one active leaf measuring no less than 32 inches clear when open at 90 degrees.

or
 Provide automatic door openers.

In the interim prop doors open during normal work hours. Ensure door props don't obstruct the clear path or become a tripping hazard.



LOCATION | Typical

Door - Maneuvering clearances

Counter obstructs clearance at door making it difficult for a person in a wheelchair to approach and enter.

[See Appendix A 2010 ADA Standards 206 Accessible Routes, 404 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: The counter adjacent to the latch side of the door should be removed to create a clear space of 18" to allow an accessible approach to the door.



LOCATION | 812

Door - Single Door Clearances

Door is 30" wide and does not have the required clearance. This means that the clear width of each leaf is less than the required 32" min., making it inaccessible for a person using a wheelchair.

[See Appendix A 2010 ADA Standards 206 Accessible Routes, 404 Doors]

Door - Maneuvering clearances

Counter obstructs clearance at door making it difficult for a person in a wheelchair to approach and enter.

[See Appendix A 2010 ADA Standards 206 Accessible Routes, 404 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: The counter adjacent to the latch side of the door should be removed to create a clear space of 18" to allow an accessible approach to the door.



LOCATION | 805

ISSUE D1
OPERATIONAL/ SMALL MAINT.
 Implement plan to maintain clear areas around doors.
 Widen doors and doorways if necessary.
 \$25/hr labor to clear
 various solutions
 door width
 \$2,000-\$5,000 to
 SMALL MAIN.: widen & replace door .
or
OPERATIONAL:
 Switch classrooms

D2_Doors - Opening Forces



LOCATION | Typical

Door - Double Door

The double fire egress doors have a door opening force of 25 lbs which is too heavy for easy opening. Additionally it makes the doors difficult to get through because they close too fast. This could cause problems in an emergency.

[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Create a comprehensive maintenance program and schedule to check and adjust all interior doors so that they have an opening pressure that doesn't exceed 5 lbs.

Door - Opening forces

The double fire egress doors have a door opening force of 25 lbs. which is too heavy for easy opening. Additionally it makes the doors difficult to get through because they close too fast. This could cause problems in an emergency.

[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Create a comprehensive maintenance program and schedule to check and adjust all interior doors so that they have an opening pressure that doesn't exceed 5 lbs.

ISSUE D2
OPERATIONAL
Implement plan to maintain to achieve correct opening forces and closing speeds. PRIORITY FOR DOORS ON ACCESSIBLE ROUTE.

\$25/hr Staff labor

F_Toilet Rooms



LOCATION | 802a

ADA Facilities and Amenities

Both the men's and the women's toilet rooms are pot accessible.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Modify toilet rooms to become meet ADA Standards for accessibility.

While these toilet rooms is not fully ADA accessible, provide ADA compliant signs with directions to the nearest ADA accessible toilet room on the first floor. Ensure that these signs are mounted at the correct height and location.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]



LOCATION | 802d

Mirror

Although the mirror is tilted, the bottom of the reflective surface is above 42" AFF so a short stature or a seated person cannot use it.

[See Appendix A -2010 ADA Standards 603.3 Mirrors]

OPERATIONAL Move 1 mirror so that the bottom of the reflective surface is 40" AFF or provide full length mirror in the lavatory (sink) area in the toilet room.

Grab bar

The grab bars are installed incorrectly so that they are in the wrong place to be used as supports in transferring from a wheelchair.

[See Appendix A -2010 ADA Standards 609 Grab Bars]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL Re-install grab bars to meet ADA Standards for accessibility for location and height.



LOCATION | 802b

Typical for toilet rooms

ADA Signs

The sign does not meet ADA Standards for accessibility for size, contrast.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 If these toilet rooms are modified to become ADA accessible, provide ADA compliant signs on the latch side of the door. Mount at 48" min AFF to the baseline of the tactile characters, and 60 inches maximum AFF, measured from the baseline of the highest tactile character. Use the International Symbol of Accessibility to designate that it is a ADA accessible toilet room.



LOCATION | 802e

Urinal

Men's toilet room only Urinal - all of the urinals have rims that are 27" high AFF

[See Appendix A -2010 ADA Standards 213.3.3, 605 Urinals]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL Lower one urinal so that the rim is 17" AFF.



LOCATION | 802c

Door opening force

The door has an opening force of over 20 lbs. This makes it difficult to get open and it closes too fast to be able to pass through easily.

[See Appendix A -2010 ADA Standards 603 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL Adjust door closer to max. 5lb opening force.

Lavatory (sink)

The lavatory(sink) pipes are not wrapped and could cause injury.

[See Appendix A -2010 ADA Standards 603 Toilet Rooms]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL Wrap lavatory (sink) pipes.



LOCATION | 802f

Flooring

OPERATIONAL-Repair tile flooring so that it is stable, firm and slip resistant.

The flooring is uneven and is a tripping hazard that could cause injury.

[See Appendix A -2010 ADA Standards 302 Floor or Ground Surfaces]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

The use of blackboards in these toilet rooms as a measure to prevent graffiti is commendable and it is recommended that they become a standard toilet room installation throughout the campus.

ISSUE F

CAPITAL IMPROV.

To make this toilet room accessible-would require extensive modifications. Consider creating at least one new alternative accessible single-user toilet room on this floor.

\$10,000 to make all modifications per gender toilet room. \$10,000-14,000 / Accessible single-user toilet room/floor.

ISSUE A1

SMALL MAINT. PROJECT

Provide ADA compliant signs.

\$150/Sign

INTERIM

RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room even if it is in another building.

H-Drinking Fountains



LOCATION | 814

Drinking Fountain - Does not have two spouts at heights that allow a person in a wheelchair and a person who has trouble bending to be able to use it.

[See Appendix A -2010 ADA Standards 307, 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Provide cups with dispenser and trash that doesn't protrude from the wall more than 4" and within reach range.

or

SMALL MAINTENANCE: Replace with a High-Low drinking fountain that complies with 2010 ADA standards 211, 307, 602 601, 602.

J-Lockers & Furniture



LOCATION | Typical



LOCATION | Typical



LOCATION | Typical

Furniture

Counter and table height is 36" AFF.

[See Appendix A -2010 ADA Standards Dining & Work Surfaces 226]

OPERATIONAL/CAPITAL IMPROVEMENT: Make sure that 5% or at least one table in each room has a top surface of 34" AFF and min. knee clearance of 27" AFF to the underside of the table so that the counter or table can be used by a wheelchair user.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

CAPITAL IMPROVEMENT: Purchase adjustable furniture to add flexibility and functionality to rooms.

Purchase appliances and equipment that have controls and operable parts that comply with 2010 ADA Standards, 208 and 309.

Lockers

Lockers do not meet ADA standards for reach range and operational parts.

[See Appendix A -2010 ADA Standards Lockers 225.2.1,308,309,,811]

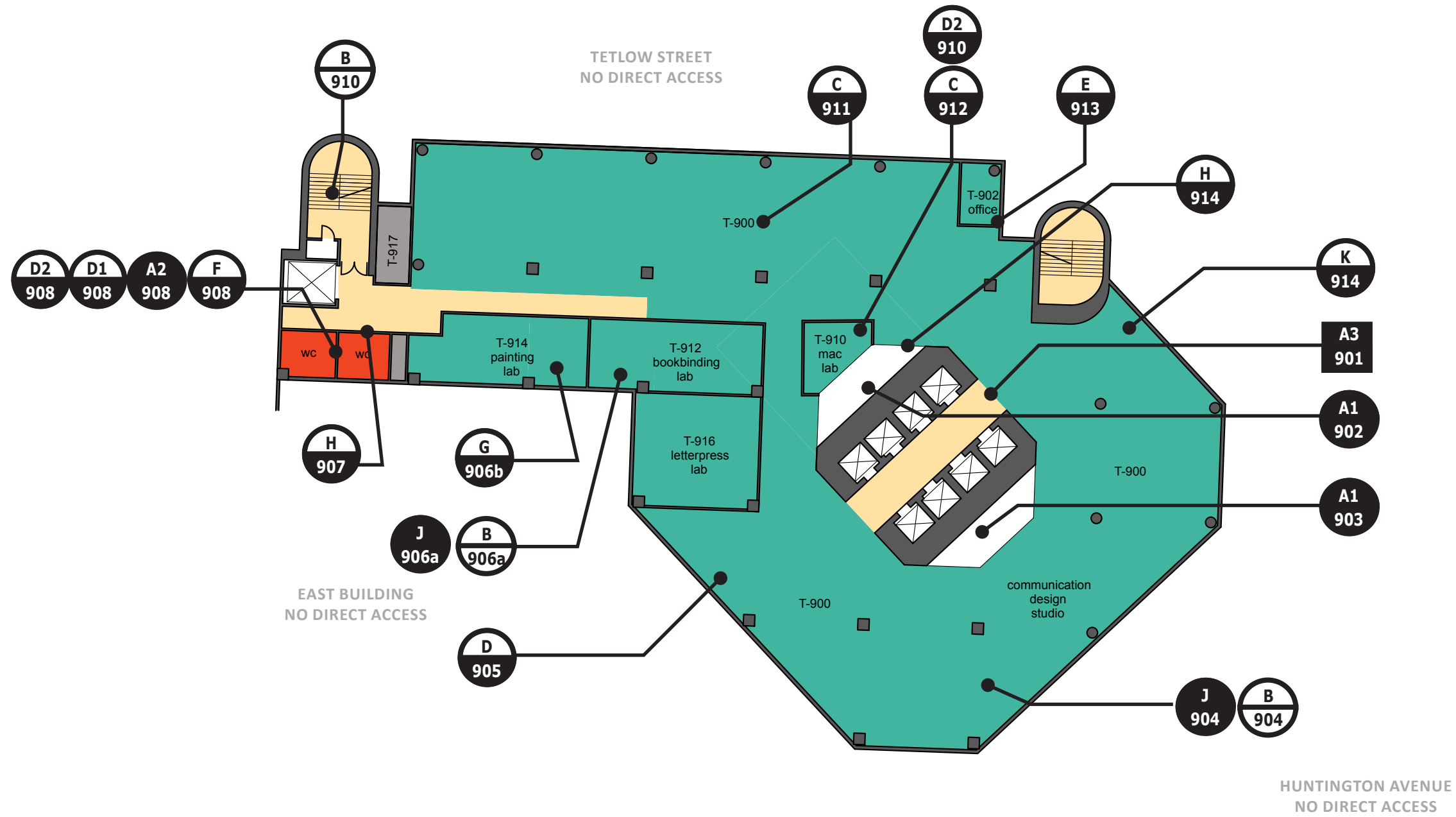
RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Modify 5% or no fewer than one locker at each locker area to meet ADA standards for reach range and operable parts. Modifications include lowering shelves to within reach ranges, and providing locks that don't require tight grasping, pinching or twisting of the wrist. If modifications cannot be made replace locker with one that meets ADA Standards for accessibility.

ISSUE J
OPERATIONAL
Modify existing lockers and furniture
or
CAPITAL IMPROV.
Provide new ADA compliant furniture, equipment & lockers.

\$ dependent on requirements

Building Issues - Ninth Floor



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Ninth Floor - Summary Plan

A1_Signs - ADA Facilities



LOCATION | 908

Signs - ADA Facilities and Amenities

Existing signs for toilet rooms do not meet ADA Standards for accessibility for location and height and there are no signs with directions to the nearest accessible amenities at these non-accessible toilet rooms and at other amenities .

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: While toilet rooms and drinking fountains do not meet ADA standards for accessibility provide ADA compliant room designation signs and directions to the nearest ADA accessible amenities. Install these signs at the correct height and location and use the International Symbol of Accessibility.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

CAPITAL IMPROVEMENT: If the toilet rooms and drinking fountain are modified to comply with ADA standards, as part of the campus-wide wayfinding program provide ADA compliant signs on the latch side of the door mounted at 48” min AFF to the baseline of the tactile characters on signs and 60” max. AFF measured from the baseline of the highest tactile character.

[See Appendix A -2010 ADA Standards 703 Signs-703.4.1]

CAPITAL IMPROVEMENT: Ensure that all ADA accessible toilet rooms are noted on the Directories on each floor level.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT: Many tactilely read ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Implement an overall inspection of fire safety signs making sure they are ADA and NFPA compliant, are lit if required and are in the correct locations according to code.

[See section 103.2.13.6 of the International Building Code(200 edition) or section 107.7 of the International Building Code (203 edition)]

A2_Signs - Designation, Directional & Informational Signs



LOCATION | 914

Signs - Designation & Directional Signs

All permanent rooms & locations do not have room signs that meet ADA standards such as the braille and mounting requirements.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

In elevator and stair areas there are no consistent signs indicating floor level. This can lead to confusion especially in an emergency situation.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program provide signs for all permanent rooms that meet ADA Standards for accessibility. Place signage on the latch pull side of the door mounted at 48” min AFF to the baseline of the tactile characters on signs and 60” maximum AFF measured from the baseline of the highest tactile character. If there is no room on the latch side place signs on an adjacent wall so that a person reading the sign tactilely will not be injured if the door is opened.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program ensure that all floor have signs that indicate floor level. These signs should always be located adjacent to stairs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

As part of the campus-wide wayfinding program consider providing permanent egress maps at least at stairs and elevator lobbies on all floors. This will inform all occupants even those not familiar with the building of the egress route.

**ISSUE A1
 CAPITAL IMPROV.**
 Design and implement a campus-wide wayfinding program that includes ADA facilities & safety signs and that meet ADA standards

\$150-200/sign
 \$1,500/directory

**INTERIM
 RECOMMENDATION**
 Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible Toilet room and other accessible amenities.

TBD \$150-200/sign

**ISSUE A2
 CAPITAL IMPROV.**
 Design and implement a campus-wide wayfinding program that includes 2010 ADA Standards compliant designation, directional and informational signs.

\$150-200/sign

A3_Signs - Directories



LOCATION | 901

Building Directory

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

As part of a campus-wide wayfinding program consider putting a Directory at all elevator and stair lobbies. This will provide information about locations of services on each floor and will allow people who have mobility difficulties to be able to see where they need to go before having to make the effort of climbing stairs.

Ensure that the contrast between background and lettering is great enough for easy reading- especially in the low light levels of the Lobby. For best legibility, characters should contrast with their background by at least 70 percent. Also make sure that the location names are clear and large enough for people with low vision to be able to easily read them. See general notes 703.5.1

Ensure that location information is consistent and coordinated throughout the campus. There should be one updated centralized source providing this information. The floor levels in elevators, published materials and virtual information should also coordinate.

Make certain that the Directory information corresponds to the Floor's program and usage. Be sure to add information regarding the accessible toilet after the toilet rooms have been modified to meet ADA Standards for accessibility.

B_Accessible Route



LOCATION | Typical



LOCATION | Typical



LOCATION | Typical

Aisle Obstruction

Aisles and pathways through rooms are not defined creating egress safety and tripping hazards in the accessible route.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times.



LOCATION | 914

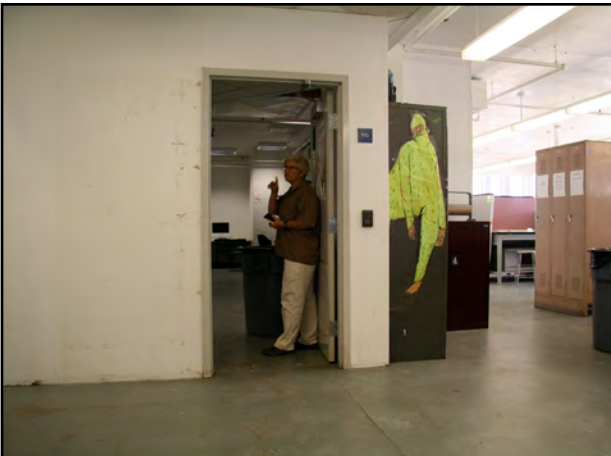
RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program wherever possible specify floor finishes and patterns to intuitively provide cues for keeping 36" min. wide clear spaces for routes and paths in rooms and through spaces.

D2_Doors-Opening Forces



LOCATION | 906b



LOCATION | 910 Typical

Door - Opening force

Interior door opening force is greater than 5lbs. which makes it difficult to open, especially for a person in a wheelchair.

[See Appendix A -2010 ADA Standards 404.2.8 Door Closers

The double fire egress doors have a door opening force of 25 lbs which is too heavy for easy opening. Additionally it makes the doors difficult to get through because they close too fast. This could cause problems in an emergency.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Create a comprehensive maintenance program and schedule to check and adjust all interior doors so that they have an opening pressure that doesn't exceed 5 lbs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
OPERATIONAL: Ensure that areas beyond fire doors have clear egress routes.

F_Toilet Rooms



LOCATION | 908

ADA Facilities and Amenities

Both the men's and the women's toilet rooms do not meet ADA Standards for accessibility should not be marked as being ADA accessible.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Modify toilet rooms to become to meet ADA Standards for accessibility.

While these toilet rooms are not fully ADA accessible, provide ADA compliant signs with directions to the nearest ADA accessible toilet room. Mount signs at the correct height and location to meet ADA standards.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]



LOCATION | 902

Men's & women's toilet room

ADA Signs

This sign does not meet ADA standards for location, height and design.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

ADA Signs

The door has an opening force of over 20 lbs. This makes it difficult to get open and it closes too fast to be able to pass through.

[See Appendix A -2010 ADA Standards 603 Doors]

SMALL MAINTENANCE Adjust door closer to max. 5lb opening force.

Sink

The lavatory(sink) pipes are not wrapped and could cause injury.

[See Appendix A -2010 ADA Standards 603 Toilet Rooms]

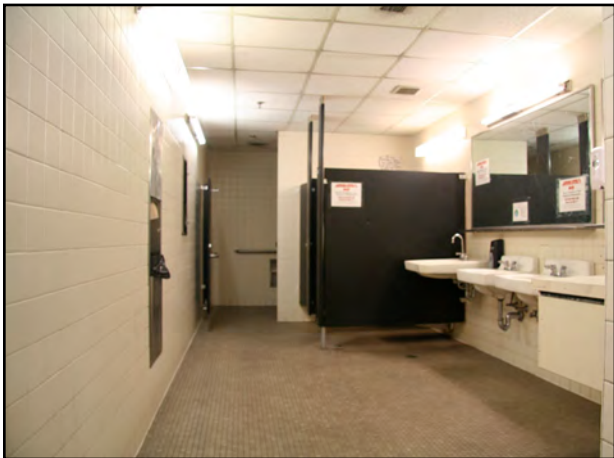
SMALL MAINTENANCE Wrap lavatory (sink) pipes.

Mirror

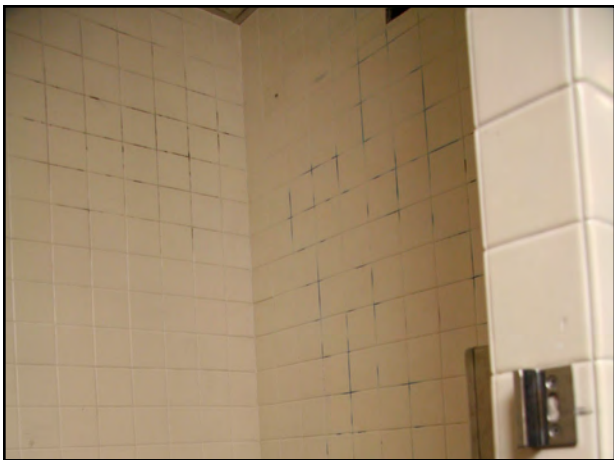
The bottom of the reflective surface of the mirror is above 42" AFF so a short stature or a seated person cannot use it.

[See Appendix A -2010 ADA Standards 603.3 Mirrors]

SMALL MAINTENANCE Move 1 mirror so that the bottom of the reflective surface is 40" AFF or provide full length mirror in the lavatory (sink)



LOCATION | 902



LOCATION | 902

area in the toilet room.

Grab bars

The grab bars are installed incorrectly so that they are in the wrong place to be used as supports in transferring from a wheelchair.

[See Appendix A -2010 ADA Standards 609 Grab Bars]

SMALL MAINTENANCE Re-install grab bars to meet ADA Standards for accessibility for location and height.

Counter

The countertop is at 36" AFF and has no knee clearance.

[See Appendix A -2010 ADA Standards 603 Toilet Rooms]

SMALL MAINTENANCE Modify counter so top surface is 34" AFF and underside is 27" AFF clear. or provide separate 36" min. wide countertop that is 34" AFF and has 27" AFF knee clearance.

Men's toilet room only - urinal

The rim of the urinal is 27" high AFF.

[See Appendix A -2010 ADA Standards 213.3.3, 605 Urinals]

SMALL MAINTENANCE Reinstall one urinal so that the rim is at 17" AFF.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE When these toilet rooms have been modified to meet ADA Standards for accessibility, provide ADA compliant signs on the latch side of the door. Mount at 48" min. AFF to the baseline of the tactile characters, and 60 inches maximum AFF., measured from the baseline of the highest tactile character.

Use the International Symbol of Accessibility to designate that it is a ADA accessible toilet room.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

The use of blackboards in these toilet rooms as a measure to prevent graffiti is commendable and it is recommended that they become a standard toilet room installation throughout the campus.

ISSUE F

CAPITAL IMPROV.

To make this toilet room accessible would require extensive modifications, consider creating at least one new alternative accessible single-user toilet room on this floor.

\$10,000 to make all modifications per gender toilet room. \$10,000-14,000 / Accessible single-user toilet room/floor.

ISSUE A1

SMALL MAINT. PROJECT

Provide ADA compliant signs.

\$150/Sign

INTERIM RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room even if it is in another building.

Building Issues continued

I-TOWER BUILDING Ninth Floor - | H-Drinking Fountain & J-Lockers & Furniture

G-Sinks



LOCATION | 906b

There are utility sinks on the this floor that are not janitorial but are required for cleaning equipment such as brushes, and related materials which makes their use a part of the educational experience. These sinks do not meet 1991 or 2010 ADA standards for height, clearance or knee space.

Sinks - Dimensions

The top of the sink is greater than 34" AFF.

The clear space around the sink is not 30" by 48" and does not have a front approach.

The underside of the sink doesn't allow for knee space.

The sink is very deep and out of reach range.

[See Appendix A -2010 ADA Standards 212, 606 Sinks, 309.4 Operable Parts]

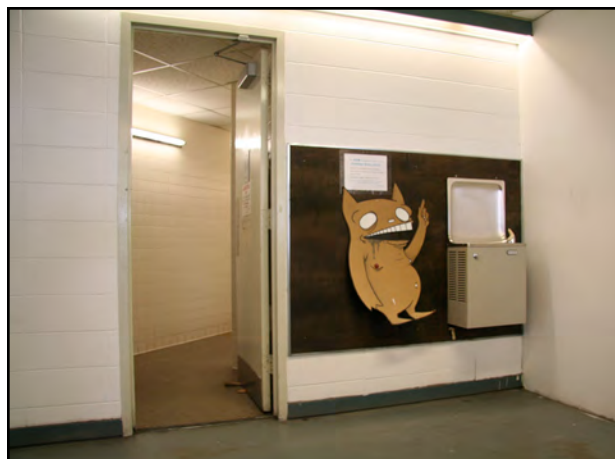
RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Replace at least one sink with a sink that meets 2010 ADA Standards in each of the rooms that have these sinks, or at this type of sink provide enough space around the sink for a side approach, add an adjacent work counter with room for knee space, add a flexible hose attachment for additional flexibility.



LOCATION | 906b

_H-Drinking Fountains



LOCATION | 908

Drinking Fountain

The drinking fountain does not have two spouts at heights that allow a person in a wheelchair and a person who has trouble bending to be able to get water. Additionally the lack of required clearances and kneespace makes this drinking fountain very difficult to use.

[See Appendix A -2010 ADA Standards 211, 307, 602 601, 602.Drinking Fountains]

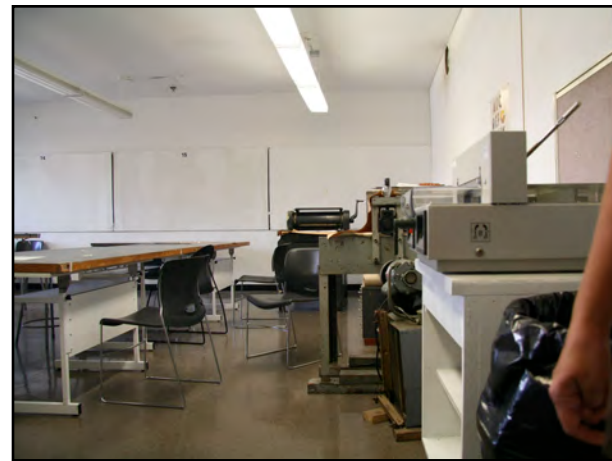
RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: To benefit people of all statures and abilities relocate and replace the existing drinking fountains on the accessible route with a High-Low type, or add a cup dispenser making sure that the dispenser doesn't stick out more than 4" from the wall and is mounted at a height no greater than 48" AFF to where the cups are dispensed from. Make sure that availability of cups are checked regularly. Provide at least one accessible drinking fountain per floor.

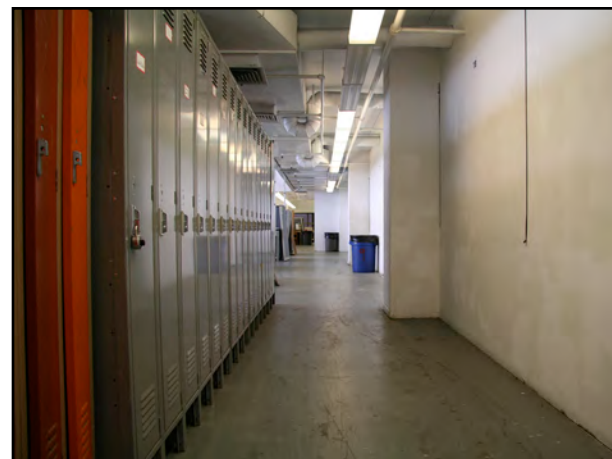
J-Lockers & Furniture



LOCATION | 906b



LOCATION | 906a



LOCATION | Typical

Furniture

Podium and table height is 36" min. AFF.

[See Appendix A -2010 ADA Standards Dining & Work Surfaces 226]

OPERATIONAL/CAPITAL IMPROVEMENT: Make sure that 5% or at least one table in each room has a top surface of 34" AFF and min. knee clearance of 27" to the underside of the table so that the table can be used by a sitting person.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

CAPITAL IMPROVEMENT: Purchase adjustable furniture to add flexibility and functionality to rooms.

Purchase appliances and equipment that have controls and operable parts that comply with 2010 ADA Standards, 208 and 309.

Lockers

Lockers do not meet ADA standards for reach range and operational parts.

[See Appendix A -2010 ADA Standards Lockers 225.2.1,308,309,811]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Modify 5% or no fewer than one locker at each locker area to meet ADA standards for reach range and operable parts. Modifications include lowering shelves to within reach ranges, and providing locks that don't require tight grasping, pinching or twisting of the wrist. If modifications cannot be made replace locker with one that meets ADA Standards for accessibility.

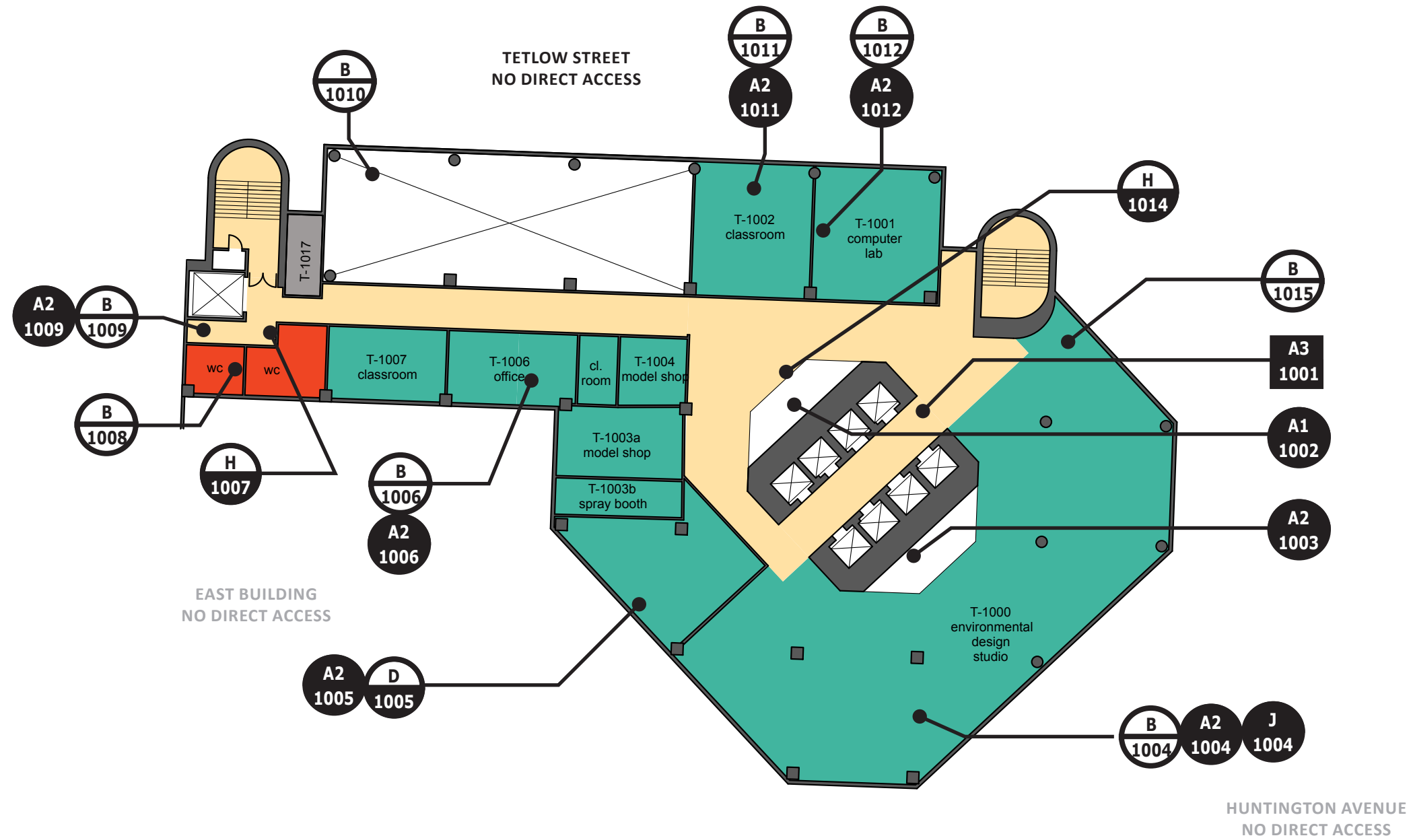
ISSUE H SMALL MAINT. PROJECT

Relocate and replace drinking fountain with High-Low type. \$2000/ High-Low or provide cup dispenser with ongoing fillup of paper cups \$50 plus cups

ISSUE J OPERATIONAL CAPITAL IMPROV. Provide new ADA compliant furniture, equipment & lockers.

\$ dependent on requirements

Building Issues - Tenth Floor



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

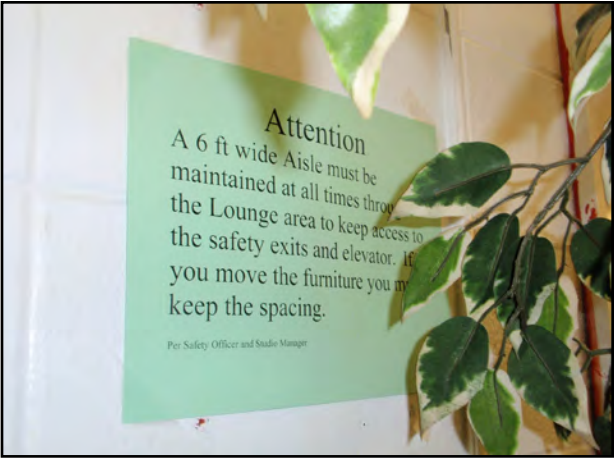
Tenth Floor - Summary Plan

A1_Signs - ADA Facilities



LOCATION | 1013

A2_Signs - Designation, Directional & Informational Signs



LOCATION | 1004



LOCATION | 1009



LOCATION | 1012

Signs - Designation & Directional Signs

All permanent rooms & locations do not have room signs that meet ADA standards such as the braille and mounting requirements.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

In elevator and stair areas there are no consistent signs indicating floor level. This can lead to confusion especially in an emergency situation.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program provide signs for all permanent rooms that meet ADA Standards for accessibility. Place signage on the latch pull side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60" maximum AFF measured from the baseline of the highest tactile character. If there is no room on the latch side place signs on an adjacent wall so that a person reading the sign tactilely will not be injured if the door is opened.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program ensure that all floor have signs that indicate floor level. These signs should always be located adjacent to stairs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

As part of the campus-wide wayfinding program consider providing permanent egress maps at least at stairs and elevator lobbies on all floors. This will inform all occupants even those not familiar with the building of the egress route.

A3_Signs - Directories



LOCATION | 1001

Building Directory
RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

As part of a campus-wide wayfinding program consider putting a Directory at all elevator and stair lobbies. This will provide information about locations of services on each floor and will allow people who have mobility difficulties to be able to see where they need to go before having to make the effort of climbing stairs.

Ensure that the contrast between background and lettering is great enough for easy reading- especially in the low light levels of the Lobby. For best legibility, characters should contrast with their background by at least 70 percent. Also make sure that the location names are clear and large enough for people with low vision to be able to easily read them. See general notes 703.5.1

Ensure that location information is consistent and coordinated throughout the campus. There should be one updated centralized source providing this information. The floor levels in elevators, published materials and virtual information should also coordinate.

Make certain that the Directory information corresponds to the Floor's program & usage. Be sure to add information regarding the accessible toilet rooms after the toilet rooms have been modified to meet ADA Standards for accessibility.

B_Accessible Route



LOCATION | 1004

Aisle Obstruction

Aisles and pathways through rooms are not defined creating egress safety and tripping hazards in the accessible route.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances

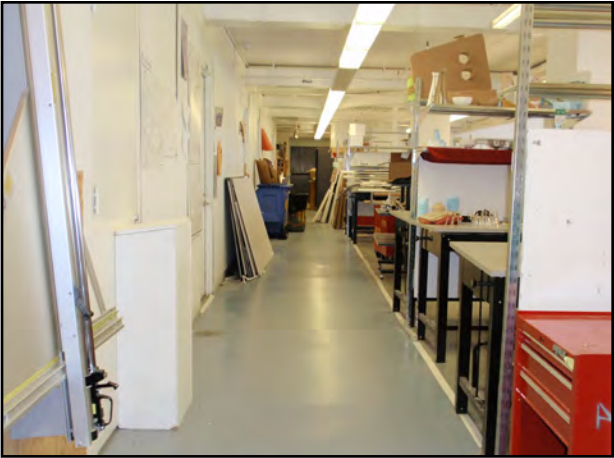
RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times.



LOCATION | 1004 Typical



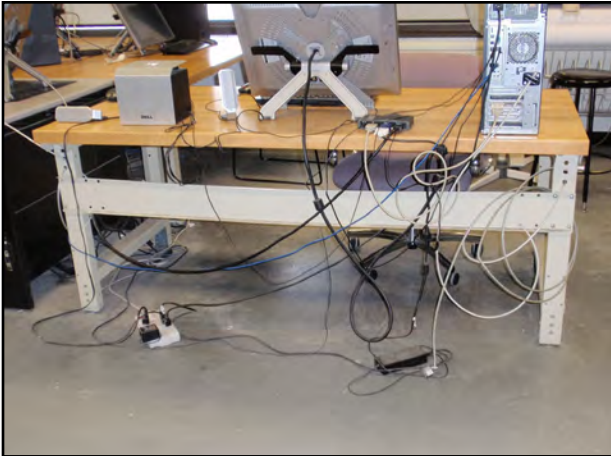
LOCATION | 1004 Typical



LOCATION | 1004 Typical

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program wherever possible specify floor finishes and patterns to intuitively provide cues for keeping 36" min. wide clear spaces for routes and paths in rooms and through spaces.

B_Accessible Route



LOCATION | 1012

Aisle Obstruction

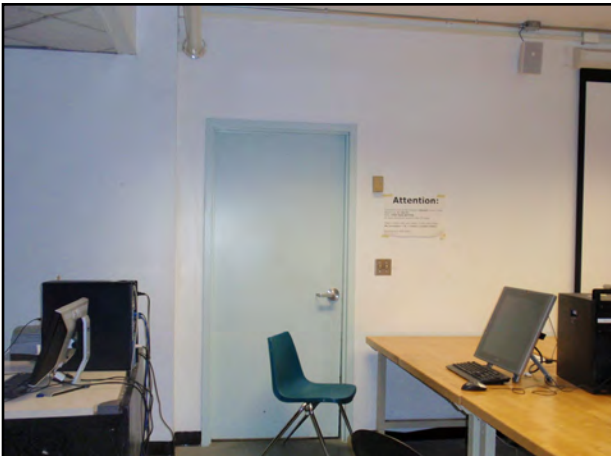
1. Aisles and pathways through rooms are not defined creating egress safety and tripping hazards in the accessible route.

*[See Appendix A -2010 ADA Standards
206 Accessible Routes 401, 402, 403.5.1 Clearances*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times.



LOCATION | 1010



LOCATION | 1012



LOCATION | 1004

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program wherever possible specify floor finishes and patterns to intuitively provide cues for keeping 36" min. wide clear spaces for routes and paths in rooms and through spaces.

D1_Doors - Clearances



LOCATION | Typical

Door - Double Door Clearances

Door does not have the required clear widths. Each leaf of the fire doors is 30", this means that the clear width of each leaf is less than the required 32" min., making it inaccessible for a person using a wheelchair.

[See Appendix A 2010 ADA Standards 206 Accessible Routes, 402.2 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Provide asymmetrical leaves with one active leaf measuring no less than 32 inches clear when open at 90 degrees.

or

Provide automatic door openers.

In the interim prop doors open during normal work hours.



LOCATION | 1009

Door - Single Door Clearances

Door is 30" wide and does not have the required clearance. This means that the clear width of each leaf is less than the required 32" min., making it inaccessible for a person using a wheelchair.

[See Appendix A 2010 ADA Standards 206 Accessible Routes, 404 Doors]

Door - Maneuvering clearances

Doors are obstructed making it difficult for a person in a wheelchair to approach and enter.

[See Appendix A 2010 ADA Standards 206 Accessible Routes, 404 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Remove objects from around doors to create a clear space. At the latch pull side of the door of 18" to allow an accessible approach to the door.

Door - Maneuvering clearances

Counter obstructs clearance at door making it difficult for a person in a wheelchair to approach and enter.

[See Appendix A 2010 ADA Standards 206 Accessible Routes, 404 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: The counter adjacent to the latch side of the door should be removed to create a clear space of 18" to allow an accessible approach to the door.

Door Closers

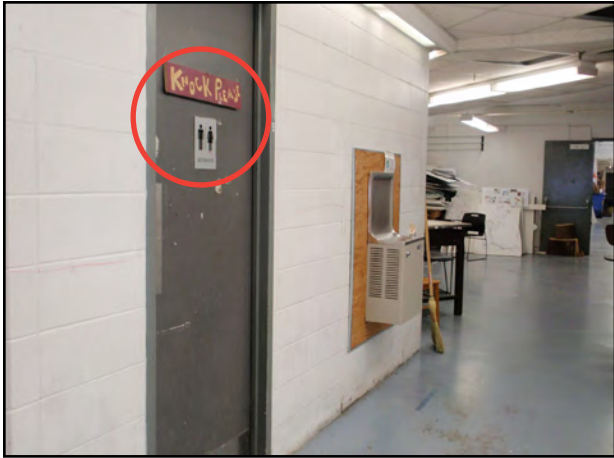
The toilet room door opening force is 20 lbs which makes it difficult to open, especially for a person in a wheelchair.

[See Appendix A -2010 ADA Standards 404.2.8 Door Closers]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Create a comprehensive maintenance program and schedule to check and adjust all interior doors so that they have an opening pressure that doesn't exceed 5 lbs.

F_ Toilet Rooms



LOCATION | 1014

ADA Facilities and Amenities

Both toilet rooms are multi-user, multi-gender and do not meet ADA standards for accessibility.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Modify toilet rooms to meet ADA standards for accessibility or create a new alternative accessible single-user toilet room for this floor. While these toilet rooms are not accessible install signs with directions to the nearest accessible toilet room. Ensure that these signs are mounted at ADA compliant height and location.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]



LOCATION | 1014/1003

Signs - Designation Signs

The toilet room signs do not meet ADA standards for mounting location and design.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

If these toilet rooms are modified to become ADA compliant, provide ADA compliant signs on the latch pull side of the door. Mount at 48" min AFF to the baseline of the tactile characters, and 60" max. AFF, measured from the baseline of the highest tactile character.

Use the symbol of International Accessibility to designate that it is a ADA compliant toilet room or provide signage with directions to a new alternative accessible single user restroom.



LOCATION | 1014/1003



LOCATION | 1014/1003

Both toilet rooms have the following non-accessible issues:

Door - Door opening force

The door has an opening force of over 10 lbs. This makes it difficult to open and it closes too fast to be able to pass through easily.

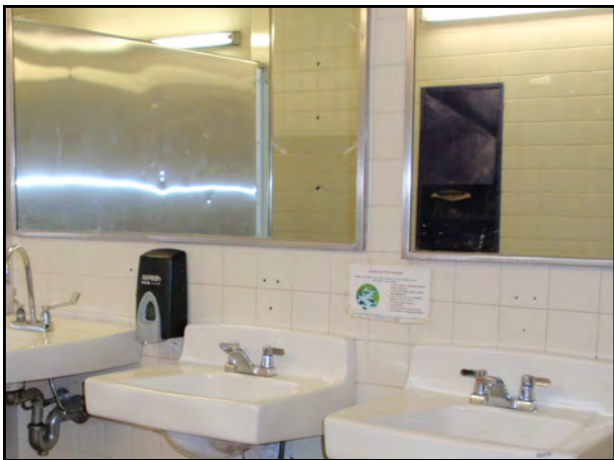
[See Appendix A -2010 ADA Standards 603 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Adjust door closer to max. 5lbs. opening pressure.



LOCATION | 1014/1003



LOCATION | 1014/1003

Door - Clearance

The clear door width to the toilet room is 29" and to the compartment door is 28" wide. The clearance at the latch pull side of the compartment door is only 10 1/2".

[See Appendix A -2010 ADA Standards 603 Doors]

SMALL MAINTENANCE: Widen doorway to toilet room to have a clear width of 32" and install new 36" door. Reconfigure the compartment so that the door has a clear width of 32" min. and the latch pull side of the door is 12" min. clear. This is not feasible for the present configuration.

Sink - Pipes not covered

The lavatory (sink) pipes are not wrapped and could cause injury.

[See Appendix A -2010 ADA Standards 603 Toilet rooms]

SMALL MAINTENANCE: Wrap lavatory (sink) pipes.

Soap Dispenser - Reach

The soap dispenser is out of reach range.

[See Appendix A -2010 ADA Standards 604.4 Toilet Rooms]

SMALL MAINTENANCE: Reinstall soap dispenser to the left of the sink closer to the front edge of the sink with the soap outlet at 48" AFF.

Water closet - height and location

The water closet height is 19 1/2" AFF and 25" on center from the side wall.

[See Appendix A -2010 ADA Standards 604.2,604.4 Toilet Rooms]

SMALL MAINTENANCE: Reinstall water closet so that it is between between 17" and 19" AFF to the top of the seat and between 16"and 18" on center from the wall.

Grab bars - Incorrect installation and dimensions

The rear grab bar is missing, the side grab bar is too small. They are installed incorrectly in relation to the water closet so they cannot be used as supports in transferring from a wheelchair.

[See Appendix A -2010 ADA Standards 609 Grab Bars]

ISSUE F

CAPITAL IMPROV.

To make these toilet room accessible would require extensive modifications, consider creating at least one new alternative accessible single-user toilet room on this floor.

\$10,000 to make all modifications per gender toilet room. \$10,000-14,000 / Accessible single-user toilet room/floor.

ISSUE A1

SMALL MAINT.

PROJECT
 Provide ADA compliant signs.

\$150/Sign

INTERIM

RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room even if it is in another building.



LOCATION | 1014

SMALL MAINTENANCE: Reinstall grab bars to be ADA compliant for dimension, location and height.

Urinal

The top rim all of the urinals is 22" high AFF
[See Appendix A -2010 ADA Standards 605 Urinals]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE - Lower one urinal so that the top of the rim is 17" AFF.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

SMALL MAINTENANCE - For privacy and in compliance with 248 CMR Plumbing Code 10.02.23 Basic Principles, provide side shields either side of the urinal. Ensure that there is a 36" x 48" clear maneuvering space in front of the accessible lower urinal.

Also assign toilet rooms to separate genders.

Accessible Compartment - Not enough clearance

The accessible compartment is 50"D x 60"W .
[See Appendix A -2010 ADA Standards 604.3 Clearance, MAAB]

SMALL MAINTENANCE: Increasing this compartment size may be infeasible. The required dimensions are min. 72" deep by 60" wide.

Door hooks

There are no door hooks on the back of the accessible compartment door.

[See Appendix A -2010 ADA Standards 604 Toilet Rooms]

SMALL MAINTENANCE: In stall hook at 48" AFF max.

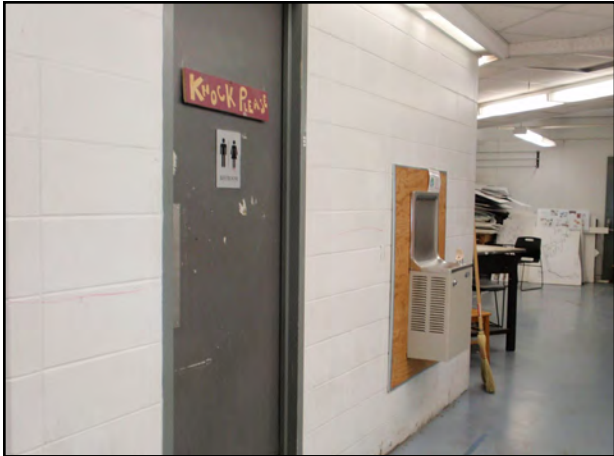
Mirrors

The bottom of the reflective surface is above 44" AFF so a short stature or a seated person cannot use it.

[See Appendix A -2010 ADA Standards 603.3 Mirrors]

SMALL MAINTENANCE: Move 1 mirror so that the bottom of the reflective surface is 40" AFF or provide full length mirror in the lavatory (sink) area in the toilet room.

H-Drinking Fountains



LOCATION | 1014

Drinking Fountain - Does not have two spouts at heights that allow a person in a wheelchair and a person who has trouble bending to be able to get water.

[See Appendix A -2010 ADA Standards 307, 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Provide cups with dispenser and trash that doesn't protrude from the wall more than 4" and within reach range.

or
SMALL MAINTENANCE: Replace with a high-low drinking fountain that complies with 2010 ADA standards 211, 307, 602 601, 602.

J-Lockers & Furniture



LOCATION | 1004



LOCATION | 1004



LOCATION | 1004

Furniture

Table and counter height is 36" AFF.

[See Appendix A -2010 ADA Standards Dining & Work Surfaces 226]

OPERATIONAL/CAPITAL IMPROVEMENT: Make sure that 5% or at least one table in each room has a top surface of 34" AFF and min. knee clearance of 27" to the underside of the table so that the table can be used by a sitting person.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

CAPITAL IMPROVEMENT: Purchase adjustable furniture to add flexibility and functionality to rooms.
Purchase appliances and equipment that have controls and operable parts that comply with 2010 ADA Standards, 208 and 309.

Lockers

Lockers do not meet ADA standards for reach range and operational parts.

[See Appendix A -2010 ADA Standards Lockers 225.2.1,308,309,,811]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Modify 5% or no fewer than one locker at each locker area to meet ADA standards for reach range and operable parts. Modifications include lowering shelves to within reach ranges, and providing locks that don't require tight grasping, pinching or twisting of the wrist. If modifications cannot be made replace locker with one that meets ADA Standards for accessibility.

ISSUE H
SMALL MAINT. PROJECT
Replace or make suggested modifications to drinking fountain.

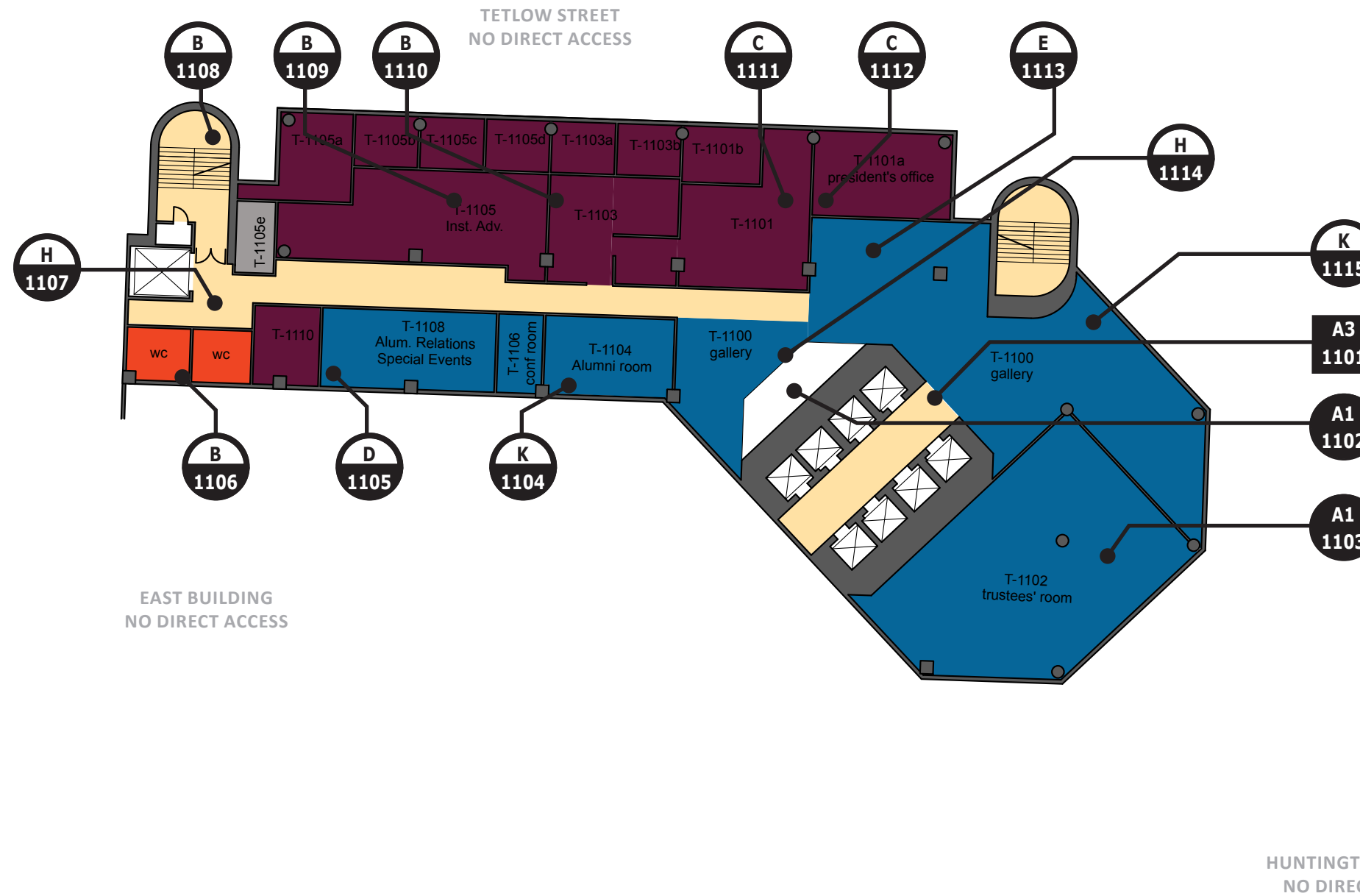
Add another drinking fountain
\$4,800/ fountain/ plumbing
or
Replace drinking fountain with a new High-Low drinking fountain
\$4,800/ High-Low

or
Provide cup dispenser with ongoing fillup of paper cups
\$50 plus cups

ISSUE J
OPERATIONAL
Modify existing lockers and furniture
or
CAPITAL IMPROV.
Provide new ADA compliant furniture, equipment & lockers.

\$ dependent on requirements

Building Issues - Eleventh Floor



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Eleventh Floor - Summary Plan

A1_Signs - ADA Facilities & Amenities



LOCATION | 1114

Signs - ADA Facilities and Amenities

The toilet rooms and drinking fountains do not meet ADA Standards for accessibility.

The existing signs do not meet ADA Standards for accessibility for location and height and there are no signs with directions to the nearest accessible amenities.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: While toilet rooms and drinking fountains are not accessible, provide ADA compliant room designation signs and directions to the nearest accessible amenities. Ensure that these signs are mounted at the correct height and location and use the International Symbol of Accessibility.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

CAPITAL IMPROVEMENT: Once the Drinking Fountains and toilet rooms have been modified to be accessible, as part of the campus-wide wayfinding program provide ADA compliant signs on the latch side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60 inches maximum AFF or ground surface, measured from the baseline of the highest tactile character.

[See Appendix A -2010 ADA Standards 703 Signs-703.4.1]

CAPITAL IMPROVEMENT: Ensure that all accessible toilet rooms are noted on the Directories on each floor level.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT: Many tactilely read ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Implement an overall inspection of fire safety signs making sure they are ADA, NFPA and 527 CMR compliant and are lit if required and are in the correct locations according to code.

[See section 103.2.13.6 of the International Building Code(2000 edition) or section 107.7 of the International Building Code (2003 edition).

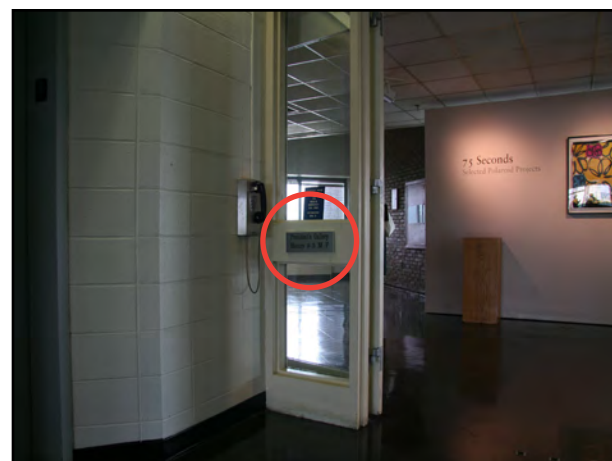
A2_Signs - Designation, Directional & Informational Signs



LOCATION | 1103



LOCATION | 1103



LOCATION | 1100

Signs - Designation & Directional Signs

All permanent rooms & locations do not have room signs that meet ADA standards such as the braille and mounting requirements.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

In elevator and stair areas there are no consistent signs indicating floor level. This can lead to confusion especially in an emergency situation.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program provide signs for all permanent rooms that meet ADA Standards for accessibility. Place signage on the latch pull side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60" maximum AFF measured from the baseline of the highest tactile character. If there is no room on the latch side place signs on an adjacent wall so that a person reading the sign tactilely will not be injured if the door is opened.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program ensure that all floor have signs that indicate floor level. These signs should always be located adjacent to stairs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

As part of the campus-wide wayfinding program consider providing permanent egress maps at least at stairs and elevator lobbies on all floors. This will inform all occupants including those not familiar with the building of the egress route.

ISSUE A1
CAPITAL IMPROV.
Design and implement a campus-wide wayfinding program that includes ADA facilities & safety signs and that meet ADA Standards.

\$150-200/sign
\$1,500/directory

INTERIM RECOMMENDATION
Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible toilet room and other accessible amenities.

TBD \$150-200/sign

ISSUE A2
CAPITAL IMPROV.
Design and implement a campus-wide wayfinding program that includes 2010 ADA Standards compliant designation, directional and informational signs.

\$150-200/sign

A3_Signs - Directories



LOCATION | 1101

Building Directory

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

As part of a campus-wide wayfinding program-consider putting a Directory at all elevator and stair lobbies. This will provide information about locations of services on each floor and will allow people who have mobility difficulties to be able to see where they need to go before having to make the effort of climbing stairs or back track.

Ensure that the contrast between background and lettering is great enough for easy reading-especially in the low light levels of the Lobby. For best legibility, characters should contrast with their background by at least 70 percent. Also make sure that the location names are clear and large enough for people with low vision to be able to easily read them.

[See Appendix A -2010 ADA Standards 703.5.1]

Ensure that location information is consistent and coordinated throughout the campus. There should be one updated centralized source providing this information. The floor levels in elevators, published materials and virtual information should also coordinate.

Make certain that the Directory information corresponds to the floor's program & usage. Be sure to add information regarding the accessible toilet rooms after the toilet rooms have been modified to be accessible.

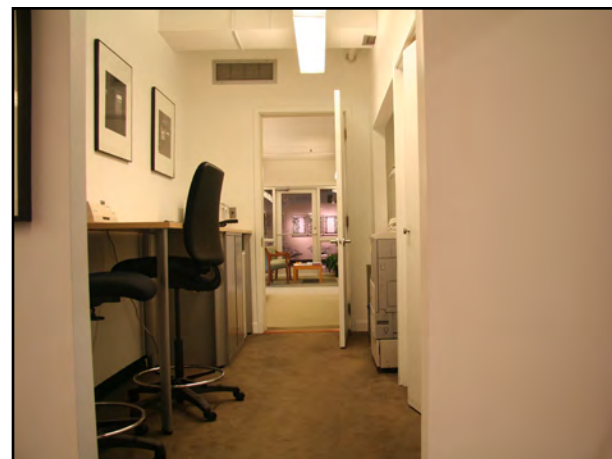
B_Accessible Route



LOCATION | 1111



LOCATION | 1110



LOCATION | 1111

Aisle Obstruction

Aisles and pathways through rooms are not defined creating egress safety and tripping hazards in the accessible route.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Remove obstructions, rearrange furniture and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times.

ISSUE A3
CAPITAL IMPROV.
Design and implement a campus-wide wayfinding program that includes Directories.

\$1,500-2,000
/Directory



LOCATION | 1111

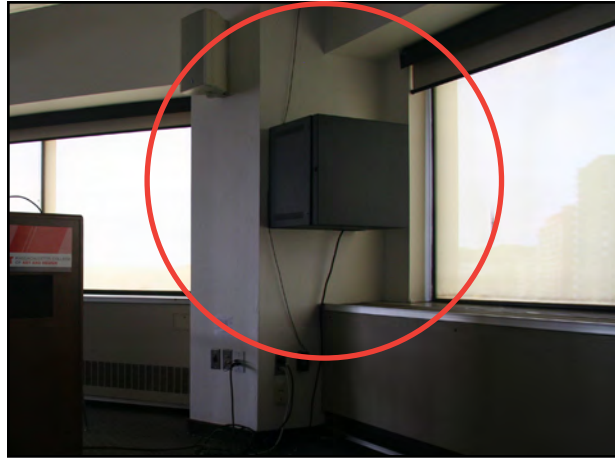
ISSUE B
OPERATIONAL
Implement plan to maintain 36" min. clear areas through accessible routes and paths.

\$25/hr Staff labor

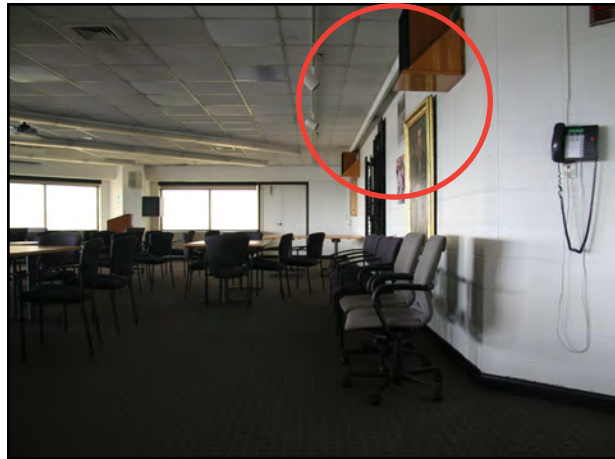
RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program wherever possible specify floor finishes and patterns to intuitively provide cues for keeping 36" min. wide clear spaces for routes and paths in rooms and through spaces. Some egress requirements may call for aisles and corridors to be wider than 36" min.

C_Protruding Objects



LOCATION | 1102



LOCATION | 1102

Protruding Objects- Speakers

Speakers protrude 10" from the wall into the accessible route and the bottom of the speaker is below 80" AFF. This may cause a head injury, and a person using a cane would not be able to detect the speaker.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 307 Protruding Objects]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Raise the speakers so that the bottom of the speaker is more than 80" AFF. If this is not possible consider recessing it into the wall.

Protruding Objects - Computer box

Computer box protrudes 18 1/2" from the wall into the accessible route and the bottom of the box is below 45" AFF this may cause injury, it would not be detectable to a person using a cane.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 307 Protruding Objects]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Enclose the computer box so that sides extend to the floor or lower the box so that the bottom is less than 27" AFF so that it can be detected by a person with a cane.

Protruding Objects - Speakers

Speakers protrude 10" from the wall into the accessible route and the bottom of the speaker is below 80" AFF this may cause injury, a person using a cane would not be able to detect them.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 307 Protruding Objects]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Turn speaker on its side and mount so that the bottom of the support is more than 80" AFF.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Protruding objects are not only a cause of injury to people who have no or low vision but to anyone walking down a corridor especially in an emergency. Furthermore there is a risk that the protruding object will get knocked and become damaged.

D1_Doors - Clearances



LOCATION | 1110



LOCATION | 1105



LOCATION | 1104

Building Issues continued

I-TOWER BUILDING-Eleventh Floor - |C-Protruding Objects & D1-Door-Clearances

Door - Single Door Clearances

Door is 29 1/2" wide and does not have the required 32" min. clearance making it inaccessible for a person using a wheelchair.

[See Appendix A 2010 ADA Standards 206 Accessible Routes, 404 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL PROJECT or OPERATIONAL: If it is necessary for visitors to enter, replace door and frame so that the door is 36" wide, or find alternative room for a student meeting.

Door - Automatic Lock

Automatic door is operated from inside the offices. LOCATION | 11??

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Ensure that door can be operated from the outside the offices as well.

ISSUE C

SMALL MAINT.

PROJECT

Implement plan to remove, relocate or recess protruding objects. Prioritize for most hazardous.

OPERATIONAL:
\$25/hr Staff labor

Various Solutions
SMALL MAIN.:
\$2,200 under stair
infill or barrier

SMALL MAIN.:
recess/alcove work
\$500

ISSUE D1

OPERATIONAL/

SMALL MAINT.

Implement plan to maintain clear areas around doors. Widen doors and doorways if necessary.

\$25/hr Staff labor

various solutions
door width
\$2,000-\$5,000
SMALL MAIN.: widen
& replace door

or

OPERATIONAL:
switch rooms



LOCATION | 1109

Massachusetts College of Art and Design ADA Compliance Plan 2011

F_Toilet Rooms



LOCATION | 1114

ADA Facilities and Amenities

Both the men's and the women's toilet rooms are not accessible.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Modify toilet rooms to meet ADA standards.

While these toilet rooms are not accessible, provide ADA compliant signs with directions to the nearest accessible toilet room. Ensure that these signs are mounted at the correct height and location.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]



LOCATION | 1114

Men's & Women's Toilet Room
 See Issues for 7th Floor Toilet Rooms

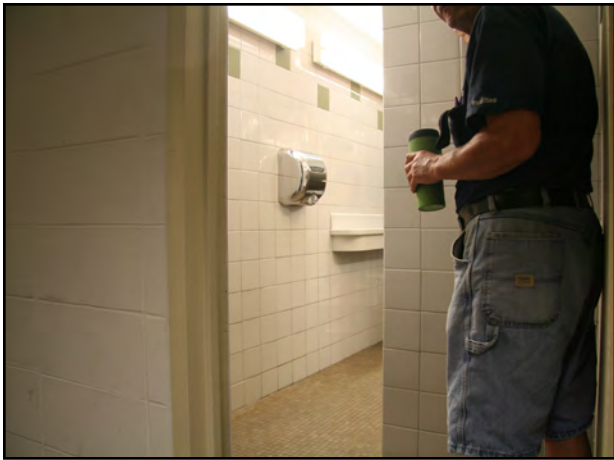
Protruding Object - Shelf

Shelf protrudes 7 1/2" into accessible path and is 36" AFF.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
 Remove shelf.



LOCATION | 1114



LOCATION | 1114

ISSUE F
CAPITAL IMPROV.
 To make this toilet room accessible-would require extensive modifications. Consider creating at least one new alternative accessible single-user toilet room on this floor.

\$10,000 to make all modifications per gender toilet room.
 \$10,000-14,000 / Accessible single-user toilet room/floor.

ISSUE A1
SMALL MAINTENANCE
 Toilet room modifications
 \$5,000/Toilet Room

INTERIM RECOMMENDATION
 Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room.

H-Drinking Fountains



LOCATION | 1106

Drinking Fountain

Drinking fountain does not have two spouts at heights that allow a person in a wheelchair and a person who has trouble bending to be able to use it. **LOCATION | 1106**

[See Appendix A -2010 ADA Standards 307, 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Ensure that cup dispenser is kept stocked

or

SMALL MAINTENANCE: Replace with a high-low drinking fountain that complies with 2010 ADA standards 211, 307, 602 601, 602.

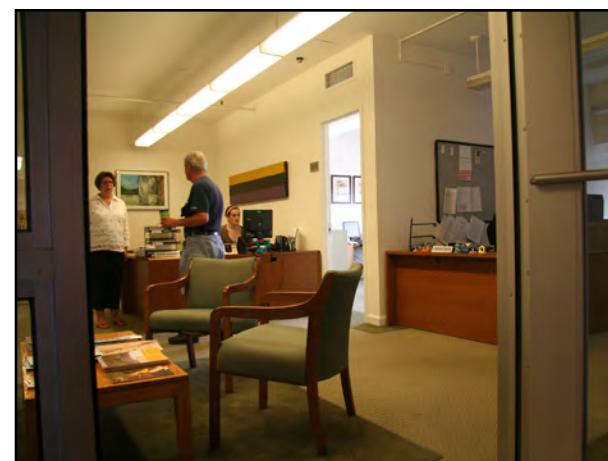
J-Furniture



LOCATION | 1102



LOCATION | 1102



LOCATION | 1111

Building Issues continued

I-TOWER BUILDING-Eleventh Floor - |H-Drinking Fountain & J-Furniture

Podium

The podium is not accessible for height, and reach range **LOCATION | 1102**

[See Appendix A -2010 ADA Standards Furniture 902,305,306]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Ensure that there is a podium-like surface for a speaker who is unable to stand.

Furniture

Table heights are 36" AFF.

[See Appendix A -2010 ADA Standards Dining & Work Surfaces 226, 902]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

OPERATIONAL: Make sure that at least one table has a top surface of 34" above the floor and a minimum knee clearance of 27" to the underside of the table so that the table can be used by a person in a wheelchair. If the table is a conference table consider buying an adjustable table that will be able to be modified to any user.

Advisory 206.2.8 Employee Work Areas Exception 1. Modular furniture that is not permanently installed is not directly subject to these requirements. The Department of Justice ADA regulations provide additional guidance regarding the relationship between these requirements and elements that are not part of the built environment. Additionally, the Equal Employment Opportunity Commission (EEOC) implements title I of the ADA which requires non-discrimination in the workplace. EEOC can provide guidance regarding employers' obligations to provide reasonable accommodations for employees with disabilities.

ISSUE H SMALL MAINT. PROJECT

Replace or make suggested modifications to drinking fountain.

Add another drinking fountain

\$4800/ fountain/ plumbing

or

Replace drinking fountain with a new High-Low drinking fountain

\$4800/ High-Low

or

Maintain cup level for cup dispenser

\$50 plus cups

ISSUE J OPERATIONAL

Modify existing lockers and furniture

or

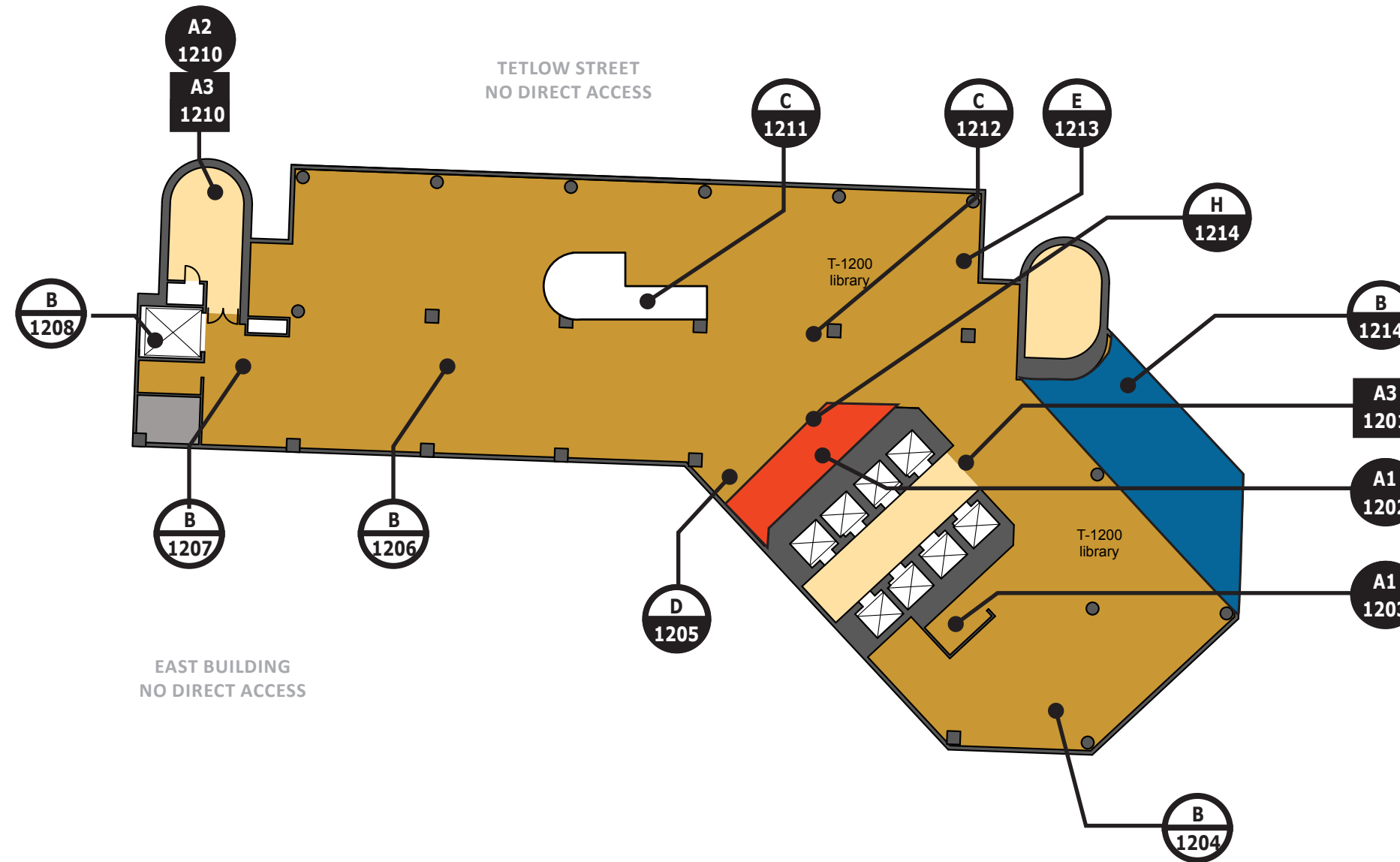
CAPITAL IMPROV.

Provide new ADA compliant furniture, equipment & lockers.

\$ dependent on requirements

I-TOWER BUILDING - Twelfth Floor - Summary Plan

Building Issues - Twelfth Floor



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Twelfth Floor - Summary Plan

HUNTINGTON AVENUE
NO DIRECT ACCESS

A1_Signs - ADA Facilities



LOCATION | 1202

Signs - ADA Facilities and Amenities

The toilet rooms and drinking fountains are not accessible but with modifications they could be.

The existing signs are not ADA compliant for location and height and there are no signs with directions to the nearest accessible amenities.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: While toilet rooms and Drinking Fountain are not compliant provide ADA compliant room designation signs and directions to the nearest ADA compliant amenities. Ensure that these signs are mounted at the correct height and location and use the International Symbol of Accessibility.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

CAPITAL IMPROVEMENT: Once the Drinking Fountains and toilet rooms have been modified to be accessible, as part of the campus-wide wayfinding program provide ADA compliant signs on the latch side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60 inches maximum AFF or ground surface, measured from the baseline of the highest tactile character.

[See Appendix A -2010 ADA Standards 703 Signs-703.4.1]

CAPITAL IMPROVEMENT: Ensure that all ADA compliant toilet rooms are noted on the Directories on each floor level.

Signs - Exit Doors & Passageways

CAPITAL IMPROVEMENT: Many tactilely read ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways.

[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Implement an overall inspection of fire safety signs making sure they are ADA, NFPA and 527 CMR compliant and are lit if required and are in the correct locations according to code.

See section 103.2.13.6 of the International Building Code(2000 edition) or section 107.7 of the International Building Code (2003 edition).

A2_Signs - Designation, Directional & Informational Signs



LOCATION | 1207



LOCATION | Typical

Signs - Designation & Directional Signs

All permanent rooms & locations do not have room signs that meet ADA standards such as the braille and mounting requirements.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

In elevator and stair areas there are no consistent signs indicating floor level. This can lead to confusion especially in an emergency situation.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program provide signs for all permanent rooms that meet ADA Standards for accessibility. Place signage on the latch pull side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60" maximum AFF measured from the baseline of the highest tactile character. If there is no room on the latch side place signs on an adjacent wall so that a person reading the sign tactilely will not be injured if the door is opened.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program ensure that all floor have signs that indicate floor level. These signs should always be located adjacent to stairs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

As part of the campus-wide wayfinding program consider providing permanent egress maps at least at stairs and elevator lobbies on all floors. This will inform all occupants even those not familiar with the building of the egress route.

ISSUE A1
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes ADA facilities & safety signs and that meet ADA standards
\$150-200/sign

INTERIM RECOMMENDATION
 Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible Toilet Room and other accessible amenities.
\$150-200/sign

ISSUE A2
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes 2010 ADA Standards compliant designation, directional and informational signs.
\$150-200/sign

A3_Signs - Directories



LOCATION | 1201



LOCATION | 1211

Building Directory
RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 As part of a campus-wide wayfinding program consider putting a Directory at elevator and stair lobbies. This will provide information about locations of services on each floor and will allow people who have mobility difficulties to be able to see where they need to go before having to make the effort of climbing stairs or backtracking.

Ensure that the contrast between background and lettering is great enough for easy reading especially in the low light levels. For best legibility, characters should contrast with their background by at least 70 percent. Also make sure that the location names are clear and large enough for people with low vision to be able to easily read them. See general notes 703.5.1

Ensure that location information is consistent and coordinated throughout the campus. There should be one updated centralized source providing this information. The floor levels in elevators, published materials and virtual information should also coordinate.

Make certain that the Directory information corresponds to the floor's program & usage. Be sure to add information regarding the accessible toilet room after the toilet rooms have been modified to be accessible.

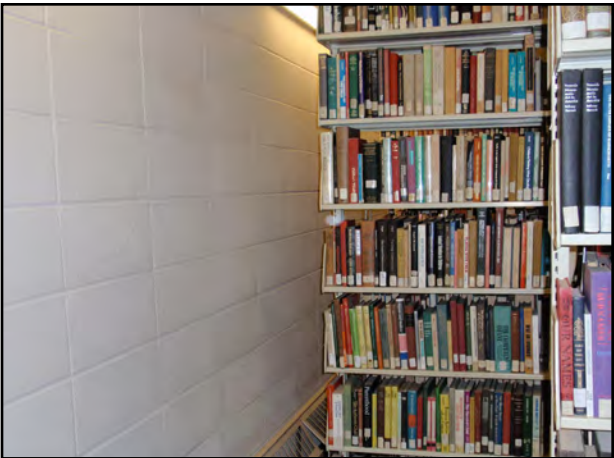
B_Accessible Route



LOCATION | 1206



LOCATION | 1208



LOCATION | 1205

Aisle Obstruction
 Aisles and pathways through rooms are not defined creating egress safety and tripping hazards in the accessible route.
[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times.

ISSUE A3
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes Directories.

\$1,500-2,000 /Directory

ISSUE B
OPERATIONAL
 Implement plan to maintain 36" min. clear areas through accessible routes and paths.

\$25/hr Staff labor

B_Accessible Route



LOCATION | 1204

Aisle Obstruction

Aisles and pathways through rooms are not defined and kept free of obstructions. This creates egress safety and tripping hazards in the accessible route.

[See Appendix A -2010 ADA Standards
206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program wherever possible specify floor finishes and patterns to intuitively provide cues for keeping 36" min. wide clear spaces for routes and paths in rooms and through spaces.



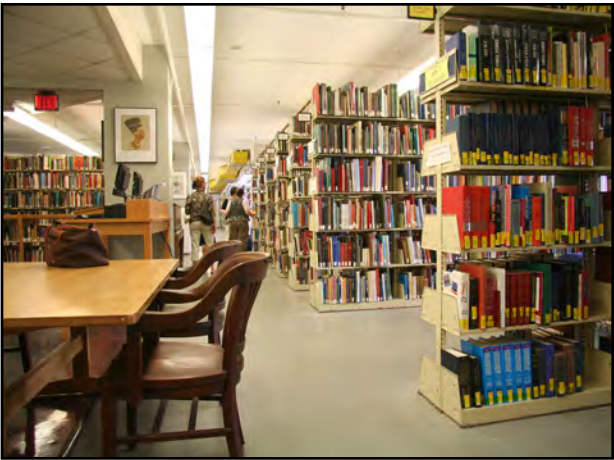
LOCATION | 1201



LOCATION | 1212



LOCATION | 1208



LOCATION | 1206

ISSUE B OPERATIONAL
Implement plan to maintain 36" min. clear areas through accessible routes and paths.

\$25/hr Staff labor

Building Issues continued
I-TOWER BUILDING-Twelfth Floor- |B-Access. Route & C-Protruding Objects

B_Accessible Route



LOCATION | 1212

Accessible Route

There is no turning space at end of the first row. At least 27 rows do not have 42" aisles and most rows do not have required turning space at the end of the rows. This means that a person in a wheelchair would have substantial barriers to accessing the library. **LOCATION | 12??**

[See Appendix A -2010 ADA Standards 206 Accessible Routes 307 Protruding Objects]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Re-arrange stacks so that there is at least 42" min. clear between the stacks and 48"min. at the ends of aisles.

C_Protruding Objects



LOCATION | 1211b

Accessible Route-Elevator/Lift

Once inside the library there is no accessible route between the two floors.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 404 Accessible Routes]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE CAPITAL IMPROVEMENT: Consolidate the library into a single floor or provide an elevator or lift inside the library to allow access between the floors.



LOCATION | 1211c

Flooring

Floor threshold strip has come loose and is a tripping hazard.

LOCATION | 1206

[See Appendix A -2010 ADA Standards 206 Accessible Routes 404 Accessible Routes]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Glue down or replace strip.



LOCATION | 1206

Protruding Objects

Under stair headroom is lower than 80" AFF. This may cause injury, additionally a person using a cane would not be able to detect it.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 307 Protruding Objects]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE SMALL MAINTENANCE: Infill or design barrier to prevent injury or access under the stairs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE OPERATIONAL: Protruding objects are not only a cause of injury to people who have no or low vision but to anyone walking down a corridor especially in an emergency or if people are passing in a corridor. Furthermore there is a risk that the protruding object will get knocked and become damaged.

Prioritize the most hazardous objects. For objects such as the shelf if this is not possible to relocate, or inset, extend the sides to the ground or lower than 27" AFF so that the object can be detected by cane.

ISSUE B OPERATIONAL
 Implement plan to maintain 36" min. clear areas through accessible routes and paths.

\$25/hr Staff labor

CAPITAL IMPROV. Install elevator \$40,000/floor 2 floors required

ISSUE C SMALL MAINT. PROJECT
 Implement plan to remove, relocate or recess, or infill protruding objects. Prioritize for most hazardous.

OPERATIONAL:
 \$25/hr Staff labor

Various Solutions
SMALL MAIN:
 \$2,200 under stair infill or barrier

E_Stairs & Handrails



LOCATION | 1211

Stairs - Rails and Rail Extensions

Stairs handrails are missing rail extensions. Consider continuous rail at wall side of stairs.

LOCATION | 1211

[See Appendix A -2010 ADA Standards 210.1, 505, 505.10, 505.7.2 Handrails]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

SMALL MAINTENANCE: Install new rail with rail extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights.



LOCATION | 1211

Stairs-Vertical Clearance (Headroom)

The space under the stair allows a person to walk into the stairs and cause a head injury.

LOCATION | 1211

[See Appendix A -2010 ADA Standards 307.5 Required Clear Width]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Make sure there is no access to the space under the stair to a vertical clearance height of 80" AFF. Furniture can be placed so that there is no access but because furniture might be moved it is better to build a permanent guard rail or barrier that is at least 27" max. high AFF and does not allow anyone to walk under the portion of stair that is less than 80" high AFF. This area could also be filled in.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

Keep stair area free of clutter.

F_Toilet Rooms



LOCATION | 1214a

ADA Facilities and Amenities

Both men's and women's toilet rooms do not meet ADA standards for accessibility.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Modify toilet rooms to meet ADA standards for accessibility **or** create a new alternative accessible single-user toilet room for this floor. While these toilet rooms are not accessible install signs with directions to the nearest accessible toilet room. Ensure that these signs are mounted at ADA compliant height and location.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]



LOCATION | 1214b

Signs - Designation Signs

The toilet room signs do not meet ADA standards for mounting location and design.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

If these toilet rooms are modified to become ADA compliant, provide ADA compliant signs on the latch pull side of the door. Mount at 48" min AFF to the baseline of the tactile characters, and 60" max. AFF, measured from the baseline of the highest tactile character.

Use the symbol of International Accessibility to designate that it is a ADA compliant toilet room **or** provide signage with directions to a new alternative accessible single user restroom.

Both toilet rooms have the following non-accessible issues:

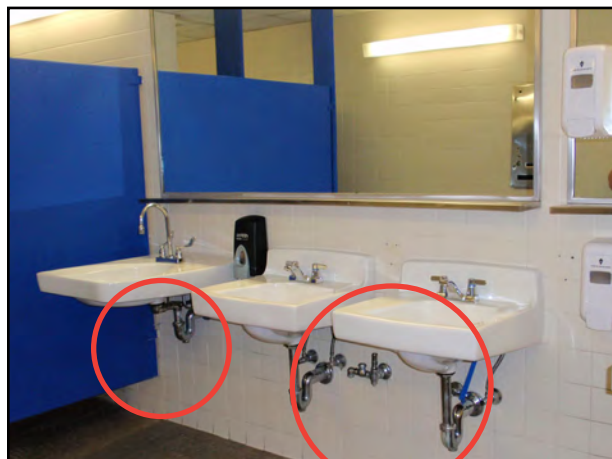
Door - Door opening force

The door has an opening force of over 10 lbs. This makes it difficult to open and it closes too fast to be able to pass through easily.

[See Appendix A -2010 ADA Standards 603 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Adjust door closer to max. 5lbs. opening pressure.



LOCATION | 1214b

Door - Clearance

The clear door width to the toilet room is 29" and to the compartment door is 28" wide. The clearance at the latch pull side of the compartment door is only 10 1/2".

[See Appendix A -2010 ADA Standards 603 Doors]

SMALL MAINTENANCE: Widen doorway to toilet room to have a clear width of 32" and install new 36" door. Reconfigure the compartment so that the door has a clear width of 32" min. and the latch pull side of the door is 12" min. clear. This is not feasible for the present configuration.

Sink - Pipes not covered

The lavatory (sink) pipes are not wrapped and could cause injury.

[See Appendix A -2010 ADA Standards 603 Toilet rooms]

SMALL MAINTENANCE: Wrap lavatory (sink) pipes.

Soap Dispenser - Reach

The soap dispenser is out of reach range.

[See Appendix A -2010 ADA Standards 604.4 Toilet Rooms]

SMALL MAINTENANCE: Reinstall soap dispenser to the left of the sink closer to the front edge of the sink with the soap outlet at 48" AFF.

Water closet - height, location, flush valve

The water closet height is 19 1/2" AFF and 24 1/2" on center from the side wall.

[See Appendix A -2010 ADA Standards 604.2,604.4 Toilet Rooms]

SMALL MAINTENANCE: Reinstall water closet so that it is between 17" and 19" AFF to the top of the seat and between 16"and 18" on center from the wall.

The flush is out of reach range.

[See Appendix A -2010 ADA Standards 604.2,604.4 Toilet Rooms]

SMALL MAINTENANCE: Install automatic flush or modify flush so that the lever is on the open side of the water closet.

ISSUE F

CAPITAL IMPROV.

To make these toilet room accessible would require extensive modifications, consider creating at least one new alternative accessible single-user toilet room on this floor.

\$10,000 to make all modifications per gender toilet room. \$10,000-14,000 / Accessible single-user toilet room/floor.

ISSUE A1

SMALL MAINT.

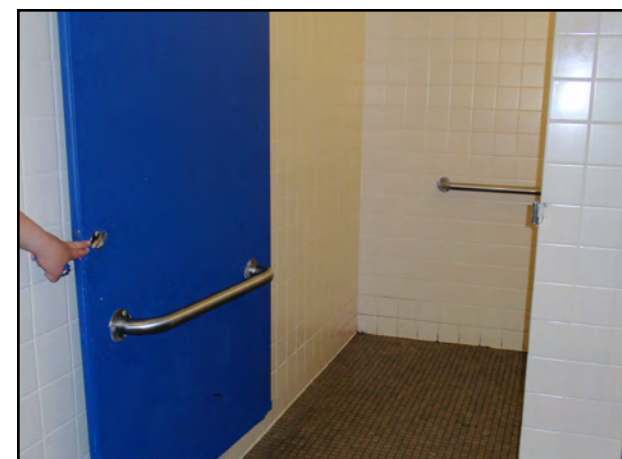
PROJECT
Provide ADA compliant signs.

\$150/Sign

INTERIM

RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signs to direct users to nearest accessible toilet room even if it is in another building.



LOCATION | 1214c

Grab bars - Incorrect installation and dimensions

The rear grab bar is missing, the side grab bar is too small. There is an extra grab bar on the door of the compartment that reduces the door clear width. Additionally they are installed incorrectly in relation to the water closet so they cannot be used as supports in transferring from a wheelchair.

*[See Appendix A -2010 ADA Standards
609 Grab Bars*

SMALL MAINTENANCE: Reinstall grab bars to be ADA compliant for dimension, location and height.

Accessible Compartment - Not enough clearance

The accessible compartment is 50"D x 60"W .

*[See Appendix A -2010 ADA Standards
604.3 Clearance, MAAB]*

SMALL MAINTENANCE: Increasing this compartment size may be infeasible. The required dimensions are min. 72" deep by 60" wide.

Door hooks

There are no door hooks on the back of the accessible compartment door.

*[See Appendix A -2010 ADA Standards
604 Toilet Rooms]*

SMALL MAINTENANCE: Install hook at 48" AFF max.

H-Drinking Fountains



LOCATION | 1214

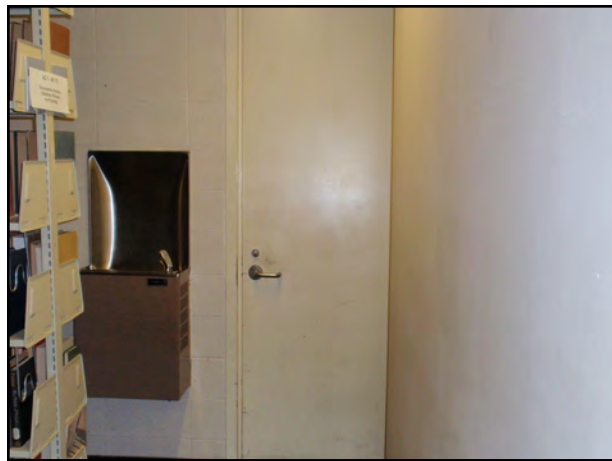
Drinking Fountain - Does not have two spouts at heights that allow a person in a wheelchair and a person who has trouble bending to be able to use it. **LOCATION | 1214**

[See Appendix A -2010 ADA Standards 307, 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Provide cups with dispenser and trash that doesn't protrude from the wall more than 4" and within reach range.

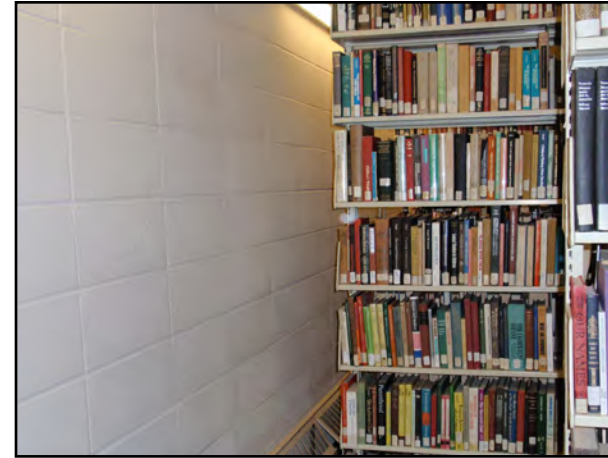
or

SMALL MAINTENANCE: Replace with a high-low drinking fountain that complies with 2010 ADA standards 211, 307, 602 601, 602.

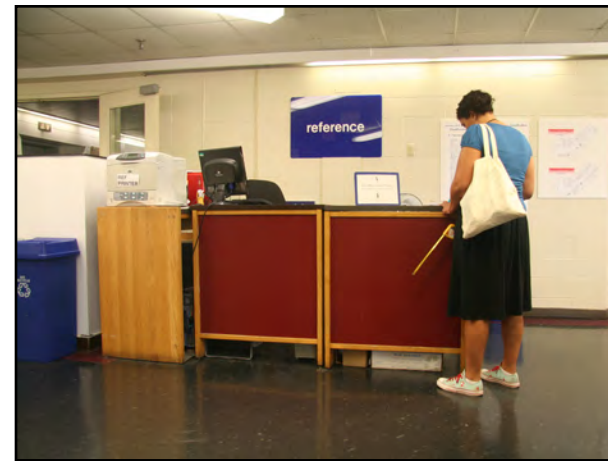


LOCATION | 1207

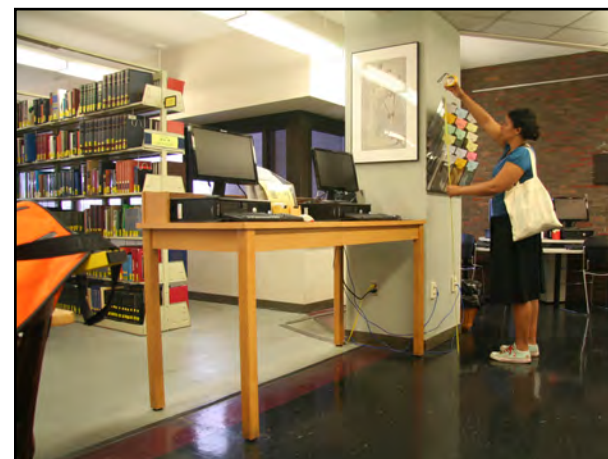
J-Furniture



LOCATION | 1205



LOCATION | 1213



LOCATION | 1212

Building Issues continued

I-TOWER BUILDING-Twelfth Floor - |H-Drinking Fountain & J-Furniture

Lockers

Stacks are out of reach range - topshelf 73" AFF.
LOCATION | 12??

[See Appendix A -2010 ADA Standards Lockers 225.2.1,308,309,,811]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: To access books that are out of reach range ensure that there is always trained staff available on request.

Furniture

Reference desk height is 41" AFF

LOCATION | 12??

[See Appendix A -2010 ADA Standards Dining & Work Surfaces 226]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE CAPITAL IMPROVEMENT: Make sure that at least 36" min.length of the reference desk has a top surface of 34" AFF

Furniture

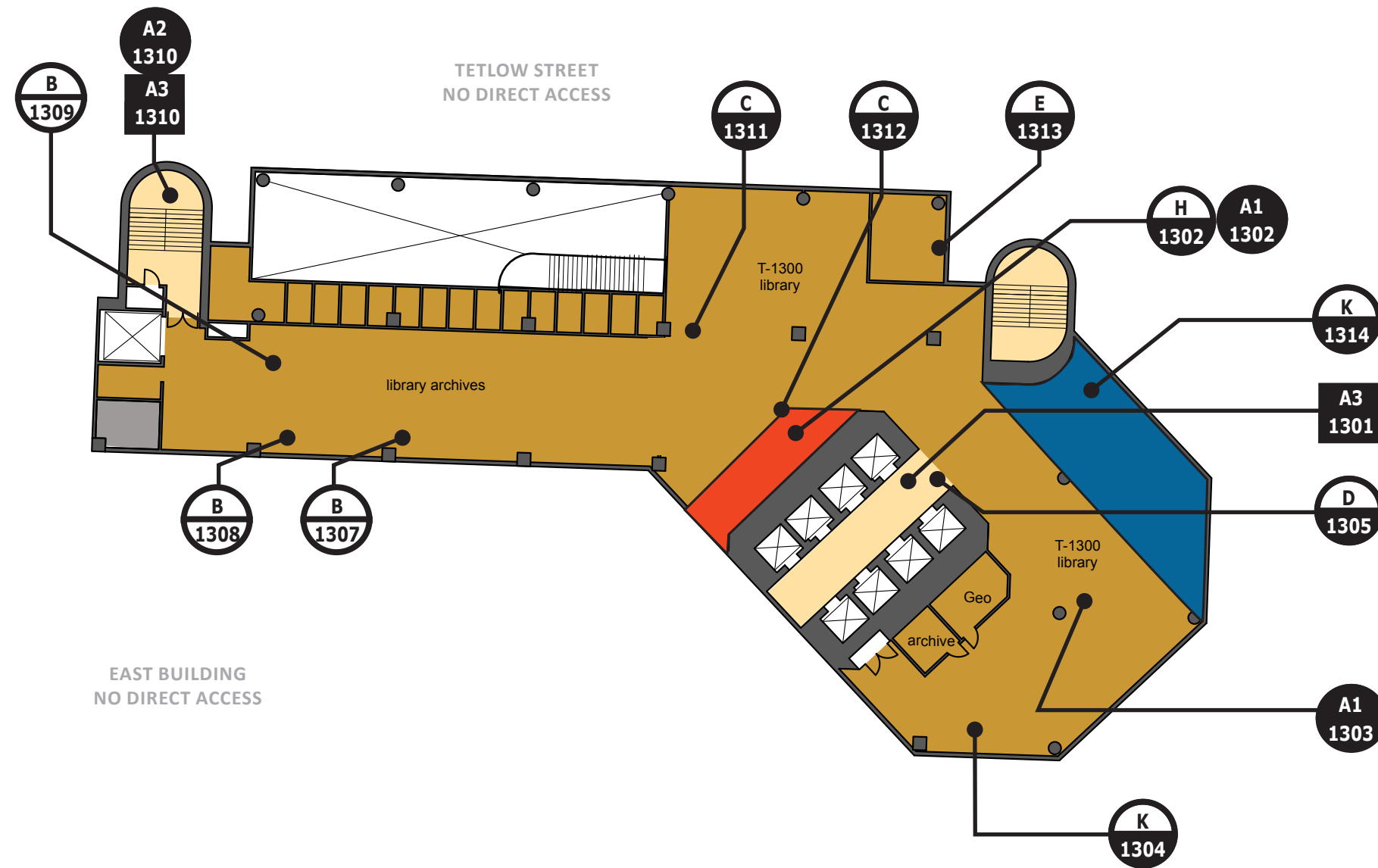
Reference computer desk height is 43 inches and mailbox is 69 1/2" to the top slot both are out of reach range **LOCATION | 12??**

[See Appendix A -2010 ADA Standards Dining & Work Surfaces 226]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE CAPITAL IMPROVEMENT: Provide at least one desk that has a top surface of 34" above the floor and a minimum knee clearance of 27" to the underside of the table so that the table can be used by a sitting person.
SMALL IMPROVEMENT: Reinstall mailbox so that the top slot is at 48" AFF.

I-TOWER BUILDING - Thirteenth Floor - Summary Plan

Building Issues - Thirteenth Floor



ISSUE

X
001

FLOOR LOCATION
LOCATION #

Recommendations to Improve ADA Compliance

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

Recommendations to Improve Safety & User Experience

- Operational Improvement
- Small Maintenance Project
- Capital Improvement

COLOR KEY

- Circulation
- Services
- Media
- Graduate
- Fine Arts
- Arts Education
- Toilet Rooms
- Administration
- Public Lecture/Gallery
- Studio Foundation
- Design
- Critical Studies
- Student Services

Thirteenth Floor - Summary Plan

A1_Signs - ADA Facilities



LOCATION | 1312

Signs - ADA Facilities and Amenities
 The toilet rooms and drinking fountains are not accessible but with modifications they could be.
 The toilet rooms sign is not accessible for location and height and there are no signs with directions to the nearest accessible amenities.
[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Whilst toilet rooms, phones and drinking fountains are not accessible provide ADA compliant room designation signs with directions to the nearest ADA accessible toilet room, drinking and phone. Ensure that these signs are mounted at the correct height and location and use the International Symbol of Accessibility.
[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4,03.6.1 Pictogram field]

CAPITAL IMPROVEMENT: Once the toilet room, drinking fountain and phone have been modified to be accessible, as part of the campus-wide wayfinding program provide ADA compliant signs on the latch side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60 inches maximum AFF or ground surface, measured from the baseline of the highest tactile character.
[See Appendix A -2010 ADA Standards 703 Signs-703.4.1]

CAPITAL IMPROVEMENT: Ensure that all ADA accessible toilet rooms are noted on the directories on each floor level.

Signs - Exit Doors & Passageways
CAPITAL IMPROVEMENT: Many tactilely read ADA compliant exit signs are missing from doors at exit passageways, exit discharge, and exit stairways. **LOCATION | 1302**
[See Appendix A -2010 ADA Standards 216.4.1 Exit Doors, 703.1 703.2, 703.3.5 Signs]

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 Implement an overall inspection of fire safety signs making sure they are ADA, NFPA and 527 CMR compliant and are lit if required and are in the correct locations according to code.
See section 103.2.13.6 of the International Building Code(2000 edition) or section 107.7 of the International Building Code (2003 edition).



LOCATION | 1305

A2_Signs - Designation, Directional & Informational Signs



LOCATION | 1305



LOCATION | 1311



LOCATION | 1308

Signs - Designation & Directional Signs
 All permanent rooms & locations do not have room signs that meet ADA standards such as the braille and mounting requirements.
[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

In elevator and stair areas there are no consistent signs indicating floor level. This can lead to confusion especially in an emergency situation.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program provide signs for all permanent rooms that meet ADA Standards for accessibility. Place signage on the latch pull side of the door mounted at 48" min AFF to the baseline of the tactile characters on signs and 60" maximum AFF measured from the baseline of the highest tactile character. If there is no room on the latch side place signs on an adjacent wall so that a person reading the sign tactilely will not be injured if the door is opened.
[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

CAPITAL IMPROVEMENT: As part of the campus-wide wayfinding program ensure that all floor have signs that indicate floor level. These signs should always be located adjacent to stairs.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
 As part of the campus-wide wayfinding program consider providing permanent egress maps at least at stairs and elevator lobbies on all floors. This will inform all occupants even those not familiar with the building of the egress route.

ISSUE A1
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes ADA facilities & safety signs and that meet ADA standards
\$150-200/sign

INTERIM RECOMMENDATION
 Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest accessible Toilet Room and other accessible amenities.
\$150-200/sign

ISSUE A2
CAPITAL IMPROV.
 Design and implement a campus-wide wayfinding program that includes 2010 ADA Standards compliant designation, directional and informational signs.
\$150-200/sign

A3_Signs - Directories



LOCATION | 1301

Building Directory

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

As part of a campus-wide wayfinding program consider putting a Directory at all elevator and stair lobbies. This will provide information about locations of services on each floor and will allow people who have mobility difficulties to be able to see where they need to go before having to make the effort of climbing stairs or backtracking.

Ensure that the contrast between background and lettering is great enough for easy reading-especially in the low light levels of the Lobby. For best legibility, characters should contrast with their background by at least 70%. Also make sure that the location names are clear and large enough for people with low vision to be able to easily read them. See appendix A 703.5.1

Ensure that location information is consistent and coordinated throughout the campus. There should be one updated centralized source providing this information. The floor levels in elevators, published materials and virtual information should also coordinate.

Make certain that the Directory information corresponds to the floor's program & usage. Be sure to add information regarding the accessible toilet after the toilet rooms have been modified to be accessible.

B_Accessible Route



LOCATION | 1305

Aisle Obstruction

Doors are locked.
[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Ensure that there is a librarian or a member of staff always available to open the doors.
OPERATIONAL: Provide directions explaining how to enter the library.

Aisle Obstruction

Aisles and pathways through rooms are obstructed by furniture and are not defined creating egress safety and tripping hazards in the accessible route.

[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Remove obstructions and educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times.

Wire tripping hazard

Wires cross over paths and accessible routes.
[See Appendix A -2010 ADA Standards 206 Accessible Routes 401, 402, 403.5.1 Clearances]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Redirect wiring so that it follows along walls or furniture and does not cross the floor.



LOCATION | 1312



LOCATION | 1313

ISSUE B
OPERATIONAL
Implement plan to maintain 36" min. clear areas through accessible routes and paths.

\$25/hr Staff labor

B_Accessible Routes



LOCATION | 1307

Aisle Obstruction

Aisles and pathways through library are not consistently 36" min. wide.

*[See Appendix A -2010 ADA Standards
206 Accessible Routes 401, 402, 403.5.1 Clearances*

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Rearrange stacks and furniture so that a 36" min. aisle and 42" turning space at the ends of aisles are maintained throughout the library.

Remove obstructions from 36" min. paths

Educate staff, students and faculty to maintain a 36" min. wide clear space through rooms, spaces and accessible routes at all times.



LOCATION | 1303

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
CAPITAL IMPROVEMENT: As part of a campus-wide wayfinding program wherever possible specify floor finishes and patterns and furniture arrangements to intuitively provide cues for keeping 36" min. wide clear spaces for routes and paths in rooms and through spaces.



LOCATION | 1303

D1_Doors - Clearances



LOCATION | 1305

Door - Locked Entry Door

Door is locked and requires assistance to be opened.

There is no sign or notice that gives directions on how to enter the library.

[See Appendix A 2010 ADA Standards 206 Accessible Routes, 402.2 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

See accessible route.

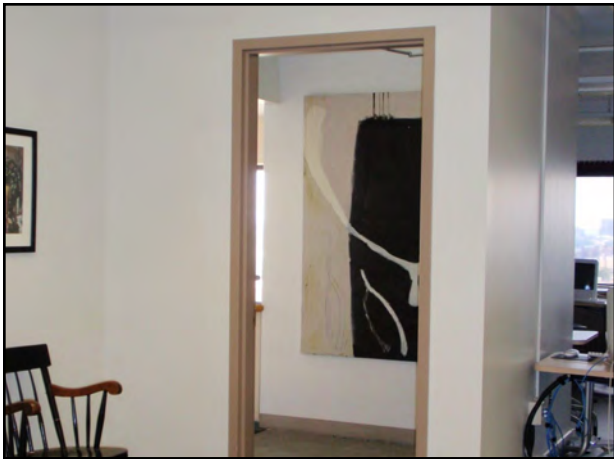
Door - Single Door Clearances

Door is inaccessible for a person using a wheelchair as there is not enough clearance space for maneuvering.

[See Appendix A 2010 ADA Standards 206 Accessible Routes, 404 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Post a sign notifying users that this entrance is not accessible.



LOCATION | 1311

D2_Doors - Closers



LOCATION | 1308

Door Closers

Door opening forces throughout the floor are greater than 5 lbs which makes it difficult to open the doors, especially for a person in a wheelchair.

[See Appendix A 2010 ADA Standards 206 Accessible Routes, 404 Doors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

OPERATIONAL: Create a comprehensive maintenance program and schedule to check and adjust all interior doors so that they have an opening pressure that doesn't exceed 5 lbs.

D3_Doors-Hardware



LOCATION | 1305

Door Hardware

The access to the library requires the ability to coordinate a card swipe and to open the doors. This may be difficult for a person in a wheelchair or someone that has limited dexterity.

The exit hardware requires tight grasping, pinching or twisting of the wrist this could cause delay and impede exiting in an emergency.

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
SMALL MAINTENANCE: Reinstall hardware that does not require great coordination between a card swipe and opening of the door and that does not require tight grasping, pinching or twisting of the wrist.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE
OPERATIONAL: Consider installing directions at the entrance to call for assistance and making certain that a student can be assisted by a member of staff if they are having difficulty entering the library.

SMALL MAINTENANCE: Also provide lit exit sign and ADA compliant exit sign mounted at correct location.



LOCATION | 1305



LOCATION | 1303

F_Toilet Rooms



LOCATION | 1302a

ADA Facilities and Amenities

The men's toilet rooms are not accessible. Additionally there is only a men's toilet room on this floor. **LOCATION | 1302**

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Modify toilet room to become accessible single-user toilet room.

While this toilet room is not accessible, provide an ADA compliant sign with directions to the nearest accessible toilet room. Ensure that the sign is mounted at the correct height and location.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]



LOCATION | 1302b

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

If this toilet room is modified to become ADA accessible, provide ADA compliant signs on the latch side of the door. Mount at 48" min AFF to the baseline of the tactile characters, and 60 inches maximum AFF, measured from the baseline of the highest tactile character.

Use the International Symbol of Accessibility to identify it as an accessible toilet room.

The use of blackboards as a measure to prevent graffiti is commendable and it is recommended that they become a standard toilet room installation throughout the campus.



LOCATION | 1302c

ADA Sign- Designation sign

The sign is not ADA compliant for size, contrast, design or location.

[See Appendix A -2010 ADA Standards 703 Signs-703.2, 703.3, 703.4]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Provide an ADA compliant sign.

Door-Opening force

The door has an opening force of over 5 lbs. This makes it difficult to get open and it closes too fast to be able to pass through.

[See Appendix A -2010 ADA Standards 603 Doors]

Corrective

OPERATIONAL: Adjust door closer to max. 5lb opening pressure.



LOCATION | 1302d

Lavatory (sinks)

The lavatory(sink) pipes are not wrapped and could cause injury.

[See Appendix A -2010 ADA Standards 603 Toilet Rooms]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Wrap lavatory (sink) pipes.

Mirror

The bottom of the reflective surface of the mirror is above 44" AFF so a person of short stature or a seated person cannot use it.

[See Appendix A -2010 ADA Standards 603.3 Mirrors]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Move 1 mirror so that the bottom of the reflective surface is 40" AFF or provide full length mirror in the lavatory (sink) area in the toilet room.



LOCATION | 1302e

Grab bars

The grab bars are installed incorrectly so that they are in the wrong place to be used as supports in transferring from a wheelchair.

[See Appendix A -2010 ADA Standards 609 Grab Bars]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
OPERATIONAL: Re-install grab bars to be accessible for location and height.

Flush control

The flush control is 52" AFF the required height is 44".

[See Appendix A - MAAB 30.7.5 & 521 CMR 39.5,]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE
Reinstall flush so that it is Max. 44" AFF

Door - maneuvering space

The maneuvering space by the latch side of the door is less than 12" which means that a wheelchair user could not enter this stall.

[See Appendix A -2010 ADA Standards 302 Floor or Ground Surfaces]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Urinal

The rim of all of the urinals is 22 1/2" high AFF

[See Appendix A -2010 ADA Standards]

ISSUE A1

Capital Improv.

As toilet room throughout the building are extensive consider requesting capital improvement funding otherwise each issue could be addressed as a small maintenance project over time.

INTERIM

RECOMMENDATION

Until modifications are complete provide 2010 ADA Standards compliant signage to direct users to nearest Accessible toilet room.

H-Drinking Fountains



LOCATION | 1312

Drinking Fountain - Does not have two spouts at heights that allow a person in a wheelchair and a person who has trouble bending to be able to get water.

[See Appendix A -2010 ADA Standards 307, 602 Drinking Fountains]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE OPERATIONAL: Provide cups with dispenser and trash that doesn't protrude from the wall more than 4" and within reach range.

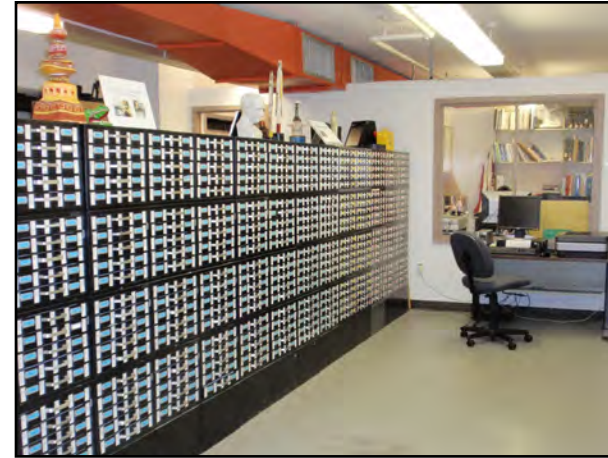
or

SMALL MAINTENANCE: Replace with a high-low drinking fountain that complies with 2010 ADA standards 211, 307, 602 601, 602.



LOCATION | 1312

J-Lockers & Furniture



LOCATION | 1307



LOCATION | 1311



LOCATION | 1304

Building Issues continued

I-TOWER BUILDING-Thirteenth Floor - |H-Drinking Fountain & J-Lockers & Furniture

Lockers

Lockers are not accessible for hardware, height, and reach range.

[See Appendix A -2010 ADA Standards Lockers 225.2.1,308,309,,811]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Operational: Replace or modify at least 5% but no less than one locker for an ADA compliant locker the preference would be for two.

Furniture

Table height is 35 inches

[See Appendix A -2010 ADA Standards Dining & Work Surfaces 226]

RECOMMENDATION TO IMPROVE ADA COMPLIANCE

Operational: Make sure that at least one table has a top surface of 34" above the floor and a minimum knee clearance of 27" to the underside of the table so that the table can be used by a sitting person.

RECOMMENDATION TO IMPROVE SAFETY & USER EXPERIENCE

To ensure that trash and recycle bins are used by everyone they should be placed in easy reach with the top of the lid being at 34" above floor level.

Massachusetts College of Art and Design

ADA Compliance Plan 2011

ADA Compliance Plan
Consultant Services
Contract #10-08

Prepared by

The Institute for Human Centered Design

March, 2011

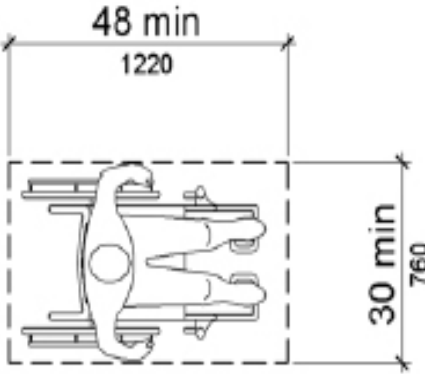
Appendix A | ADA & MAAB References*

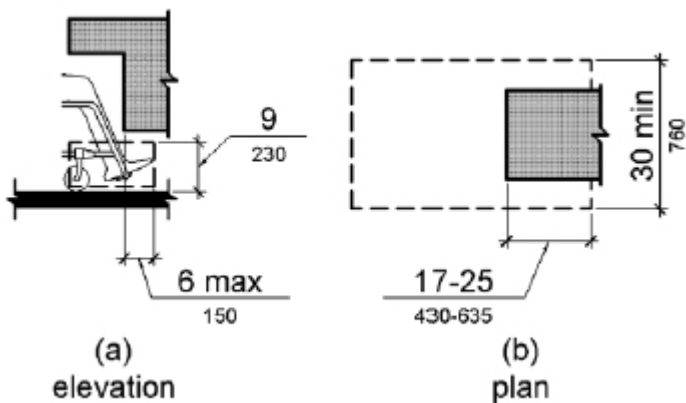
*2010 ADA Standards & MAAB 2006 used

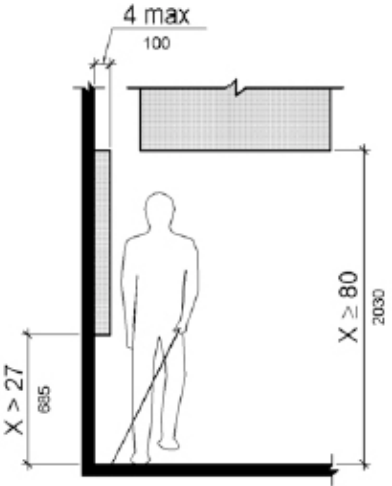
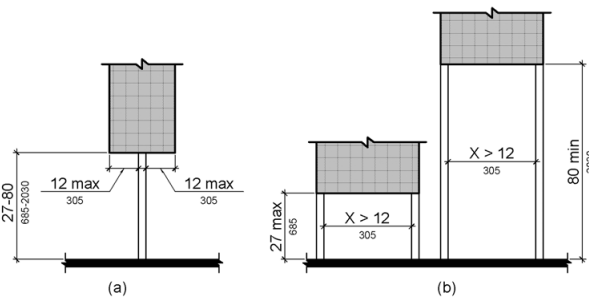


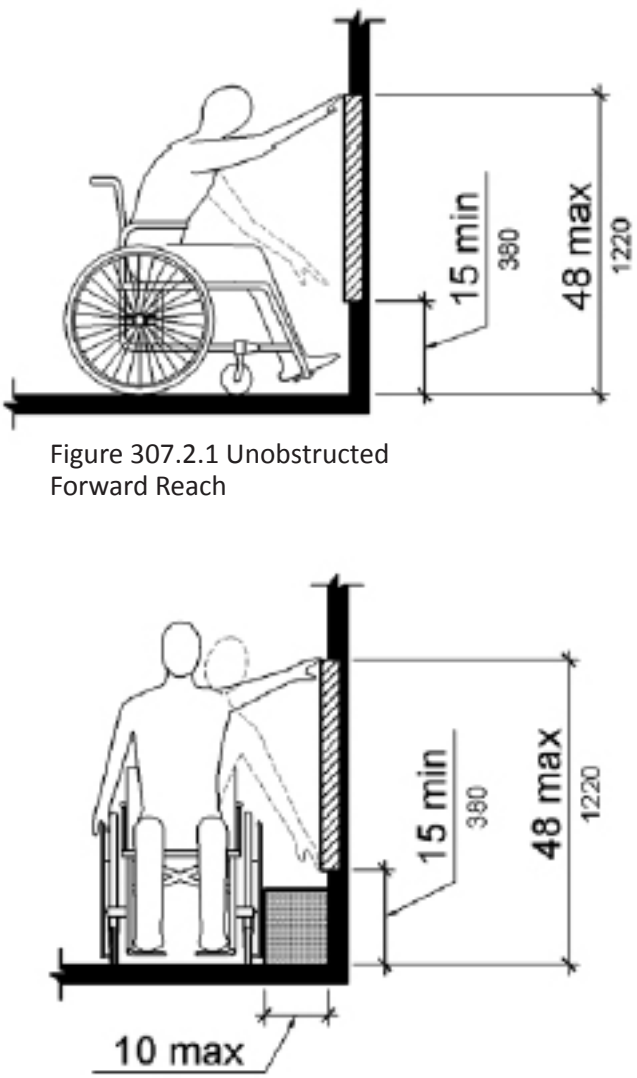
200 Portland Street, First Floor
Boston, MA 02114
617-695-1225 voice/tty
www.HumanCenteredDesign.org

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
Chapter 3 Building Blocks			
302 Floor or Ground Services		<ul style="list-style-type: none"> 302.1 General. Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302. EXCEPTIONS: 1. Within animal containment areas, floor and ground surfaces shall not be required to be stable, firm, and slip resistant. 2. Areas of sport activity shall not be required to comply with 302. 302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel. 	<ul style="list-style-type: none"> Advisory 302.1 General. A stable surface is one that remains unchanged by contaminants or applied force, so that when the contaminant or force is removed, the surface returns to its original condition. A firm surface resists deformation by either indentations or particles moving on its surface. A slip-resistant surface provides sufficient frictional counterforce to the forces exerted in walking to permit safe ambulation.
303 Changes in Level		<ul style="list-style-type: none"> 303.1 General. Where changes in level are permitted in floor or ground surfaces, they shall comply with 303 EXCEPTIONS: 1. Animal containment areas shall not be required to comply with 303. 2. Areas of sport activity shall not be required to comply with 303. 303.2 Vertical. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical. 303.3 Beveled. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2. 303.4 Ramps. Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406. 	<ul style="list-style-type: none"> Advisory 303.3 Beveled. A change in level of 1/2 inch (13 mm) is permitted to be 1/4 inch (6.4 mm) vertical plus 1/4 inch (6.4 mm) beveled. However, in no case may the combined change in level exceed 1/2 inch (13 mm). Changes in level exceeding 1/2 inch (13 mm) must comply with 405 (Ramps) or 406 (Curb Ramps).
304 Turning Space		<ul style="list-style-type: none"> 304.1 General. Turning space shall comply with 304. 304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted. 	<p>Advisory 304.2 Floor or Ground Surface Exception. As used in this section, the phrase “changes in level” refers to surfaces with slopes and to surfaces with abrupt rise exceeding that permitted in Section 303.3. Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aids such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones. The exception permits slopes not steeper than 1:48.</p>

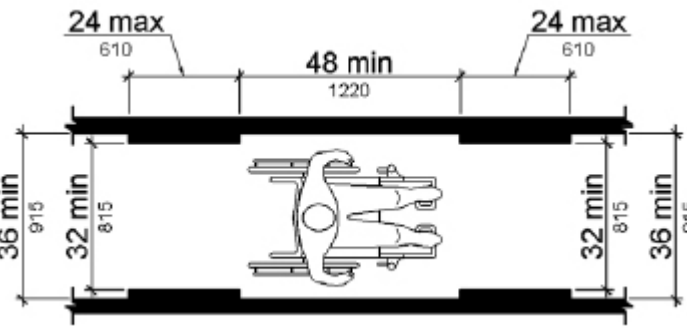
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>304 Turning Space (cont.)</p>		<ul style="list-style-type: none"> 304.3 Size. Turning space shall comply with 304.3.1 or 304.3.2. 304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306. 304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm. 304.4 Door Swing. Doors shall be permitted to swing into turning spaces. 	
<p>305 Clear Floor or Ground Space</p>	 <p>Figure 305.3 Clear Floor and Ground Space</p>	<ul style="list-style-type: none"> 305.1 General. Clear floor or ground space shall comply with 305. 305.2 Floor or Ground Surfaces. Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted. 305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum. 305.4 Knee and Toe Clearance. Unless otherwise specified, clear floor or ground space shall be permitted to include knee and toe clearance complying with 306. 305.5 Position. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element. 305.6 Approach. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space. 305.7 Maneuvering Clearance. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided in accordance with 305.7.1 and 305.7.2. 305.7.1 Forward Approach. Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm). 305.7.2 Parallel Approach. Alcoves shall be 60 inches (1525 mm) wide minimum where the depth exceeds 15 inches (380 mm). 	

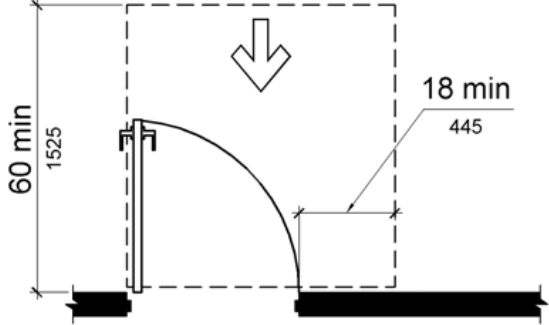
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>306 Knee and Toe Clearance</p>	 <p>Figure 306.2 Toe Clearance</p>	<ul style="list-style-type: none"> • 306.1 General. Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space. • 306.2 Toe Clearance. <ul style="list-style-type: none"> • 306.2.1 General. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance and shall comply with 306.2. • 306.2.2 Maximum Depth. Toe clearance shall extend 25 inches (635 mm) maximum under an element. • 306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element. • 306.2.4 Additional Clearance. Space extending greater than 6 inches (150 mm) beyond the available knee clearance at 9 inches (230 mm) above the finish floor or ground shall not be considered toe clearance. • 306.2.5 Width. Toe clearance shall be 30 inches (760 mm) wide minimum. • 306.3 Knee Clearance. <ul style="list-style-type: none"> • 306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3. • 306.3.2 Maximum Depth. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground. • 306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground. • 306.3.4 Clearance Reduction. Between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch (25 mm) in depth for each 6 inches (150 mm) in height. • 306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum. 	

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>307 Protruding Objects</p>	 <p>Figure 307.2 Limits of Protruding Objects</p>  <p>Figure 307.3 Post Mounted Protruding Objects</p>	<ul style="list-style-type: none"> • 307.1 General. Protruding objects shall comply with 307. • 307.2 Protrusion Limits. Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path. • EXCEPTION: Handrails shall be permitted to protrude 4 1/2 inches (115 mm) maximum. • 307.3 Post-Mounted Objects. Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground. • EXCEPTION: The sloping portions of handrails serving stairs and ramps shall not be required to comply with 307.3. • 307.4 Vertical Clearance. Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground. • EXCEPTION: Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the finish floor or ground. • 307.5 Required Clear Width. Protruding objects shall not reduce the clear width required for accessible routes. 	<p>Advisory 306.1 General. Clearances are measured in relation to the usable clear floor space, not necessarily to the vertical support for an element. When determining clearance under an object for required turning or maneuvering space, care should be taken to ensure the space is clear of any obstructions.</p> <p>Advisory 307.2 Protrusion Limits. When a cane is used and the element is in the detectable range, it gives a person sufficient time to detect the element with the cane before there is body contact. Elements located on circulation paths, including operable elements, must comply with requirements for protruding objects. For example, awnings and their supporting structures cannot reduce the minimum required vertical clearance. Similarly, casement windows, when open, cannot encroach more than 4 inches (100 mm) into circulation paths above 27 inches (685 mm).</p>

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>308 Reach Ranges</p>	 <p>Figure 307.2.1 Unobstructed Forward Reach</p> <p>Figure 308.3.1 Unobstructed Side Reach</p>	<ul style="list-style-type: none"> • 308.1 General. Reach ranges shall comply with 308. • 308.2 Forward Reach. • 308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground. • 308.2.2 Obstructed High Reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum. • 308.3 Side Reach. • 308.3.1 Unobstructed. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground. • EXCEPTIONS: 1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches (255 mm) maximum. 2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs. • 308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum. • EXCEPTIONS: 1. The top of washing machines and clothes dryers shall be permitted to be 36 inches (915 mm) maximum above the finish floor. 2. Operable parts of fuel dispensers shall be permitted to be 54 inches (1370 mm) maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs. 	<p>Advisory 308.1 General. The following table provides guidance on reach ranges for children according to age where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children. These dimensions apply to either forward or side reaches. Accessible elements and operable parts designed for adult use or children over age 12 can be located outside these ranges but must be within the adult reach ranges required by 308.</p>

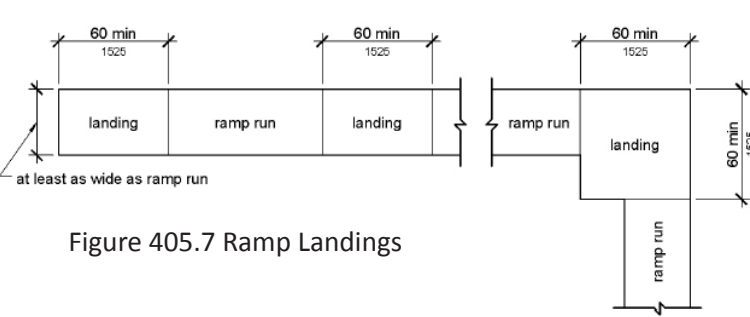
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>309 Operable Parts</p>		<ul style="list-style-type: none"> • <i>309.1 General. Operable parts shall comply with 309.</i> • <i>309.2 Clear Floor Space. A clear floor or ground space complying with 305 shall be provided.</i> • <i>309.3 Height. Operable parts shall be placed within one or more of the reach ranges specified in 308.</i> • <i>309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.</i> • <i>EXCEPTION: Gas pump nozzles shall not be required to provide operable parts that have an activating force of 5 pounds (22.2 N) maximum.</i> 	

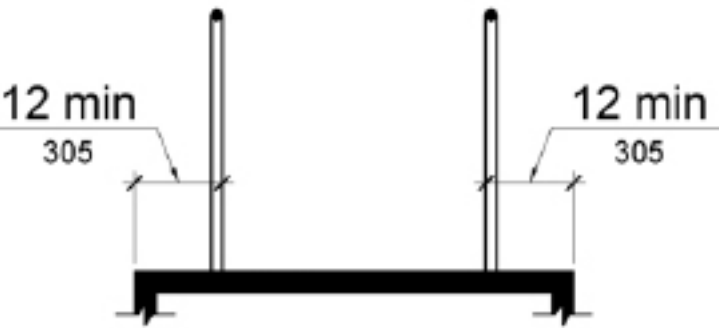
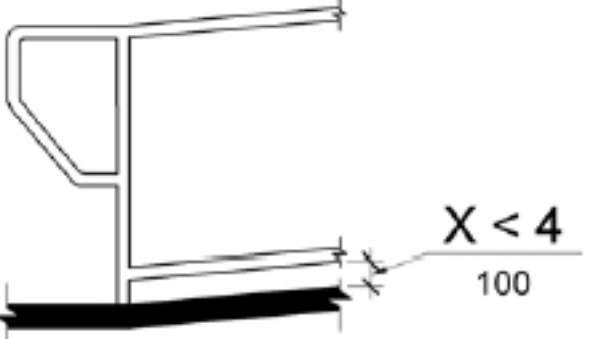
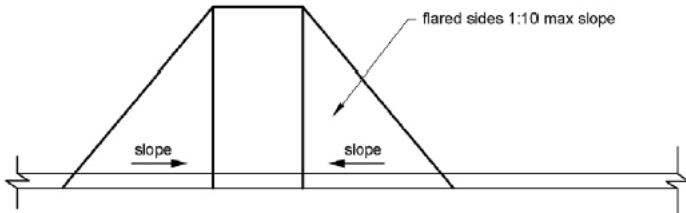
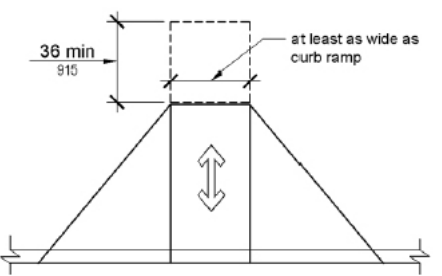
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>Chapter 4 Accessible Routes</p> <p>402 Accesible Routes</p>		<ul style="list-style-type: none"> 402.1 General. Accessible routes shall comply with 402. 402.2 Components. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4. 	<p>Advisory 402.2 Components. Walking surfaces must have running slopes not steeper than 1:20, see 403.3. Other components of accessible routes, such as ramps (405) and curb ramps (406), are permitted to be more steeply sloped.</p>
<p>403 Walking Surfaces</p>	 <p>Figure 403.5.1 Clear Width of an Accessible Route</p>	<ul style="list-style-type: none"> 403.1 General. Walking surfaces that are a part of an accessible route shall comply with 403. 403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with 302. 403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48. 2010 ADA Standards 405.5 Superseded by 2006 MAAB 22.3.1 Nowhere shall the cross slope of walkways exceed one-in-50 (1:50) (2%). (Refer to 521 CMR 2.4.4d.) Exception: Sidewalks on streets and ways shall be considered walkways, with the exception that if the slope of the natural topography exceeds one-in-20 (1:20) (5%) a ramp is not required. 403.4 Changes in Level. Changes in level shall comply with 303. 403.5 Clearances. Walking surfaces shall provide clearances complying with 403.5. EXCEPTION: Within employee work areas, clearances on common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed. 403.5.1 Clear Width. Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum. 403.5.2 Clear Width at Turn. Where the accessible route makes a 180 degree turn around an element which is less than 48 inches (1220 mm) wide, clear width shall be 42 inches (1065 mm) minimum approaching the turn, 48 inches (1220 mm) minimum at the turn and 42 inches (1065 mm) minimum leaving the turn. EXCEPTION: Where the clear width at the turn is 60 inches (1525 mm) minimum compliance with 403.5.2 shall not be required. 	

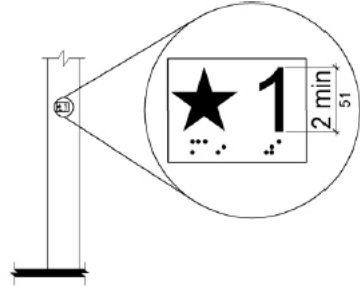
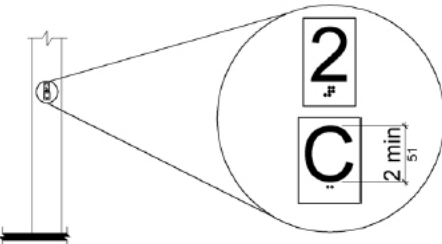
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>403 Walking Surfaces (cont.)</p>		<ul style="list-style-type: none"> 403.5.3 Passing Spaces. An accessible route with a clear width less than 60 inches (1525 mm) shall provide passing spaces at intervals of 200 feet (61 m) maximum. Passing spaces shall be either: a space 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum; or, an intersection of two walking surfaces providing a T-shaped space complying with 304.3.2 where the base and arms of the T-shaped space extend 48 inches (1220 mm) minimum beyond the intersection. 403.6 Handrails. Where handrails are provided along walking surfaces with running slopes not steeper than 1:20 they shall comply with 505. 	<p>Advisory 403.6 Handrails. Handrails provided in elevator cabs and platform lifts are not required to comply with the requirements for handrails on walking surfaces.</p>
<p>404 Doors, Doorways, and Gates</p>	 <p>Figure 404.2.4.1 (a) Maneuvering Clearance at Manual Swinging Doors and Gates</p>	<ul style="list-style-type: none"> 404.1 General. Doors, doorways, and gates that are part of an accessible route shall comply with 404. EXCEPTION: Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with 404.2.7, 404.2.8, 404.2.9, 404.3.2 and 404.3.4 through 404.3.7. 404.2.2 Double-Leaf Doors and Gates. At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4. 404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm). 404.2.4 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. EXCEPTION: Entry doors to hospital patient rooms shall not be required to provide the clearance beyond the latch side of the door. 404.2.4.1 Swinging Doors and Gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1. 404.2.4.3 Recessed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate. 	<p>Advisory 404.1 General Exception. Security personnel must have sole control of doors that are eligible for the Exception at 404.1. It would not be acceptable for security personnel to operate the doors for people with disabilities while allowing others to have independent access.</p> <p>Advisory 404.2.4.3 Recessed Doors and Gates. A door can be recessed due to wall thickness or because of the placement of casework and other fixed elements adjacent to the doorway. This provision must be applied wherever doors are recessed.</p>

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>404 Doors, Doorways, and Gates (cont.)</p>		<ul style="list-style-type: none"> • 404.2.4.4 Floor or Ground Surface. Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level are not permitted. • EXCEPTIONS: 1. Slopes not steeper than 1:48 shall be permitted. 2. Changes in level at thresholds complying with 404.2.5 shall be permitted. • 404.2.5 Thresholds. Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303. • EXCEPTION: Existing or altered thresholds 3/4 inch (19 mm) high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with 404.2.5. • 404.2.6 Doors in Series and Gates in Series. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space. • 404.2.7 Door and Gate Hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. • EXCEPTIONS: 1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail. 2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1370 mm) maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock. • 404.2.8 Closing Speed. Door and gate closing speed shall comply with 404.2.8. • 404.2.8.1 Door Closers and Gate Closers. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. • 404.2.8.2 Spring Hinges. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum. 	<p><i>_Advisory 404.2.7 Door and Gate Hardware. Door hardware that can be operated with a closed fist or a loose grip accommodates the greatest range of users. Hardware that requires simultaneous hand and finger movements require greater dexterity and coordination, and is not recommended.</i></p>

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>404 Doors, Doorways, and Gates (cont.)</p>		<ul style="list-style-type: none"> • 404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows. 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. - These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. • 404.2.10 Door and Gate Surfaces. Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped. • EXCEPTIONS: 1. Sliding doors shall not be required to comply with 404.2.10. 2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch (255 mm) bottom smooth surface height requirement. 3. Doors and gates that do not extend to within 10 inches (255 mm) of the finish floor or ground shall not be required to comply with 404.2.10. 4. Existing doors and gates without smooth surfaces within 10 inches (255 mm) of the finish floor or ground shall not be required to provide smooth surfaces complying with 404.2.10 provided that if added kick plates are installed, cavities created by such kick plates are capped • 404.2.11 Vision Lights. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor. • 404.3 Automatic and Power-Assisted Doors and Gates. Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1). • 404.3.1 Clear Width. Doorways shall provide a clear opening of 32 inches (815 mm) minimum in power-on and power-off mode. The minimum clear width for automatic door systems in a doorway shall be based on the clear opening provided by all leaves in the open position. 	<p>Advisory 404.2.9 Door and Gate Opening Force. The maximum force pertains to the continuous application of force necessary to fully open a door, not the initial force needed to overcome the inertia of the door. It does not apply to the force required to retract bolts or to disengage other devices used to keep the door in a closed position.</p>

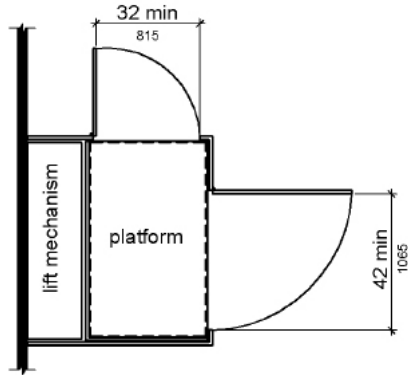
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>405 Ramps</p>	 <p>Figure 405.7 Ramp Landings</p>	<ul style="list-style-type: none"> 405.1 General. Ramps on accessible routes shall comply with 405. EXCEPTION: In assembly areas, aisle ramps adjacent to seating and not serving elements required to be on an accessible route shall not be required to comply with 405. 405.2 Slope. Ramp runs shall have a running slope not steeper than 1:12. EXCEPTION: In existing sites, buildings, and facilities, ramps shall be permitted to have running slopes steeper than 1:12 complying with Table 405.2 where such slopes are necessary due to space limitations. 405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48. 405.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with 302. Changes in level other than the running slope and cross slope are not permitted on ramp runs. 405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches (915 mm) minimum. EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed. <u>2010 ADA Standards 405.5 Superseded by 2006 MAAB 24.3 The minimum clear width of a ramp shall be 48 inches (48" = 1219mm), measured between the railings.</u> 405.6 Rise. The rise for any ramp run shall be 30 inches (760 mm) maximum. 405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7. 405.7.1 Slope. Landings shall comply with 302. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted. 405.7.2 Width. The landing clear width shall be at least as wide as the widest ramp run leading to the landing. 405.7.3 Length. The landing clear length shall be 60 inches (1525 mm) long minimum. 405.7.4 Change in Direction. Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 60 inches (1525 mm) minimum. 405.7.5 Doorways. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.4 and 404.3.2 shall be permitted to overlap the required landing area. 405.8 Handrails. Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with 505. 	<p>Advisory 405.2 Slope. To accommodate the widest range of users, provide ramps with the least possible running slope and, wherever possible, accompany ramps with stairs for use by those individuals for whom distance presents a greater barrier than steps, e.g., people with heart disease or limited stamina.</p> <p>Advisory 405.3 Cross Slope. Cross slope is the slope of the surface perpendicular to the direction of travel. Cross slope is measured the same way as slope is measured (i.e., the rise over the run).</p> <p>Advisory 405.7 Landings. Ramps that do not have level landings at changes in direction can create a compound slope that will not meet the requirements of this document. Circular or curved ramps continually change direction. Curvilinear ramps with small radii also can create compound cross slopes and cannot, by their nature, meet the requirements for accessible routes. A level landing is needed at the accessible door to permit maneuvering and simultaneously door operation.</p>

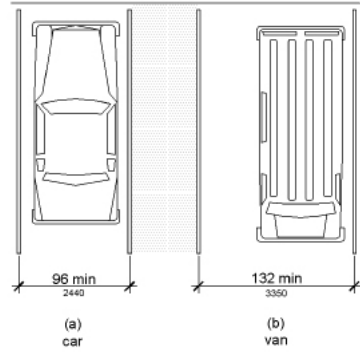
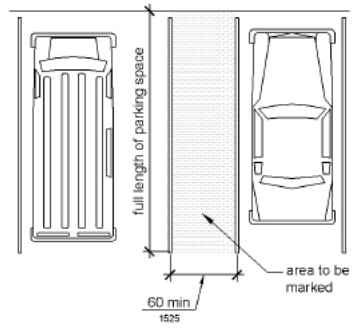
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>405 Ramps (cont.)</p>	 <p>Figure 405.9.1 Extended Floor or Ground Surface Edge Protection</p>  <p>Figure 405.9.2 Curb or Barrier Edge Protection</p>	<ul style="list-style-type: none"> 405.9 Edge Protection. Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings. EXCEPTIONS: 1. Edge protection shall not be required on ramps that are not required to have handrails and have sides complying with 406.3. 2. Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway. 3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2 inch (13 mm) maximum within 10 inches (255 mm) horizontally of the minimum landing area specified in 405.7. 405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail complying with 505. 405.9.2 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface. 405.10 Wet Conditions. Landings subject to wet conditions shall be designed to prevent the accumulation of water. 	<p>Advisory 405.9.1 Extended Floor or Ground Surface. The extended surface prevents wheelchair casters and crutch tips from slipping off the ramp surface.</p>
<p>406 Curb Ramps</p>	 <p>Figure 406.3 Sides of Curb Ramps</p>  <p>Figure 406.4 Landings at the Top of Curb Ramps</p>	<ul style="list-style-type: none"> 406.1 General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10. 406.2 Counter Slope. Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level. 406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10. 406.4 Landings. Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing. EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12. 406.5 Location. Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides. 	

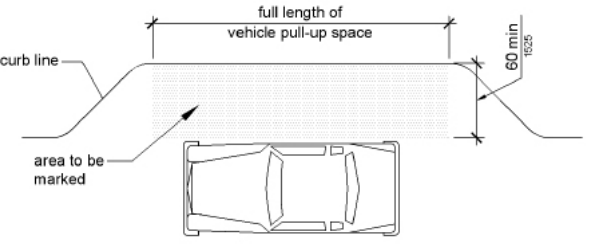
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>407 Elevators</p>	 <p>Figure 407.2.3.1 Floor Designations on Jambs of Elevator Hoistway Entrances</p>  <p>Figure 407.2.3.2 Car Designations on Jambs of Destination-Oriented Elevator Hoistway Entrances</p>	<ul style="list-style-type: none"> • 407.1 General. Elevators shall comply with 407 and with ASME A17.1 (incorporated by reference, see “Referenced Standards” in Chapter 1). They shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic. • 407.2.1 Call Controls. Where elevator call buttons or keypads are provided, they shall comply with 407.2.1 and 309.4. Call buttons shall be raised or flush. • EXCEPTION: Existing elevators shall be permitted to have recessed call buttons. • 407.2.1.1 Height. Call buttons and keypads shall be located within one of the reach ranges specified in 308, measured to the centerline of the highest operable part. • EXCEPTION: Existing call buttons and existing keypads shall be permitted to be located at 54 inches (1370 mm) maximum above the finish floor, measured to the centerline of the highest operable part. • 407.2.1.2 Size. Call buttons shall be 3/4 inch (19 mm) minimum in the smallest dimension. • EXCEPTION: Existing elevator call buttons shall not be required to comply with 407.2.1.2. • 407.2.1.3 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided at call controls. • 407.2.1.4 Location. The call button that designates the up direction shall be located above the call button that designates the down direction. • EXCEPTION: Destination-oriented elevators shall not be required to comply with 407.2.1.4. • 407.2.1.5 Signals. Call buttons shall have visible signals to indicate when each call is registered and when each call is answered. • EXCEPTIONS: 1. Destination-oriented elevators shall not be required to comply with 407.2.1.5 provided that visible and audible signals complying with 407.2.2 indicating which elevator car to enter are provided. 2. Existing elevators shall not be required to comply with 407.2.1.5. • 407.2.1.6 Keypads. Where keypads are provided, keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2. 	<p>Advisory 407.1 General. The ADA and other Federal civil rights laws require that accessible features be maintained in working order so that they are accessible to and usable by those people they are intended to benefit. Building owners should note that the ASME Safety Code for Elevators and Escalators requires routine maintenance and inspections. Isolated or temporary interruptions in service due to maintenance or repairs may be unavoidable; however, failure to take prompt action to effect repairs could constitute a violation of Federal laws and these requirements.</p> <p>Advisory 407.2.1.3 Clear Floor or Ground Space. The clear floor or ground space required at elevator call buttons must remain free of obstructions including ashtrays, plants, and other decorative elements that prevent wheelchair users and others from reaching the call buttons. The height of the clear floor or ground space is considered to be a volume from the floor to 80 inches (2030 mm) above the floor. Recessed ashtrays should not be placed near elevator call buttons so that persons who are blind or visually impaired do not inadvertently contact them or their contents as they reach for the call buttons.</p> <p>Advisory 407.2.1.4 Location Exception. A destination-oriented elevator system provides lobby controls enabling passengers to select floor stops, lobby indicators designating which elevator to use, and a car indicator designating the floors at which the car will stop. Responding cars are programmed for maximum efficiency by reducing the number of stops any passenger experiences.</p>

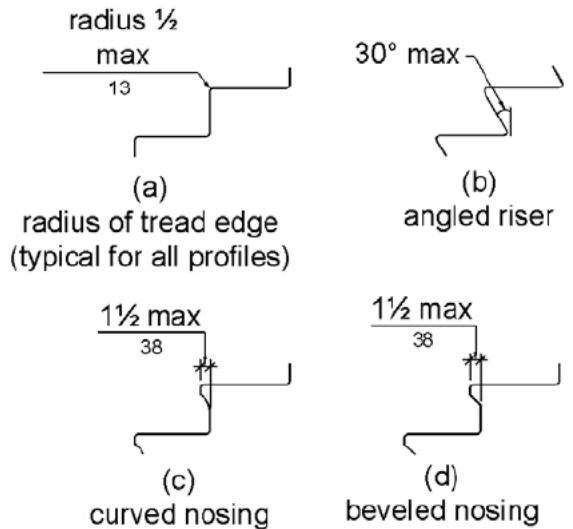
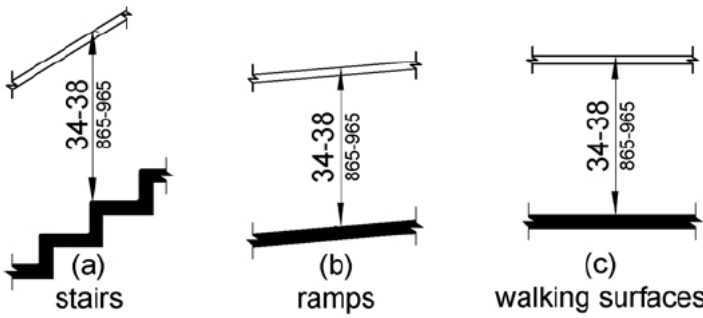
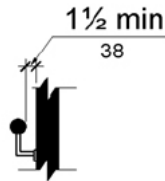
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>407 Elevators (cont.)</p>		<ul style="list-style-type: none"> • 407.2.2 Hall Signals. Hall signals, including in-car signals, shall comply with 407.2.2. • 407.2.2.1 Visible and Audible Signals. A visible and audible signal shall be provided at each hoistway entrance to indicate which car is answering a call and the car's direction of travel. Where in-car signals are provided, they shall be visible from the floor area adjacent to the hall call buttons. • 407.2.2.2 Visible Signals. Visible signal fixtures shall be centered at 72 inches (1830 mm) minimum above the finish floor or ground. The visible signal elements shall be 2 1/2 inches (64 mm) minimum measured along the vertical centerline of the element. Signals shall be visible from the floor area adjacent to the hall call button. • EXCEPTIONS: 1. Destination-oriented elevators shall be permitted to have signals visible from the floor area adjacent to the hoistway entrance. 2. Existing elevators shall not be required to comply with 407.2.2.2. • 407.2.2.3 Audible Signals. Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that indicate the direction of elevator car travel. Audible signals shall have a frequency of 1500 Hz maximum. Verbal annunciators shall have a frequency of 300 Hz minimum and 3000 Hz maximum. The audible signal and verbal annunciator shall be 10 dB minimum above ambient, but shall not exceed 80 dB, measured at the hall call button. • EXCEPTIONS: 1. Destination-oriented elevators shall not be required to comply with 407.2.2.3 provided that the audible tone and verbal announcement is the same as those given at the call button or call button keypad. 2. Existing elevators shall not be required to comply with the requirements for frequency and dB range of audible signals. • 407.2.3 Hoistway Signs. Signs at elevator hoistways shall comply with 407.2.3. • 407.2.3.1 Floor Designation. Floor designations complying with 703.2 and 703.4.1 shall be provided on both jambs of elevator hoistway entrances. Floor designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches (51 mm) high minimum. A tactile star shall be provided on both jambs at the main entry level. • 407.2.3.2 Car Designations. Destination-oriented elevators shall provide tactile car identification complying with 703.2 on both jambs of the hoistway immediately below the floor designation. Car designations shall be provided in both tactile characters and braille. Tactile characters shall be 2 inches (51 mm) high minimum. 	

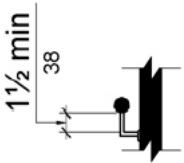
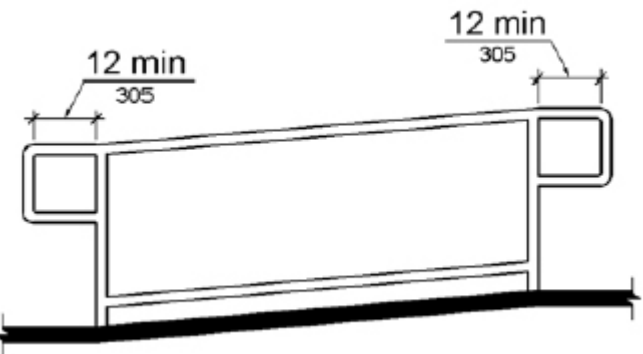
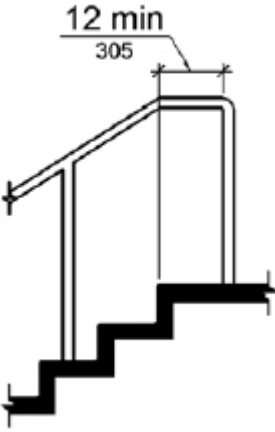
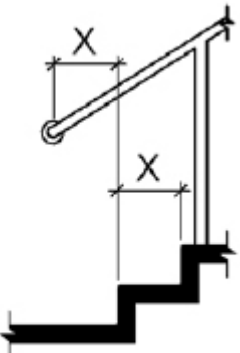
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>407 Elevators (cont.)</p>	<p>Figure 407.4.1 Elevator Car Dimensions</p>	<ul style="list-style-type: none"> • 407.4 Elevator Car Requirements. Elevator cars shall comply with 407.4. • 407.4.1 Car Dimensions. Inside dimensions of elevator cars and clear width of elevator doors shall comply with Table 407.4.1. • 407.4.6 Elevator Car Controls. Where provided, elevator car controls shall comply with 407.4.6 and 309.4. • EXCEPTION: In existing elevators, where a new car operating panel complying with 407.4.6 is provided, existing car operating panels shall not be required to comply with 407.4.6. • 407.4.6.1 Location. Controls shall be located within one of the reach ranges specified in 308. • EXCEPTIONS: 1. Where the elevator panel serves more than 16 openings and a parallel approach is provided, buttons with floor designations shall be permitted to be 54 inches (1370 mm) maximum above the finish floor. 2. In existing elevators, car control buttons with floor designations shall be permitted to be located 54 inches (1370 mm) maximum above the finish floor where a parallel approach is provided. • 407.4.6.2 Buttons. Car control buttons with floor designations shall comply with 407.4.6.2 and shall be raised or flush. • EXCEPTION: In existing elevators, buttons shall be permitted to be recessed. • 407.4.6.2.1 Size. Buttons shall be 3/4 inch (19 mm) minimum in their smallest dimension. • 407.4.6.2.2 Arrangement. Buttons shall be arranged with numbers in ascending order. When two or more columns of buttons are provided they shall read from left to right. • 407.4.6.3 Keypads. Car control keypads shall be in a standard telephone keypad arrangement and shall comply with 407.4.7.2. • 407.4.6.4 Emergency Controls. Emergency controls shall comply with 407.4.6.4. • 407.4.6.4.1 Height. Emergency control buttons shall have their centerlines 35 inches (890 mm) minimum above the finish floor. • 407.4.6.4.2 Location. Emergency controls, including the emergency alarm, shall be grouped at the bottom of the panel. • 407.4.7 Designations and Indicators of Car Controls. Designations and indicators of car controls shall comply with 407.4.7. • EXCEPTION: In existing elevators, where a new car operating panel complying with 407.4.7 is provided, existing car operating panels shall not be required to comply with 407.4.7. 	

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>407 Elevators (cont.)</p>		<ul style="list-style-type: none"> 407.4.7.1 Buttons. Car control buttons shall comply with 407.4.7.1. 407.4.7.1.1 Type. Control buttons shall be identified by tactile characters complying with 703.2. 407.4.7.1.2 Location. Raised character and braille designations shall be placed immediately to the left of the control button to which the designations apply. EXCEPTION: Where space on an existing car operating panel precludes tactile markings to the left of the controls, markings shall be placed as near to the control as possible. 407.4.7.1.3 Symbols. The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be identified with tactile symbols as shown in Table 407.4.7.1.3. 407.4.7.1.4 Visible Indicators. Buttons with floor designations shall be provided with visible indicators to show that a call has been registered. The visible indication shall extinguish when the car arrives at the designated floor. 407.4.7.2 Keypads. Keypads shall be identified by characters complying with 703.5 and shall be centered on the corresponding keypad button. The number five key shall have a single raised dot. The dot shall be 0.118 inch (3 mm) to 0.120 inch (3.05 mm) base diameter and in other aspects comply with Table 703.3.1. 	
<p>410 Platform Lifts</p>	 <p>Figure 410.6 Platform Lift Doors and Gates</p>	<ul style="list-style-type: none"> 410.1 General. Platform lifts shall comply with ASME A18.1 (1999 edition or 2003 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1). Platform lifts shall not be attendant-operated and shall provide unassisted entry and exit from the lift. 410.2 Floor Surfaces. Floor surfaces in platform lifts shall comply with 302 and 303. 410.3 Clear Floor Space. Clear floor space in platform lifts shall comply with 305. 410.4 Platform to Runway Clearance. The clearance between the platform sill and the edge of any runway landing shall be 1 inch (32 mm) maximum. 410.5 Operable Parts. Controls for platform lifts shall comply with 309. 410.6 Doors and Gates. Platform lifts shall have low-energy power-operated doors or gates complying with 404.3. Doors shall remain open for 20 seconds minimum. End doors and gates shall provide a clear width 32 inches (815 mm) minimum. Side doors and gates shall provide a clear width 42 inches (1065 mm) minimum. EXCEPTION: Platform lifts serving two landings maximum and having doors or gates on opposite sides shall be permitted to have self-closing manual doors or gates. 	<p>Advisory 410.1 General. Inclined stairway chairlifts and inclined and vertical platform lifts are available for short-distance vertical transportation. Because an accessible route requires an 80 inch (2030 mm) vertical clearance, care should be taken in selecting lifts as they may not be equally suitable for use by people using wheelchairs and people standing. If a lift does not provide 80 inch (2030 mm) vertical clearance, it cannot be considered part of an accessible route in new construction.</p> <p>The ADA and other Federal civil rights laws require that accessible features be maintained in working order so that they are accessible to and usable by those people they are intended to benefit. Building owners are reminded that the ASME A18 Safety Standard for Platform Lifts and Stairway Chairlifts requires routine maintenance and inspections. Isolated or temporary interruptions in service due to maintenance or repairs may be unavoidable; however, failure to take prompt action to effect repairs could constitute a violation of Federal laws and these requirements.</p>

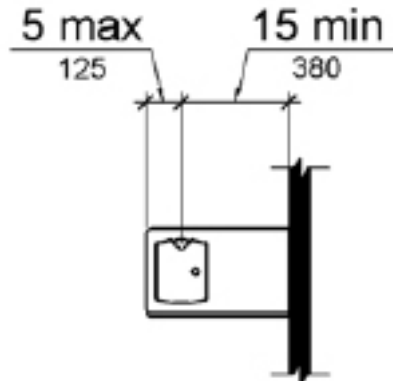
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>Chapter 5 General Site and Building Elements</p> <p>502 Parking Spaces</p>	 <p>Figure 502.2 Vehicle Parking Spaces</p>  <p>Figure 502.3 Parking Space Access Aisle</p>	<ul style="list-style-type: none"> 502.1 General. Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings. EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle. 502.2 Vehicle Spaces. Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3. EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum. 502.3 Access Aisle. Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. 502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum. 502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve. 502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them. 502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces. 502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted. 502.5 Vertical Clearance. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum. 502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign. 	<p>Advisory 502.3 Access Aisle. Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles.</p> <p>Advisory 502.3.3 Marking. The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations. Because these requirements permit the van access aisle to be as wide as a parking space, it is important that the aisle be clearly marked.</p> <p>Advisory 502.3.4 Location. Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger side of the van space.</p> <p>Advisory 502.4 Floor or Ground Surfaces. Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48.</p> <p>Advisory 502.5 Vertical Clearance. Signs provided at entrances to parking facilities informing drivers of clearances and the location of van accessible parking spaces can provide useful customer assistance.</p> <p>Advisory 502.6 Identification. The required "van accessible" designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use. Enforcement of motor vehicle laws, including parking privileges, is a local matter.</p>

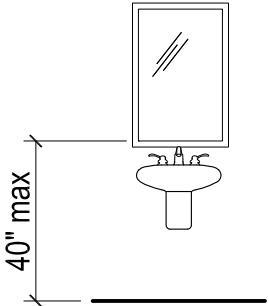
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
502 Parking Spaces (cont.)		<ul style="list-style-type: none"> 502.7 Relationship to Accessible Routes. Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes. 	<p>Advisory 502.7 Relationship to Accessible Routes. Wheel stops are an effective way to prevent vehicle overhangs from reducing the clear width of accessible routes.</p>
503 Passenger Loading Zones	 <p>Figure 503.3 Passenger Loading Zone Access Aisle</p>	<ul style="list-style-type: none"> 503.1 General. Passenger loading zones shall comply with 503. 503.2 Vehicle Pull-Up Space. Passenger loading zones shall provide a vehicular pull-up space 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum. 503.3 Access Aisle. Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up space. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way. <ul style="list-style-type: none"> 503.3.1 Width. Access aisles serving vehicle pull-up spaces shall be 60 inches (1525 mm) wide minimum. 503.3.2 Length. Access aisles shall extend the full length of the vehicle pull-up spaces they serve. 503.3.3 Marking. Access aisles shall be marked so as to discourage parking in them. 503.4 Floor and Ground Surfaces. Vehicle pull-up spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted. <ul style="list-style-type: none"> EXCEPTION: Slopes not steeper than 1:48 shall be permitted. 503.5 Vertical Clearance. Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide a vertical clearance of 114 inches (2895 mm) minimum. 	

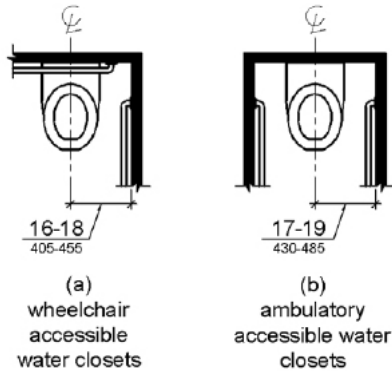
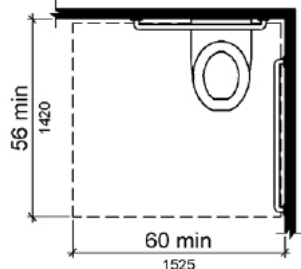
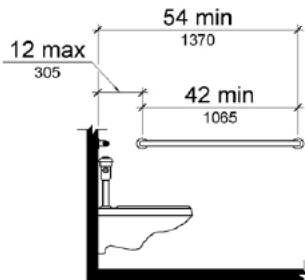
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>504 Stairways</p>	 <p>radius 1/2 max 13</p> <p>30° max</p> <p>(a) radius of tread edge (typical for all profiles)</p> <p>(b) angled riser</p> <p>1 1/2 max 38</p> <p>1 1/2 max 38</p> <p>(c) curved nosing</p> <p>(d) beveled nosing</p> <p>Figure 504.5 Stair Nosing</p>	<ul style="list-style-type: none"> 504.1 General. Stairs shall comply with 504. 504.2 Treads and Risers. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum. 504.3 Open Risers. Open risers are not permitted. 504.4 Tread Surface. Stair treads shall comply with 302. Changes in level are not permitted. EXCEPTION: Treads shall be permitted to have a slope not steeper than 1:48. 504.5 Nosings. The radius of curvature at the leading edge of the tread shall be 1/2 inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1 1/2 inches (38 mm) maximum over the tread below. 504.6 Handrails. Stairs shall have handrails complying with 505. 	<p>Advisory 504.4 Tread Surface. Consider providing visual contrast on tread nosings, or at the leading edges of treads without nosings, so that stair treads are more visible for people with low vision.</p>
<p>505 Handrails</p>	 <p>34-38 865-965</p> <p>(a) stairs</p> <p>34-38 865-965</p> <p>(b) ramps</p> <p>34-38 865-965</p> <p>(c) walking surfaces</p> <p>Figure 505.4 Handrail Height</p>  <p>1 1/2 min 38</p> <p>Figure 505.5 Handrail Clearance</p>	<ul style="list-style-type: none"> 505.1 General. Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505. 505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps. EXCEPTION: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width. 505.3 Continuity. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs. 505.4 Height. Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. 505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1 1/2 inches (38 mm) minimum. 	<p>Advisory 505.1 General. Handrails are required on ramp runs with a rise greater than 6 inches (150 mm) (see 405.8) and on certain stairways (see 504). Handrails are not required on walking surfaces with running slopes less than 1:20. However, handrails are required to comply with 505 when they are provided on walking surfaces with running slopes less than 1:20 (see 403.6). Sections 505.2, 505.3, and 505.10 do not apply to handrails provided on walking surfaces with running slopes less than 1:20 as these sections only reference requirements for ramps and stairs.</p> <p>Advisory 505.4 Height. The requirements for stair and ramp handrails in this document are for adults. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28 inches (710 mm) measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9 inches (230 mm) minimum, should be provided to help prevent entrapment.</p>

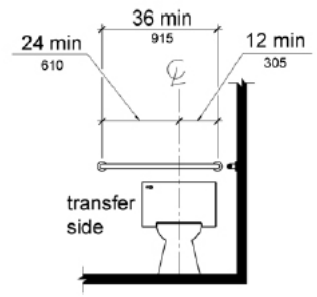
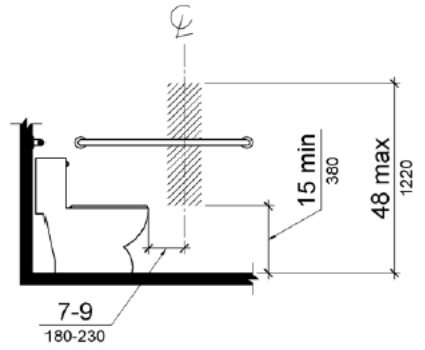
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>505 Handrails (cont.)</p>	 <p>Figure 505.6 Horizontal Projections Below Gripping Surface</p>  <p>Figure 505.10.1 Top and Bottom Handrail Extension at Ramps</p>  <p>Figure 505.10.2 Top Handrail Extension at Stairs</p>  <p>Figure 505.10.3 Bottom Handrail Extensions at Stairs</p> <p>Note: X = tread depth</p>	<ul style="list-style-type: none"> 505.6 Gripping Surface. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1 1/2 inches (38 mm) minimum below the bottom of the handrail gripping surface. EXCEPTIONS: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards. 2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8 inch (3.2 mm) for each 1/2 inch (13 mm) of additional handrail perimeter dimension that exceeds 4 inches (100 mm). 505.7 Cross Section. Handrail gripping surfaces shall have a cross section complying with 505.7.1 or 505.7.2. 505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum. 505.7.2 Non-Circular Cross Sections. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4 inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm) maximum. 2010 ADA Standards 505.7.2 Superseded by 2006 MAAB 27.4.4 Size: Handrails shall have a circular cross section with an outside diameter of 1 1/4 inches (32mm) minimum and two inches (51mm) maximum. 27.4.5 Shape: The handgrip portion of the handrail shall be round or oval in cross-section. 505.8 Surfaces. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. 505.9 Fittings. Handrails shall not rotate within their fittings. 505.10 Handrail Extensions. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10. EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps. 2. In assembly areas, extensions shall not be required for ramp handrails in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles. 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration. 	<p>Advisory 505.6 Gripping Surface. People with disabilities, older people, and others benefit from continuous gripping surfaces that permit users to reach the fingers outward or downward to grasp the handrail, particularly as the user senses a loss of equilibrium or begins to fall.</p>

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
505 Handrails (cont.)		<ul style="list-style-type: none"> 505.10.1 <i>Top and Bottom Extension at Ramps.</i> Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. 505.10.2 <i>Top Extension at Stairs.</i> At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. 505.10.3 <i>Bottom Extension at Stairs.</i> At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. 	

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>Chapter 6 Plumbing Elements and Facilities</p>			
<p>602 Drinking Fountains</p>	 <p>Figure 602.5 Drinking Fountain Spout Location</p>	<ul style="list-style-type: none"> • 602.1 General. Drinking fountains shall comply with 307 and 602. • 602.2 Clear Floor Space. Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided. • EXCEPTION: A parallel approach complying with 305 shall be permitted at units for children's use where the spout is 30 inches (760 mm) maximum above the finish floor or ground and is 3 1/2 inches (90 mm) maximum from the front edge of the unit, including bumpers. • 602.3 Operable Parts. Operable parts shall comply with 309. • 602.4 Spout Height. Spout outlets shall be 36 inches (915 mm) maximum above the finish floor or ground. • 602.5 Spout Location. The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers. • 602.6 Water Flow. The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. • 602.7 Drinking Fountains for Standing Persons. Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground. • <u>2006 MAAB 36.1 - Drinking fountain shall include water coolers. 2006 MAAB 36.1.1 - A single drinking fountain may be installed by the use of a "high-low" fountain. (see LOCATION36a)</u> • <u>ADAAG 4.1.3(10 & 4.15) Where only one drinking fountain is provided, it shall be accessible to persons using a wheelchair and to persons who have difficulty bending.</u> 	<p>Advisory 602.6 Water Flow. The purpose of requiring the drinking fountain spout to produce a flow of water 4 inches (100 mm) high minimum is so that a cup can be inserted under the flow of water to provide a drink of water for an individual who, because of a disability, would otherwise be incapable of using the drinking fountain.</p>

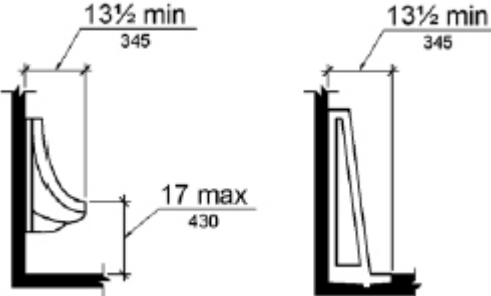
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>603 Toilet and Bathing Rooms</p>	 <p>Figure 603.3 Mirrors</p>	<ul style="list-style-type: none"> 603.1 General. Toilet and bathing rooms shall comply with 603. 603.2 Clearances. Clearances shall comply with 603.2. 603.2.1 Turning Space. Turning space complying with 304 shall be provided within the room. 603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap. 603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space. EXCEPTIONS: <ul style="list-style-type: none"> 1. Doors to a toilet room or bathing room for a single occupant accessed only through a private office and not for common use or public use shall be permitted to swing into the clear floor space or clearance provided the swing of the door can be reversed to comply with 603.2.3. 2. Where the toilet room or bathing room is for individual use and a clear floor space complying with 305.3 is provided within the room beyond the arc of the door swing, doors shall be permitted to swing into the clear floor space or clearance required for any fixture. 603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground. 603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor. 	<p>Advisory 603.2.3 Door Swing Exception 1. At the time the door is installed, and if the door swing is reversed in the future, the door must meet all the requirements specified in 404. Additionally, the door swing cannot reduce the required width of an accessible route. Also, avoid violating other building or life safety codes when the door swing is reversed.</p> <p>Advisory 603.3 Mirrors. A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74 inches (1880 mm) minimum from the floor or ground.</p>

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>604 Water Closets and Toilet Compartments</p>	 <p>Figure 604.2 Water Closet Location</p>  <p>Figure 604.3.1 Size of Clearance at Water Closets</p>  <p>Figure 604.5.1 Side Wall Grab Bar at Water Closets</p>	<ul style="list-style-type: none"> 604.1 General. Water closets and toilet compartments shall comply with 604.2 through 604.8. EXCEPTION: Water closets and toilet compartments for children's use shall be permitted to comply with 604.9. 604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach. 604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3. 604.3.1 Size. Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall. 2010 ADA Standards 604.3.1 Superseded by 2006 MAAB 30.6.1 requirement: Standard Accessible Toilet Stall: Standard accessible toilet stalls shall be at least 60 inches (60" = 1524mm) wide and 72 inches (72" = 1829mm) deep. 604.5 Grab Bars. Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. EXCEPTIONS: 1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5. 2. In residential dwelling units, grab bars shall not be required to be installed in toilet or bathrooms provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5. 3. In detention or correction facilities, grab bars shall not be required to be installed in housing or holding cells that are specially designed without protrusions for purposes of suicide prevention. 604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall. 2010 ADA Standards 604.5.1 Superseded by 2006 MAAB 30.8 requirement: For the standard accessible toilet stall the water closet shall have two grab bars 42 inches long, one on the wall in the back of the water closet and one to the side wall closest to the water closet. 	<p>Advisory 604.3.2 Overlap. When the door to the toilet room is placed directly in front of the water closet, the water closet cannot overlap the required maneuvering clearance for the door inside the room. Advisory 604.5 Grab Bars Exception 2. Reinforcement must be sufficient to permit the installation of rear and side wall grab bars that fully meet all accessibility requirements including, but not limited to, required length, installation height, and structural strength.</p>

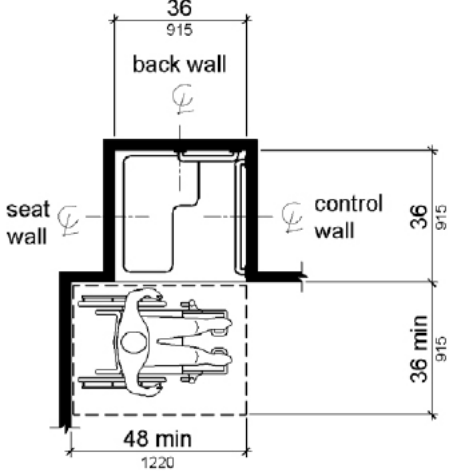
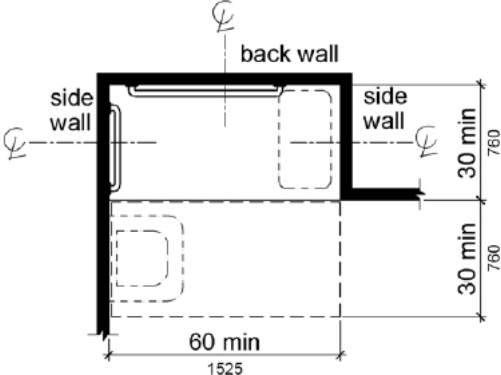
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>604 Water Closets and Toilet Compartments (cont.)</p>	 <p>Figure 604.5.2 Rear Wall Grab Bar at Water Closets</p>  <p>Figure 604.7 Dispenser Outlet Location</p>	<ul style="list-style-type: none"> 604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side. EXCEPTIONS: 1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet, where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet. 2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area. 604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2. 604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. 604.8 Toilet Compartments. Wheelchair accessible toilet compartments shall meet the requirements of 604.8.1 and 604.8.3. Compartments containing more than one plumbing fixture shall comply with 603. Ambulatory accessible compartments shall comply with 604.8.2 and 604.8.3. 604.8.1 Wheelchair Accessible Compartments. Wheelchair accessible compartments shall comply with 604.8.1. 604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall. 	<p>Advisory 604.6 Flush Controls. If plumbing valves are located directly behind the toilet seat, flush valves and related plumbing can cause injury or imbalance when a person leans back against them. To prevent causing injury or imbalance, the plumbing can be located behind walls or to the side of the toilet; or if approved by the local authority having jurisdiction, provide a toilet seat lid.</p> <p>Advisory 604.7 Dispensers. If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48 inches (1220 mm) maximum above the finish floor and the top of the gripping surface of the grab bar must be 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor.</p> <p>Advisory 604.8.1.1 Size. The minimum space required in toilet compartments is provided so that a person using a wheelchair can maneuver into position at the water closet. This space cannot be obstructed by baby changing tables or other fixtures or conveniences, except as specified at 604.3.2 (Overlap). If toilet compartments are to be used to house fixtures other than those associated with the water closet, they must be designed to exceed the minimum space requirements. Convenience fixtures such as baby changing tables must also be accessible to people with disabilities as well as to other users. Toilet compartments that are designed to meet, and not exceed, the minimum space requirements may not provide adequate space for maneuvering into position at a baby changing table.</p>

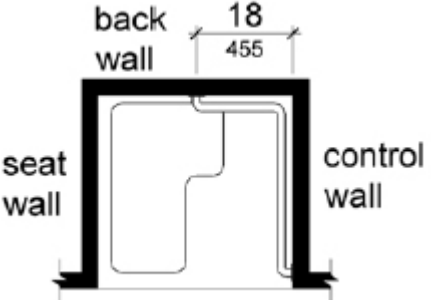
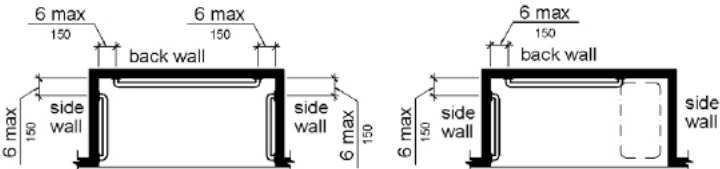
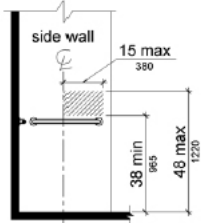
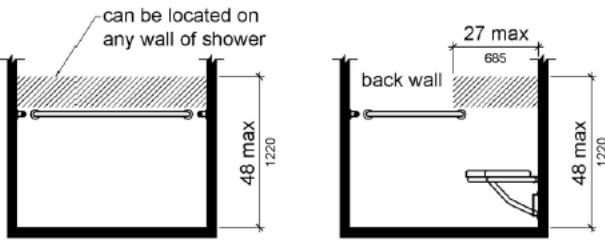
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>604 Water Closets and Toilet Compartments (cont.)</p>		<ul style="list-style-type: none"> • 604.8.1.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area. • 604.8.1.3 Approach. Compartments shall be arranged for left-hand or right-hand approach to the water closet. • 604.8.1.4 Toe Clearance. The front partition and at least one side partition shall provide a toe clearance of 9 inches (230 mm) minimum above the finish floor and 6 inches (150 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Compartments for children’s use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor. • EXCEPTION: Toe clearance at the front partition is not required in a compartment greater than 62 inches (1575 mm) deep with a wall-hung water closet or 65 inches (1650 mm) deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches (1675 mm) wide. Toe clearance at the front partition is not required in a compartment for children’s use that is greater than 65 inches (1650 mm) deep. • 604.8.1.5 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided and shall be located on the wall closest to the water closet. In addition, a rear-wall grab bar complying with 604.5.2 shall be provided. • 604.8.2 Ambulatory Accessible Compartments. Ambulatory accessible compartments shall comply with 604.8.2. • 604.8.2.1 Size. Ambulatory accessible compartments shall have a depth of 60 inches (1525 mm) minimum and a width of 35 inches (890 mm) minimum and 37 inches (940 mm) maximum. 	

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>604 Water Closets and Toilet Compartments (cont.)</p>		<ul style="list-style-type: none"> • 604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area. • 604.8.2.3 Grab Bars. Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment. • 604.8.3 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor. • 604.9 Water Closets and Toilet Compartments for Children's Use. Water closets and toilet compartments for children's use shall comply with 604.9. • 604.9.1 Location. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 12 inches (305 mm) minimum and 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Compartments shall be arranged for left-hand or right-hand approach to the water closet. • 604.9.2 Clearance. Clearance around a water closet shall comply with 604.3. • 604.9.3 Height. The height of water closets shall be 11 inches (280 mm) minimum and 17 inches (430 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position. • 604.9.4 Grab Bars. Grab bars for water closets shall comply with 604.5. • 604.9.5 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.2 and 309.4 and shall be installed 36 inches (915 mm) maximum above the finish floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2. 	

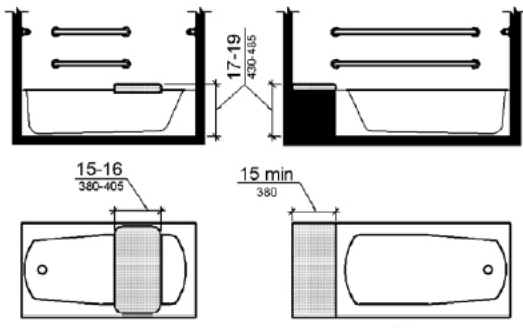
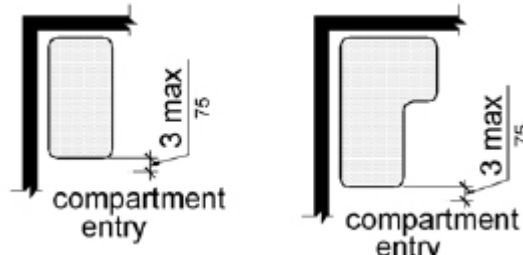
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>604 Water Closets and Toilet Compartments (cont.)</p>		<ul style="list-style-type: none"> 604.9.6 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 14 inches (355 mm) minimum and 19 inches (485 mm) maximum above the finish floor. There shall be a clearance of 1 1/2 inches (38 mm) minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. 604.9.7 Toilet Compartments. Toilet compartments shall comply with 604.8. 	<p>Advisory 604.9 Water Closets and Toilet Compartments for Children's Use. The requirements in 604.9 are to be followed where the exception for children's water closets in 604.1 is used. The following table provides additional guidance in applying the specifications for water closets for children according to the age group served and reflects the differences in the size, stature, and reach ranges of children ages 3 through 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements.</p>
<p>605 Urinals</p>	 <p>Figure 605.2 Height and Depth of Urinals</p>	<ul style="list-style-type: none"> 605.1 General. Urinals shall comply with 605. 605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture. 605.3 Clear Floor Space. A clear floor or ground space complying with 305 positioned for forward approach shall be provided. 605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. 	<p>Advisory 605.1 General. Stall-type urinals provide greater accessibility for a broader range of persons, including people of short stature.</p>

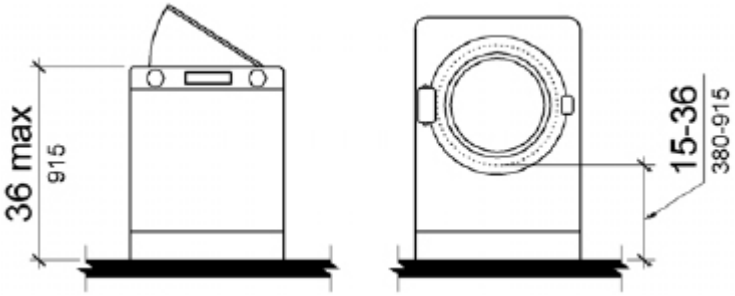
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>606 Lavatories and Sinks</p>		<ul style="list-style-type: none"> 606.1 General. Lavatories and sinks shall comply with 606. 606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. EXCEPTIONS: 1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to wet bars. 2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance complying with 306. 3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met: (a) the cabinetry can be removed without removal or replacement of the fixture; (b) the finish floor extends under the cabinetry; and (c) the walls behind and surrounding the cabinetry are finished. 4. A knee clearance of 24 inches (610 mm) minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31 inches (785 mm) maximum above the finish floor or ground. 5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger. 6. The dip of the overflow shall not be considered in determining knee and toe clearances. 7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance complying with 306. 606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground. EXCEPTIONS: 1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 606.3. 2. In residential dwelling unit kitchens, sinks that are adjustable to variable heights, 29 inches (735 mm) minimum and 36 inches (915 mm) maximum, shall be permitted where rough-in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29 inches (735 mm). 606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum. 606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks. 	<p>Advisory 606.1 General. If soap and towel dispensers are provided, they must be located within the reach ranges specified in 308. Locate soap and towel dispensers so that they are conveniently usable by a person at the accessible lavatory.</p>

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>608 Shower Compartments</p>	 <p>Figure 608.2.1 Transfer Type Shower Compartment Size and Clearance</p>  <p>Figure 608.2.2 Standard Roll-In Type Shower Compartment Size and Clearance</p>	<ul style="list-style-type: none"> 608.1 General. Shower compartments shall comply with 608. 608.2 Size and Clearances for Shower Compartments. Shower compartments shall have sizes and clearances complying with 608.2. <ul style="list-style-type: none"> 608.2.1 Transfer Type Shower Compartments. Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided. 608.2.2 Standard Roll-In Type Shower Compartments. Standard roll-in type shower compartments shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 60 inches (1525 mm) wide minimum entry on the face of the shower compartment. <ul style="list-style-type: none"> 608.2.2.1 Clearance. A 30 inch (760 mm) wide minimum by 60 inch (1525 mm) long minimum clearance shall be provided adjacent to the open face of the shower compartment. EXCEPTION: A lavatory complying with 606 shall be permitted on one 30 inch (760 mm) wide minimum side of the clearance provided that it is not on the side of the clearance adjacent to the controls or, where provided, not on the side of the clearance adjacent to the shower seat. 608.2.3 Alternate Roll-In Type Shower Compartments. Alternate roll-in type shower compartments shall be 36 inches (915 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides. A 36 inch (915 mm) wide minimum entry shall be provided at one end of the long side of the compartment. 608.3 Grab Bars. Grab bars shall comply with 609 and shall be provided in accordance with 608.3. Where multiple grab bars are used, required horizontal grab bars shall be installed at the same height above the finish floor. EXCEPTIONS: <ol style="list-style-type: none"> Grab bars shall not be required to be installed in a shower located in a bathing facility for a single occupant accessed only through a private office, and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 608.3. In residential dwelling units, grab bars shall not be required to be installed in showers located in bathing facilities provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 608.3. 	

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>608 Shower Compartments (cont.)</p>	 <p>Figure 608.3.1 Grab Bars for Transfer Type Showers</p>  <p>Figure 608.3.2 Grab Bars for Standard Roll-In Type Showers</p>  <p>Figure 608.5.1 Transfer Type Shower Compartment Control Location</p>  <p>Figure 608.5.2 Standard Roll-In Type Shower Compartment Control Location</p>	<ul style="list-style-type: none"> 608.3.1 Transfer Type Shower Compartments. In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (455 mm) from the control wall. 608.3.2 Standard Roll-In Type Shower Compartments. Where a seat is provided in standard roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where a seat is not provided in standard roll-in type shower compartments, grab bars shall be provided on three walls. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls. 608.3.3 Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall farthest from the compartment entry. Grab bars shall not be provided above the seat. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls. 608.4 Seats. A folding or non-folding seat shall be provided in transfer type shower compartments. A folding seat shall be provided in roll-in type showers required in transient lodging guest rooms with mobility features complying with 806.2. Seats shall comply with 610. EXCEPTION: In residential dwelling units, seats shall not be required in transfer type shower compartments provided that reinforcement has been installed in walls so as to permit the installation of seats complying with 608.4. 608.5 Controls. Controls, faucets, and shower spray units shall comply with 309.4. 608.5.1 Transfer Type Shower Compartments. In transfer type shower compartments, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the seat 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor and shall be located on the control wall 15 inches (380 mm) maximum from the centerline of the seat toward the shower opening. 608.5.2 Standard Roll-In Type Shower Compartments. In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall. 	<p>Advisory 608.5.2 Standard Roll-in Type Shower Compartments. In standard roll-in type showers without seats, the shower head and operable parts can be located on any of the three walls of the shower without adversely affecting accessibility.</p>

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>608 Shower Compartments (cont.)</p>		<ul style="list-style-type: none"> 608.5.3 <i>Alternate Roll-In Type Shower Compartments.</i> In alternate roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be located on the side wall adjacent to the seat 27 inches (685 mm) maximum from the side wall behind the seat or shall be located on the back wall opposite the seat 15 inches (380 mm) maximum, left or right, of the centerline of the seat. Where a seat is not provided, the controls, faucets, and shower spray unit shall be installed on the side wall farthest from the compartment entry. 608.6 <i>Shower Spray Unit and Water.</i> A shower spray unit with a hose 59 inches (1500 mm) long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120°F (49°C) maximum. <i>EXCEPTION:</i> A fixed shower head located at 48 inches (1220 mm) maximum above the shower finish floor shall be permitted instead of a hand-held spray unit in facilities that are not medical care facilities, long-term care facilities, transient lodging guest rooms, or residential dwelling units. 608.7 <i>Thresholds.</i> Thresholds in roll-in type shower compartments shall be 1/2 inch (13 mm) high maximum in accordance with 303. In transfer type shower compartments, thresholds 1/2 inch (13 mm) high maximum shall be beveled, rounded, or vertical. <i>EXCEPTION:</i> A threshold 2 inches (51 mm) high maximum shall be permitted in transfer type shower compartments in existing facilities where provision of a 1/2 inch (13 mm) high threshold would disturb the structural reinforcement of the floor slab. 608.8 <i>Shower Enclosures.</i> Enclosures for shower compartments shall not obstruct controls, faucets, and shower spray units or obstruct transfer from wheelchairs onto shower seats. 	<p>Advisory 608.6 <i>Shower Spray Unit and Water.</i> Ensure that hand-held shower spray units are capable of delivering water pressure substantially equivalent to fixed shower heads.</p>

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>610 Seats</p>	 <p>Figure 610.2 Bathtub Seats</p>  <p>Figure 610.3 Extent of Seat</p>	<ul style="list-style-type: none"> 610.1 General. Seats in bathtubs and shower compartments shall comply with 610. 610.2 Bathtub Seats. The top of bathtub seats shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. The depth of a removable in-tub seat shall be 15 inches (380 mm) minimum and 16 inches (405 mm) maximum. The seat shall be capable of secure placement. Permanent seats at the head end of the bathtub shall be 15 inches (380 mm) deep minimum and shall extend from the back wall to or beyond the outer edge of the bathtub. 610.3 Shower Compartment Seats. Where a seat is provided in a standard roll-in shower compartment, it shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. Where a seat is provided in an alternate roll-in type shower compartment, it shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches (75 mm) of the compartment entry. In transfer-type showers, the seat shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry. The top of the seat shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the bathroom finish floor. Seats shall comply with 610.3.1 or 610.3.2. 610.3.1 Rectangular Seats. The rear edge of a rectangular seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The side edge of the seat shall be 1 1/2 inches (38 mm) maximum from the adjacent wall. 610.3.2 L-Shaped Seats. The rear edge of an L-shaped seat shall be 2 1/2 inches (64 mm) maximum and the front edge 15 inches (380 mm) minimum and 16 inches (405 mm) maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1 1/2 inches (38 mm) maximum from the wall and the front edge shall be 14 inches (355 mm) minimum and 15 inches (380 mm) maximum from the wall. The end of the "L" shall be 22 inches (560 mm) minimum and 23 inches maximum (585 mm) from the main seat wall. 	

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>611 Washing Machines and Clothes Dryers</p>	 <p>Figure 611.4 Height of Laundry Compartment Opening</p>	<ul style="list-style-type: none"> 611.1 General. Washing machines and clothes dryers shall comply with 611. 611.2 Clear Floor Space. A clear floor or ground space complying with 305 positioned for parallel approach shall be provided. The clear floor or ground space shall be centered on the appliance. 611.3 Operable Parts. Operable parts, including doors, lint screens, and detergent and bleach compartments shall comply with 309. 611.4 Height. Top loading machines shall have the door to the laundry compartment located 36 inches (915 mm) maximum above the finish floor. Front loading machines shall have the bottom of the opening to the laundry compartment located 15 inches (380 mm) minimum and 36 inches (915 mm) maximum above the finish floor. 	

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>Chapter 2: Scoping Requirements - 216 Signs</p>			
<p>216 Signs</p>		<ul style="list-style-type: none"> • 216.1 General. Signs shall be provided in accordance with 216 and shall comply with 703. • EXCEPTIONS: 1. Building directories, menus, seat and row designations in assembly areas, occupant names, building addresses, and company names and logos shall not be required to comply with 216. 2. In parking facilities, signs shall not be required to comply with 216.2, 216.3, and 216.6 through 216.12. 3. Temporary, 7 days or less, signs shall not be required to comply with 216. 4. In detention and correctional facilities, signs not located in public use areas shall not be required to comply with 216. • 216.2 Designations. Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with 703.6 and shall have text descriptors complying with 703.2 and 703.5. • EXCEPTION: Exterior signs that are not located at the door to the space they serve shall not be required to comply with 703.2. • 216.3 Directional and Informational Signs. Signs that provide direction to or information about interior spaces and facilities of the site shall comply with 703.5. • 216.4 Means of Egress. Signs for means of egress shall comply with 216.4. • 216.4.1 Exit Doors. Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5. • 216.4.2 Areas of Refuge. Signs required by section 1003.2.13.5.4 of the International Building Code (2000 edition) or section 1007.6.4 of the International Building Code (2003 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1) to provide instructions in areas of refuge shall comply with 703.5. • 216.4.3 Directional Signs. Signs required by section 1003.2.13.6 of the International Building Code (2000 edition) or section 1007.7 of the International Building Code (2003 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1) to provide directions to accessible means of egress shall comply with 703.5. 	<p>Advisory 216.2 Designations. Section 216.2 applies to signs that provide designations, labels, or names for interior rooms or spaces where the sign is not likely to change over time. Examples include interior signs labeling restrooms, room and floor numbers or letters, and room names. Tactile text descriptors are required for pictograms that are provided to label or identify a permanent room or space. Pictograms that provide information about a room or space, such as "no smoking," occupant logos, and the International Symbol of Accessibility, are not required to have text descriptors.</p> <p>Advisory 216.3 Directional and Informational Signs. Information about interior spaces and facilities includes rules of conduct, occupant load, and similar signs. Signs providing direction to rooms or spaces include those that identify egress routes.</p> <p>Advisory 216.4.1 Exit Doors. An exit passageway is a horizontal exit component that is separated from the interior spaces of the building by fire-resistance-rated construction and that leads to the exit discharge or public way. The exit discharge is that portion of an egress system between the termination of an exit and a public way.</p>

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>216 Signs (cont.)</p>		<ul style="list-style-type: none"> • 216.5 Parking. Parking spaces complying with 502 shall be identified by signs complying with 502.6. • EXCEPTIONS: 1. Where a total of four or fewer parking spaces, including accessible parking spaces, are provided on a site, identification of accessible parking spaces shall not be required. 2. In residential facilities, where parking spaces are assigned to specific residential dwelling units, identification of accessible parking spaces shall not be required. • 216.6 Entrances. Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404. 	<p>Advisory 216.6 Entrances. Where a directional sign is required, it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route, not just at the inaccessible entrances to a building.</p>

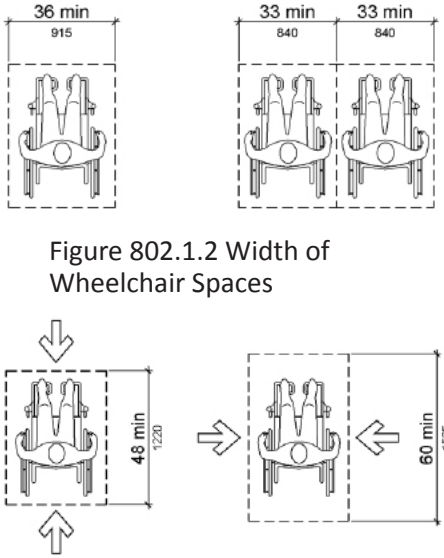
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
Chapter 7: Communication Elements			
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
703 Signs		<ul style="list-style-type: none"> 703.1 General. Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. 703.2 Raised Characters. Raised characters shall comply with 703.2 and shall be duplicated in Braille complying with 703.3. Raised characters shall be installed in accordance with 703.4. <ul style="list-style-type: none"> 703.2.1 Depth. Raised characters shall be 1/32 inch (0.8 mm) minimum above their background. 703.2.2 Case. Characters shall be uppercase. 703.2.3 Style. Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. 703.2.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I". 703.2.5 Character Height. Character height measured vertically from the baseline of the character shall be 5/8 inch (16 mm) minimum and 2 inches (51 mm) maximum based on the height of the uppercase letter "I". EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2 inch (13 mm) minimum. 703.2.6 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 15 percent maximum of the height of the character. 703.2.7 Character Spacing. Character spacing shall be measured between the two closest points of adjacent raised characters within a message, excluding word spaces. Where characters have rectangular cross sections, spacing between individual raised characters shall be 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum. Where characters have other cross sections, spacing between individual raised characters shall be 1/16 inch (1.6 mm) minimum and 4 times the raised character stroke width maximum at the base of the cross sections, and 1/8 inch (3.2 mm) minimum and 4 times the raised character stroke width maximum at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8 inch (9.5 mm) minimum. 703.2.8 Line Spacing. Spacing between the baselines of separate lines of raised characters within a message shall be 135 percent minimum and 170 percent maximum of the raised character height. 	<p>Advisory 703.2 Raised Characters. Signs that are designed to be read by touch should not have sharp or abrasive edges.</p>

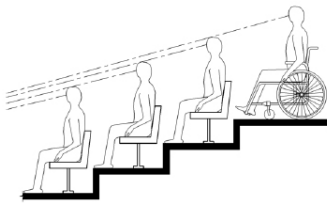
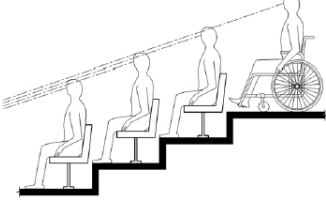
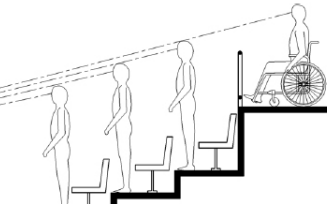
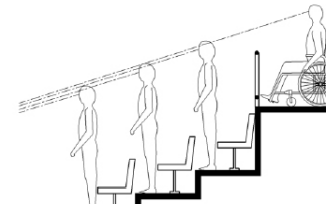
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
703 Signs (continued)		<ul style="list-style-type: none"> • 703.3 Braille. Braille shall be contracted (Grade 2) and shall comply with 703.3 and 703.4. • 703.3.1 Dimensions and Capitalization. Braille dots shall have a domed or rounded shape and shall comply with Table 703.3.1. The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms. • 703.3.2 Position. Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements. • EXCEPTION: Braille provided on elevator car controls shall be separated 3/16 inch (4.8 mm) minimum and shall be located either directly below or adjacent to the corresponding raised characters or symbols. • 703.4 Installation Height and Location. Signs with tactile characters shall comply with 703.4. • 703.4.1 Height Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. • EXCEPTION: Tactile characters for elevator car controls shall not be required to comply with 703.4.1. • 703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. • EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices. 	

ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
703 Signs (continued)		<ul style="list-style-type: none"> 703.5 Visual Characters. Visual characters shall comply with 703.5. EXCEPTION: Where visual characters comply with 703.2 and are accompanied by braille complying with 703.3, they shall not be required to comply with 703.5.2 through 703.5.9. 703.5.1 Finish and Contrast. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background. 703.5.2 Case. Characters shall be uppercase or lowercase or a combination of both. 703.5.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. 703.5.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I". 703.5.5 Character Height. Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I". 703.5.6 Height From Finish Floor or Ground. Visual characters shall be 40 inches (1015 mm) minimum above the finish floor or ground. EXCEPTION: Visual characters indicating elevator car controls shall not be required to comply with 703.5.6. 703.5.7 Stroke Thickness. Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 30 percent maximum of the height of the character. 703.5.8 Character Spacing. Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height. 703.5.9 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height. 	<p>Advisory 703.5.1 Finish and Contrast. Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and its background colors and textures.</p>

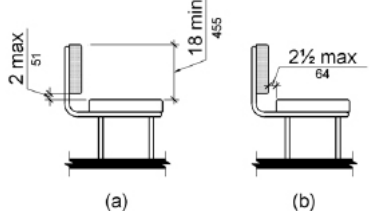
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
703 Signs (continued)		<ul style="list-style-type: none"> 703.6 Pictograms. Pictograms shall comply with 703.6. 703.6.1 Pictogram Field. Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field. 703.6.2 Finish and Contrast. Pictograms and their field shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a dark pictogram on a light field. 703.6.3 Text Descriptors. Pictograms shall have text descriptors located directly below the pictogram field. Text descriptors shall comply with 703.2, 703.3 and 703.4. 	
		<ul style="list-style-type: none"> 703.7 Symbols of Accessibility. Symbols of accessibility shall comply with 703.7. 703.7.1 Finish and Contrast. Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background. 703.7.2 Symbols. 703.7.2.1 International Symbol of Accessibility. The International Symbol of Accessibility shall comply with Figure 703.7.2.1. 703.7.2.2 International Symbol of TTY. The International Symbol of TTY shall comply with Figure 703.7.2.2. 703.7.2.3 Volume Control Telephones. Telephones with a volume control shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field such as shown in Figure 703.7.2.3. 703.7.2.4 Assistive Listening Systems. Assistive listening systems shall be identified by the International Symbol of Access for Hearing Loss complying with Figure 703.7.2.4. 	<p>Advisory 703.7.1 Finish and Contrast. Signs are more legible for persons with low vision when characters contrast as much as possible with their background. Additional factors affecting the ease with which the text can be distinguished from its background include shadows cast by lighting sources, surface glare, and the uniformity of the text and background colors and textures</p>

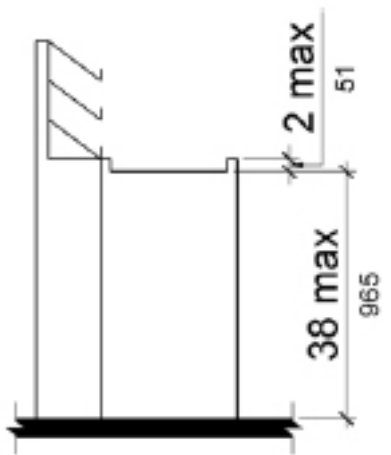
ISSUE	FIGURE	2010 ADA STANDARDS/MAAB 2006 MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
703 Signs (continued)		<ul style="list-style-type: none"> • 703.5 Visual Characters. Visual characters shall comply with 703.5. • EXCEPTION: Where visual characters comply with 703.2 and are accompanied by braille complying with 703.3, they shall not be required to comply with 703.5.2 through 703.5.9. • 703.5.1 Finish and Contrast. Characters and their background shall have a non-glare finish. • Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background. • 703.5.2 Case. Characters shall be uppercase or lowercase or a combination of both. • 703.5.3 Style. Characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. • 703.5.4 Character Proportions. Characters shall be selected from fonts where the width of the uppercase letter “O” is 55 percent minimum and 110 percent maximum of the height of the uppercase letter “I”. • 703.5.5 Character Height. Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter “I”. • 703.5.6 Height From Finish Floor or Ground. Visual characters shall be 40 inches (1015 mm) minimum above the finish floor or ground. • EXCEPTION: Visual characters indicating elevator car controls shall not be required to comply with 703.5.6. • 703.5.7 Stroke Thickness. Stroke thickness of the uppercase letter “I” shall be 10 percent minimum and 30 percent maximum of the height of the character. • 703.5.8 Character Spacing. Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Spacing between individual characters shall be 10 percent minimum and 35 percent maximum of character height. • 703.5.9 Line Spacing. Spacing between the baselines of separate lines of characters within a message shall be 135 percent minimum and 170 percent maximum of the character height. 	

ISSUE	FIGURE	ADA/MAAB MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>Chapter 8 Special Rooms, Spaces, and Elements</p>			
<p>802 Wheelchair Spaces, Companion Seats, and Designated Aisle Seats</p>	 <p>Figure 802.1.2 Width of Wheelchair Spaces</p> <p>Figure 802.1.3 Depth of Wheelchair Spaces</p>	<ul style="list-style-type: none"> 802.1 Wheelchair Spaces. Wheelchair spaces shall comply with 802.1. 802.1.1 Floor or Ground Surface. The floor or ground surface of wheelchair spaces shall comply with 302. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted. 802.1.2 Width. A single wheelchair space shall be 36 inches (915 mm) wide minimum. Where two adjacent wheelchair spaces are provided, each wheelchair space shall be 33 inches (840 mm) wide minimum. 802.1.3 Depth. Where a wheelchair space can be entered from the front or rear, the wheelchair space shall be 48 inches (1220 mm) deep minimum. Where a wheelchair space can be entered only from the side, the wheelchair space shall be 60 inches (1525 mm) deep minimum. 802.1.4 Approach. Wheelchair spaces shall adjoin accessible routes. Accessible routes shall not overlap wheelchair spaces. 802.3 Companion Seats. Companion seats shall comply with 802.3.802.3.1 Alignment. In row seating, companion seats shall be located to provide shoulder alignment with adjacent wheelchair spaces. The shoulder alignment point of the wheelchair space shall be measured 36 inches (915 mm) from the front of the wheelchair space. The floor surface of the companion seat shall be at the same elevation as the floor surface of the wheelchair space. 802.1.5 Overlap. Wheelchair spaces shall not overlap circulation paths. 802.2 Lines of Sight. Lines of sight to the screen, performance area, or playing field for spectators in wheelchair spaces shall comply with 802.2. 802.2.1 Lines of Sight Over Seated Spectators. Where spectators are expected to remain seated during events, spectators in wheelchair spaces shall be afforded lines of sight complying with 802.2.1. 802.2.1.1 Lines of Sight Over Heads. Where spectators are provided lines of sight over the heads of spectators seated in the first row in front of their seats, spectators seated in wheelchair spaces shall be afforded lines of sight over the heads of seated spectators in the first row in front of wheelchair spaces. 802.2.1.2 Lines of Sight Between Heads. Where spectators are provided lines of sight over the shoulders and between the heads of spectators seated in the first row in front of their seats, spectators seated in wheelchair spaces shall be afforded lines of sight over the shoulders and between the heads of seated spectators in the first row in front of wheelchair spaces. 	<p>Advisory 802.1.4 Approach. Because accessible routes serving wheelchair spaces are not permitted to overlap the clear floor space at wheelchair spaces, access to any wheelchair space cannot be through another wheelchair space.</p> <p>Advisory 802.1.5 Overlap. The term “circulation paths” used in Section 802.1.5 means aisle width required by applicable building or life safety codes for the specific assembly occupancy. Where the circulation path provided is wider than the required aisle width, the wheelchair space may intrude into that portion of the circulation path that is provided in excess of the required aisle width.</p>

ISSUE	FIGURE	ADA/MAAB MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>802 Wheelchair Spaces, Companion Seats, and Designated Aisle Seats (cont.)</p>	<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%; text-align: center;">  <p>Figure 802.2.1.1 Lines of Sight Over the Heads of Seated Spectators</p> </div> <div style="width: 50%; text-align: center;">  <p>Figure 802.2.1.2 Lines of Sight Between the Heads of Seated Spectators</p> </div> <div style="width: 50%; text-align: center;">  <p>Figure 802.2.2.1 Lines of Sight Over the Heads of Standing Spectators</p> </div> <div style="width: 50%; text-align: center;">  <p>Figure 802.2.2.2 Lines of Sight Between the Heads of Standing Spectators</p> </div> </div>	<ul style="list-style-type: none"> 802.2.2 <i>Lines of Sight Over Standing Spectators.</i> Where spectators are expected to stand during events, spectators in wheelchair spaces shall be afforded lines of sight complying with 802.2.2. 802.2.2.1 <i>Lines of Sight Over Heads.</i> Where standing spectators are provided lines of sight over the heads of spectators standing in the first row in front of their seats, spectators seated in wheelchair spaces shall be afforded lines of sight over the heads of standing spectators in the first row in front of wheelchair spaces. 802.2.2.2 <i>Lines of Sight Between Heads.</i> Where standing spectators are provided lines of sight over the shoulders and between the heads of spectators standing in the first row in front of their seats, spectators seated in wheelchair spaces shall be afforded lines of sight over the shoulders and between the heads of standing spectators in the first row in front of wheelchair spaces. 802.3 <i>Companion Seats.</i> Companion seats shall comply with 802.3. 802.3.1 <i>Alignment.</i> In row seating, companion seats shall be located to provide shoulder alignment with adjacent wheelchair spaces. The shoulder alignment point of the wheelchair space shall be measured 36 inches (915 mm) from the front of the wheelchair space. The floor surface of the companion seat shall be at the same elevation as the floor surface of the wheelchair space. 802.3.2 <i>Type.</i> Companion seats shall be equivalent in size, quality, comfort, and amenities to the seating in the immediate area. Companion seats shall be permitted to be movable. 802.4 <i>Designated Aisle Seats.</i> Designated aisle seats shall comply with 802.4. 802.4.1 <i>Armrests.</i> Where armrests are provided on the seating in the immediate area, folding or retractable armrests shall be provided on the aisle side of the seat. 802.4.2 <i>Identification.</i> Each designated aisle seat shall be identified by a sign or marker. 	<p><i>Advisory 802.4.2 Identification.</i> Seats with folding or retractable armrests are intended for use by individuals who have difficulty walking. Consider identifying such seats with signs that contrast (light-on-dark or dark-on-light) and that are also photo luminescent.</p>

ISSUE	FIGURE	ADA/MAAB MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
803 Dressing, Fitting, and Locker Rooms		<ul style="list-style-type: none"> 803.1 General. Dressing, fitting, and locker rooms shall comply with 803. 803.2 Turning Space. Turning space complying with 304 shall be provided within the room. 803.3 Door Swing. Doors shall not swing into the room unless a clear floor or ground space complying with 305.3 is provided beyond the arc of the door swing. 803.4 Benches. A bench complying with 903 shall be provided within the room. 803.5 Coat Hooks and Shelves. Coat hooks provided within the room shall be located within one of the reach ranges specified in 308. Shelves shall be 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. 	<p>Advisory 803.1 General. Partitions and doors should be designed to ensure people using accessible dressing and fitting rooms privacy equivalent to that afforded other users of the facility. Section 903.5 requires dressing room bench seats to be installed so that they are at the same height as a typical wheelchair seat, 17 inches (430 mm) to 19 inches (485 mm). However, wheelchair seats can be lower than dressing room benches for people of short stature or children using wheelchairs.</p>
804 Kitchens and Kitchenettes		<ul style="list-style-type: none"> 804.1 General. Kitchens and kitchenettes shall comply with 804. 804.2 Clearance. Where a pass through kitchen is provided, clearances shall comply with 804.2.1. Where a U-shaped kitchen is provided, clearances shall comply with 804.2.2. EXCEPTION: Spaces that do not provide a cooktop or conventional range shall not be required to comply with 804.2. 804.4 Sinks. Sinks shall comply with 606. 804.5 Storage. At least 50 percent of shelf space in storage facilities shall comply with 811. 804.6 Appliances. Where provided, kitchen appliances shall comply with 804.6. 804.6.1 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided at each kitchen appliance. Clear floor or ground spaces shall be permitted to overlap. 804.6.2 Operable Parts. All appliance controls shall comply with 309. EXCEPTIONS: 1. Appliance doors and door latching devices shall not be required to comply with 309.4. 2. Bottom-hinged appliance doors, when in the open position, shall not be required to comply with 309.3. 	<p>Advisory 804.2 Clearance. Clearances are measured from the furthest projecting face of all opposing base cabinets, counter tops, appliances, or walls, excluding hardware.</p>
811 Storage		<ul style="list-style-type: none"> 811.1 General. Storage shall comply with 811. 811.2 Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided. 811.3 Height. Storage elements shall comply with at least one of the reach ranges specified in 308. 811.4 Operable Parts. Operable parts shall comply with 309. 	

ISSUE	FIGURE	ADA/MAAB MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
Chapter 9 Built-In Elements			
902 Dining Surfaces and Work Surfaces		<ul style="list-style-type: none"> 902.1 General. Dining surfaces and work surfaces shall comply with 902.2 and 902.3. EXCEPTION: Dining surfaces and work surfaces for children's use shall be permitted to comply with 902.4. 902.2 Clear Floor or Ground Space. A clear floor space complying with 305 positioned for a forward approach shall be provided. Knee and toe clearance complying with 306 shall be provided. 902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground. 	<p>Advisory 902.1 General. Dining surfaces include, but are not limited to, bars, tables, lunch counters, and booths. Examples of work surfaces include writing surfaces, study carrels, student laboratory stations, baby changing and other tables or fixtures for personal grooming, coupon counters, and where covered by the ABA scoping provisions, employee work stations.</p>
903 Benches	 <p>Figure 903.4 Bench Back Support</p>	<ul style="list-style-type: none"> 903.1 General. Benches shall comply with 903. 903.2 Clear Floor or Ground Space. Clear floor or ground space complying with 305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench. 903.3 Size. Benches shall have seats that are 42 inches (1065 mm) long minimum and 20 inches (510 mm) deep minimum and 24 inches (610 mm) deep maximum. 903.4 Back Support. The bench shall provide for back support or shall be affixed to a wall. Back support shall be 42 inches (1065 mm) long minimum and shall extend from a point 2 inches (51 mm) maximum above the seat surface to a point 18 inches (455 mm) minimum above the seat surface. Back support shall be 2 1/2 inches (64 mm) maximum from the rear edge of the seat measured horizontally. 903.5 Height. The top of the bench seat surface shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the finish floor or ground. 903.6 Structural Strength. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the seat, fastener, mounting device, or supporting structure. 903.7 Wet Locations. Where installed in wet locations, the surface of the seat shall be slip resistant and shall not accumulate water. 	<p>Advisory 903.4 Back Support. To assist in transferring to the bench, consider providing grab bars on a wall adjacent to the bench, but not on the seat back. If provided, grab bars cannot obstruct transfer to the bench.</p>
904 Check-Out Aisles and Sales and Service Counters		<ul style="list-style-type: none"> 904.1 General. Check-out aisles and sales and service counters shall comply with the applicable requirements of 904. 904.2 Approach. All portions of counters required to comply with 904 shall be located adjacent to a walking surface complying with 403. 904.3 Check-Out Aisles. Check-out aisles shall comply with 904.3. 904.3.1 Aisle. Aisles shall comply with 403. 	<p>Advisory 904.2 Approach. If a cash register is provided at the sales or service counter, locate the accessible counter close to the cash register so that a person using a wheelchair is visible to sales or service personnel and to minimize the reach for a person with a disability.</p>

ISSUE	FIGURE	ADA/MAAB MINIMUM COMPLIANCE	ADVISORY (Supplemental ADA notes)
<p>904 Check-Out Aisles and Sales and Service Counters (cont.)</p>	 <p>Figure 904.3.2 Check-Out Aisle Counters</p>	<ul style="list-style-type: none"> 904.3.2 Counter. The counter surface height shall be 38 inches (965 mm) maximum above the finish floor or ground. The top of the counter edge protection shall be 2 inches (51 mm) maximum above the top of the counter surface on the aisle side of the check-out counter. 904.3.3 Check Writing Surfaces. Where provided, check writing surfaces shall comply with 902.3. 904.4 Sales and Service Counters. Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top. EXCEPTION: In alterations, when the provision of a counter complying with 904.4 would result in a reduction of the number of existing counters at work stations or a reduction of the number of existing mail boxes, the counter shall be permitted to have a portion which is 24 inches (610 mm) long minimum complying with 904.4.1 provided that the required clear floor or ground space is centered on the accessible length of the counter. 904.4.1 Parallel Approach. A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch (915 mm) minimum length of counter. EXCEPTION: Where the provided counter surface is less than 36 inches (915 mm) long, the entire counter surface shall be 36 inches (915 mm) high maximum above the finish floor. 904.4.2 Forward Approach. A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter. 904.5 Food Service Lines. Counters in food service lines shall comply with 904.5. 904.5.1 Self-Service Shelves and Dispensing Devices. Self-service shelves and dispensing devices for tableware, dishware, condiments, food and beverages shall comply with 308. 904.5.2 Tray Slides. The tops of tray slides shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground. 904.6 Security Glazing. Where counters or teller windows have security glazing to separate personnel from the public, a method to facilitate voice communication shall be provided. Telephone handset devices, if provided, shall comply with 704.3. 	<p>Advisory 904.6 Security Glazing. Assistive listening devices complying with 706 can facilitate voice communication at counters or teller windows where there is security glazing which promotes distortion in audible information. Where assistive listening devices are installed, place signs complying with 703.7.2.4 to identify those facilities which are so equipped. Other voice communication methods include, but are not limited to, grilles, slats, talk-through baffles, intercoms, or telephone handset devices.</p>

Massachusetts College of Art and Design

ADA Compliance Plan 2011

ADA Compliance Plan
Consultant Services
Contract #10-08

Prepared by

The Institute for Human Centered Design

March, 2011

Appendix B | Policies & Procedures Accessibility Evaluation



200 Portland Street, First Floor
Boston, MA 02114
617-695-1225 voice/tty
www.HumanCenteredDesign.org

Policies & Procedures Accessibility Evaluation

Massachusetts College of Art and Design ADA Compliance Plan Consulting Services

Policies and Procedures

IHCD reviewed MassArt's policies and procedures through direct review of materials shared with us, materials available on-line and interviews with staff, primarily through the MassArt ADA Committee members on September 16th and September 29th. Our goal was to assess existing policies and procedures for compliance with legal responsibilities as an ADA Title II entity and as an institution obligated to comply with Section 504. Section 504 of the Rehabilitation Act prohibits discrimination against qualified individuals with a disability by recipients of Federal funds. The ADA provides similar language on discrimination against individuals with disabilities. The scope of the IHCD project does not include Title I on employment so this assessment focused on policies and procedures affecting students, prospective students, and other people who interact with the college.

IHCD's review indicated that MassArt is mostly in compliance with Section 504 and the ADA. The high level of commitment to inclusion for students with disabilities is affirmed by pervasive awareness among staff and faculty and a significant infrastructure of policies and procedures. But additional steps are necessary to ensure that people with disabilities enjoy the same opportunities to participate in MassArt's programs and services as everyone else.

IHCD recommendations are as follows:

- Create a page on the website that contains all the disability non discrimination policies and then a link from the home page to that information.
- Notify all staff, faculty, students, prospective students and members of the public the complete contact information of the designated responsible employee who serves as a point person for coordinating their obligations under Section 504 and ADA.
- Disseminate grievance procedures relative to disability.
- Clarify the procedure for requesting academic adjustments and modification of policies, practices and procedures on MassArt's written materials as well as website postings;
- Clarify methods of communication with students with disabilities in case of campus emergencies.

Link from the home page

MassArt has a very extensive set of policies and administrative infrastructure regarding its students with disabilities. It works best for current students with disabilities. What's missing is a way of having all that information readily available, in one place, to all students, prospective students, staff, faculty and the public. IHCD recommendations:

- Have a link from the home page to all the non-discrimination policies but call out disability services that some people will not find if it is only identifiable within a heading of non-discrimination. Ideally, there could be a redundant source, accessed directly from Disability Policy or from Non-Discrimination Policies. We recommend a link directly from the home page that could be called:
 - Disability issues or
 - Disability services.
- Some good examples in higher education are:
- www.uvm.edu
 - www.salemstate.edu
 - www.harvard.edu
- The disability policies page should include:
 - The non-discrimination policy;
 - The process for students to request academic adjustments;
 - The process for staff, faculty and the public to request reasonable accommodation;
 - The grievance procedure;
 - The discrimination complaint form;
 - The contact information of where the discrimination complaint form should be sent.

Designation of Responsible Employee

Section 504 of the Rehabilitation Act makes clear that recipients of Federal funds must designate a responsible employee.

A recipient that employs fifteen or more persons shall designate at least one person to coordinate its efforts to comply with this part. (34 CFR Part 104.7 (a)).

Section 504 provides little specific guidance for implementing this requirement but the primary role of the designated employee, also called 504 Coordinator, is making sure that recipients of Federal funds are in compliance with the requirements. The ADA Title II has similar language regarding the designated responsible employee.

MassArt has designated the Director of Civil Rights Compliance and Diversity to be the designated employee under Section 504/ADA. MassArt is fortunate to have a Director who is deeply invested in ensuring equal opportunity for students with disabilities who has offered stable leadership for many years. What is missing is to ensure that the complete contact information of the designated employee is available to all. IHCD recommendations:

- Include her name and complete contact information in MassArt's printed materials as well as the website.

Grievance Procedures

Section 504 regulations require recipients of Federal funds to adopt grievance procedures.

A recipient that employs fifteen or more persons shall adopt grievance procedures that incorporate appropriate due process standards and that provide for the prompt and equitable resolution of complaints alleging any action prohibited by this part. Such procedures need not be established with respect to complaints from applicants for employment or from applicants for admission to postsecondary educational institutions (34 CFR Part 104.7 (b)).

MassArt has a Discrimination Complaint Procedure form but it is not clear if students or anyone in contact with the college would know about the office designated by the college to coordinate its efforts to comply with this responsibility. IHCD recommendations:

- Clarify in the *Discrimination Complaint Procedure* where the *Discrimination Complaint Form* gets filled. This information should include the name, email, telephone number and address where the complaint should be sent.
- Include at the bottom of the *Discrimination Complaint Form* the information about where the complaint should be sent.
- Provide a link to the *Discrimination Complaint Procedure* and the *Discrimination Complaint Form*.

Notice

Section 504 regulations require recipients of Federal funds to notify participants of its non-discrimination policies:

A recipient that employs fifteen or more persons shall take appropriate initial and continuing steps to notify participants, beneficiaries, applicants, and employees, including those with impaired vision or hearing, and unions or professional organizations holding collective bargaining or professional agreements with the recipient that it does not discriminate on the basis of handicap in violation of section 504 and this part (34 CFR Part 104.8).

MassArt should revise its notice of non-discrimination policy to comply with Section 504 that states that recipients shall take initial steps to notify students, prospective students, staff, faculty and members of the public of its obligations and identify the person designated by the college as the responsible party.

This process is already in place; what is missing is having this information readily available to people who may be in contact with MassArt. IHCD recommendations:

- Duplicating the content in the non-discrimination policies relative to disability with a specific link called ‘disability policies’ from the home page.
- Provide the designated employee’s name, address, telephone number and email in this statement.
 - Name, email and phone number at a minimum in printed materials.
 - Complete contact information on the website.

Academic Adjustments

Section 504 requires recipients to make academic adjustments to ensure that students with disabilities are not discriminated against because of their disabilities:

A recipient to which this subpart applies shall make such modifications to its academic requirements as are necessary to ensure that such requirements do not discriminate or have the effect of discriminating, on the basis of handicap, against a qualified handicapped applicant or student (34 CFR Part 104.44).

This requirement does not mean that the college should wave requirements but that the college must modify those requirements in relation to the needs of its students with disabilities. It should be stressed that academic requirements that are essential to the program need not be changed.

MassArt has a very comprehensive process to provide academic adjustments to its students with disabilities. IHCD recommendations:

- Add to printed materials that go to students and prospective students such as *Registration Instructions and Course Catalog, Summer Workshop or Summer Youth Programs* the contact information of the designated person where students can request academic adjustments. Add this information also to the website.
- Add to print material that goes to students and prospective students such as *Registration Instructions and Course Catalog, Summer Workshop or Summer Youth Programs* the statement of non discrimination on basis of disability.
- Clarify that academic adjustments will be offered to students with any documented disability not limited to ADD/ADHD.
- On the *Faculty Handbook* clarify that academic adjustments will be provided to students with documented disabilities.
- Revise the *Massachusetts College of Art Design Medical Disclosure Questionnaire* to ensure that the information requested is in compliance with Federal and State laws regarding privacy.
- Revise language use on materials such as the letter sent to future students, *Process for Students Requesting Accommodations* and website to reflect the language used by the Department of Education, Office for Civil Rights.

Excerpt from *Students with Disabilities Preparing for Postsecondary Education: Know Your Rights and Responsibilities*: (<http://www2.ed.gov/about/offices/list/ocr/transition.html>)

Schools may set reasonable standards for documentation. Some schools require more documentation than others. They may require you to provide documentation prepared by an appropriate professional, such as a medical doctor, psychologist or other qualified diagnostician. The required documentation may include one or more of the following: a diagnosis of your current disability; the date of the diagnosis; how the diagnosis was reached; the credentials of the professional; how your disability affects a major life activity; and how the disability affects your academic performance. The documentation should provide enough information for you and your school to decide what is an appropriate academic adjustment.

Excerpt from the Title II Technical Assistant Manual:
(<http://www.ada.gov/taman2.html#II-3.5300>)

Unnecessary inquiries. A public entity may not make unnecessary inquiries into the existence of a disability.

Campus Emergencies

Under Title II of the ADA, emergency programs, services, activities, and facilities must be accessible to people with disabilities and generally may not use eligibility criteria that screen out or tend to screen out people with disabilities. The ADA also requires making reasonable modifications to policies, practices, and procedures when necessary to avoid discrimination against a person with a disability and taking the steps necessary to ensure effective communication with people with disabilities. (*ADA Tool kit: Emergency Management from Department of Justice - <http://www.ada.gov/pccatoolkit/chap7emergencymgmt.pdf>*).

MassArt does have an Emergency Campus Evacuation Procedure (dated 05-09-2007) but it is not clear the steps MassArt takes to communicate with its students with disabilities in an emergency situation.

According to the Procedures, MassArt has two types of evacuation: one is 'emergency evacuation' when the fire alarm sounds and the other is an 'ordered evacuation.' In either case, these emergencies could constitute an imminent threat. In either case, MassArt should provide ways to communicate with people who are Deaf or hard of hearing.

MassArt provides a list of emergency telephone numbers but there is no mention on how to communicate with students who are Deaf or hard-of-hearing. IHCD recommendations:

- Consider having TTY equipment by which students with disabilities can call for assistance in an emergency.
- Add to the current *Emergency Campus Emergency Procedures* a plan to communicate via instant messaging, text messaging and email.
- Identify throughout the buildings the location of emergency telephones and ensure that students, faculty and staff are familiar with those locations. At the moment those locations and identifications are not consistent. To the extent feasible, IHCD recommends standardizing the locations of emergency telephones since predictability of their location aids the community in finding the phones in a true emergency.
- Make the *Emergency Campus Evacuation Procedures* available on the website and update the emergency evacuation form as often as is necessary.
- Finally, have the *Call Public Safety* booklet available in alternate formats (e.g., large print, Braille) and on the website for students with low vision or who are blind.
- Enhance the likelihood of reaching students in an emergency by standardizing a text message communication system to reach students who are hard of hearing or Deaf. It will likely also reach the high volume of students with problems with organization or concentration who may not respond to audible-only communications.

- Admissions
- Academic Programs
- Continuing Education
- Galleries
- About MassArt
- Support MassArt



ALL SCHOOL SHOW



- Admissions
- Academic Programs
- Continuing Education
- Galleries
- About MassArt
- Support MassArt



ALL SCHOOL SHOW



[Learn more](#) [View slideshow](#)

JOIN OUR COMMUNITY

We're still accepting undergraduate applications for Fall 2011. Join a hard-working community of artists and designers with exceptional talent, diverse points of view, and insatiable curiosity.

[Apply for Fall 2011 now >](#)

22ND ANNUAL ART AUCTION

Saturday, April 9, 2011
Doors open at 6:30pm. Live auction begins at 8:00pm. For more information, call 617 879 7014 or email auction@massart.edu. [Learn more >](#)

MASSACHUSETTS SOLAR DECATHLON TEAM ON WGBH

The team was interviewed on the Callie Crossley Show on Tuesday, March 29. [Listen to the interview >](#)
[About Team Massachusetts >](#)

ALUMNI LECTURE

BRIAN COLLINS '82
Join us for "The Triumph of the Commons," a talk by Brian Collins '82 and Leland Maschmeyer of COLLINS. 4/4. [Learn more >](#)

CURRENT STUDENTS, FACULTY AND STAFF, GO TO [Inside MassArt](#)

- Home
- Contact Directions Sitemap
- Events Calendar Apply to MassArt Financial Aid

CURRENT STUDENTS, FACULTY AND STAFF, GO TO [Inside MassArt](#)

- Home
- Contact Directions Sitemap
- Events Calendar Apply to MassArt Financial Aid
- Find People Library Give to MassArt
- Alumni Community Careers News
- Presidential Search Administration Academic Catalog
- Commencement

Massachusetts College of Art and Design

ADA Compliance Plan 2011

ADA Compliance Plan
Consultant Services
Contract #10-08

Prepared by

The Institute for Human Centered Design

March, 2011

Appendix C | Website Accessibility Evaluation



Institute for
Human
Centered
Design
200 Portland Street, First Floor
Boston, MA 02114
617-695-1225 voice/tty
www.HumanCenteredDesign.org

Website Accessibility Evaluation

The Institute for Human Centered Design is conducting a review of the accessibility and usability of www.massart.edu including its information and communication technology. This draft report is noted in the IHCD scope of work as 'a detailed analysis of the Mass College of Art website with detailed recommendations related to its current level of accessibility and how to improve it.' The report is a representative sampling of a review of which is based on the World Wide Web Consortium/Web Accessibility Initiative/Web Content Accessibility Guidelines W3C/WAI/WCAG Priority 2 checkpoints, WebAIM Accessibility Guidelines and Section 508 Federal Standards for Website Accessibility part 1194.22 Web-based Intranet and Internet Information and Applications. These standards and guidelines are widely regarded as the most current and comprehensive guidance on web accessibility.

Executive Summary

This report describes the conformance of the www.massart.edu web site with [W3C's Web Content Accessibility Guidelines \(WCAG\) 2.0](#). The review process is described in Section 5 below and is based on the W3C's Conformance Evaluation method as described in [Evaluating Web Sites for Accessibility](#), <http://www.WebAIM.org> and www.section508.gov/index.cfm?FuseAction=Content&ID=12#Web

Based on this evaluation, the www.massart.edu web site does not meet WCAG 2.0, Conformance Level AA or AAA checkpoints. Detailed review results are available in Section 6 below. Resources for follow-up study are listed in Section 7 below. Feedback on this evaluation is welcome.

Background about Evaluation

Conformance evaluation of web accessibility requires a combination of [semi-automated evaluation tools](#) and manual evaluation by an experienced reviewer. The evaluation results in this report are based on evaluation conducted on the following date(s): September, 2010. The website evaluation tools have evolved today so that websites can now be assessed for the accessibility of both structure and content for a wide range of users

Web Site Reviewed

www.massart.edu All Pages

Reviewer(s)

Dennis Begany

Institute for Human Centered Design Boston, MA

dbegany@humancentereddesign.org, 617.695.1225 ext 224

Reviewer is the computer and phone network engineer, assistive technology and web accessibility compliance expert for the Institute for Human Centered Design.

Review Process

Semi-automated Evaluation Tools:

- Identify WCAG 2.0 Level for which conformance was tested, e.g. WCAG 2.0 Level A
- Used [WCAG 2.0 checklist](#) (essential)
- Used [evaluation and validation tools](#) "Web Accessibility Guidelines"

Manual testing method:

Manual testing by a skilled expert is recommended in order to validate the accessibility implementation methods addressing all users. Suggestions for corrective measures will be presented in section six (6).

Results and Recommended Actions

www.massart.edu

Synopsis of review results

The web site pages selected for review and evaluation do not fully meet WCAG 2.0 or the Federal 508 web accessibility standards. There is a mix of strengths and problems. Findings below detail the issues.

Positive Findings

- Screen Reader capability is working properly with only a few minor edits.
- The ability to disable style sheets is important and the MassArt website makes use of that option. Upon reviewing this website the reviewer was able to disable java, images, colors and multiple animations allowing the important flexibility given to address a wide range of disabilities.
- Website does not create a periodically auto-refreshing page which is important for creating less confusion and better orientation when on a page.
- Website does not use Framesets which is good for screen readers to navigate logically and in a linear fashion without confusion throughout the site.
- Website forms are labeled correctly and created logically. Users have the ability to go back and correct mistakes without leaving the form and creating confusion.
- Good use of "non-redundant" link text.

- The Mass Art website makes use of clear understandable language with short contextual paragraphs conveying a meaningful purpose. This is important for those with cognitive disabilities.

Needs Modifications

All pages should use “[skip to main content](#)” link placed at the top of every page as the very first link to which a screen reader will tab to. There are no obvious “skip to main content” links.

The page www.massart.edu incurs the following non-compliance issues:

*(see explanations below)

- Provide ALT Text: missing in some areas especially on pages with the use of multiple images, as well as within a logo and banner image.*
- The Home page requires at least flash 9 and Java script. The home page is mostly inaccessible because the entire page is built on inaccessible flash programming alone.*
- Need to program a logical tab order through links, form controls and objects (including those in client-side image maps). The campus map is a PDF that is not accessible. To create an accessible PDF the developer must “tag” the form appropriately for structure, reading order and alt text.* (PDF Accessibility <http://webaim.org/techniques/acrobat>)
- Identify the primary natural language of a document on the style sheet.*
- Missing header labels. All heading levels need to be labeled with intended content.*
- Form element “search” does not contain form label “search”. All form elements need a corresponding label. The Mass Art website page “[applyweb.com](#)” under “online submission” for has a significant amount of empty form fields rendering the page un-usable by a portion of the disability population. The online application was also rendered useless in “text only” mode when all text fields would not allow text to be entered.*
- Provide metadata to add semantic information to pages and sites.*
- Content structure needs modifications in use of heading levels as structure and bulleted lists as a technique to create hierarchical organizational.*
- Color contrast settings; The W3C recommends a standard of 500 or greater for the color difference and a standard of 125 or greater for color brightness. Both, text ratio and luminosity ratio do not meet the recommended standard.*
- Applet or Plug-in. Website must provide a link to a PDF reader download in order to interpret downloadable files within the site.*
- Tables for “tuition and fees” need to follow logical and intuitive order to convey financial information correctly. This is accomplished by manually programming the logical tab order inside the table.*

*(see explanations below)

Explanations to “Needs Modification”

Alt Text

Alternative text provides a textual alternative to non-text content in web pages. It is especially helpful for people who are blind and rely on a screen reader to have the content of the website read to them.

Flash and Media Accessibility

Text equivalents must be provided for the flash content for every non-text element that conveys importance. This means that graphics, animations, and video must have textual equivalents that can be accessed by someone who cannot see nor hear those elements. Also, a textual equivalent (captions and/or transcripts) must be provided for all audio content that is not conveyed through the visual elements of the presentation. A user (especially with cognitive disabilities) needs to be able to disable style sheets, images and any extraneous content that can create confusion and disorientation on a page.

Massart.edu blog sites do not contain alt text with images or the ability to control the speed of slide shows voluntarily. There needs to be text alternatives to the slide shows and audio and video components in the form of transcripts and audio descriptions. Also, any media needs to make logical sense and be understandable with media components disabled.

Logical Tab Order

Ensure that all content can be accessed with the keyboard alone. For the most part, web developers don't need to worry about specifying the tab order of the elements on their web pages. Well designed pages and/or tables usually have a built-in logical tab order. At times, though, a page—especially a page with forms—can benefit by assigning the tab order to form controls and/or links. To specify the tab order of an element, add a `tabindex` attribute to the tag. For example, `tabindex="1"`, `tabindex="2"`, etc.

A logical tab order benefits not only visually impaired users but also people with motor disabilities in that they are awarded the flexibility to switch back and forth between the keyboard and other assistive technologies (pointers, on screen keyboards, touch screen elements) that provide a tab type operation.

Providing a logical tab order also allows folks with cognitive disabilities the flexibility to be able to use a text only version of the site allowing a greater degree of organization and the ability to access information in a logical sensible order.

Identifying changes in language are important for a number of reasons

1. This will allow Braille users reading the site in Braille assurance that their software will translate into the correct characters and use proper code for any change in language
2. Speech generating software will be able to generate the appropriate text.

3. User's, who are unable to translate between languages themselves, will be able to have unfamiliar languages translated by machine translators.

Header tags

Screen reader and other assistive technology users have the ability to navigate web pages by structure. This means that the user can read or jump directly to top level elements (<h1>), next level elements (<h2>), third level elements (<h3>), and so on. Viewing or listening to this outline should give them a good idea of the contents and structure of the page.

Pages should be structured in a hierarchical manner, with 1st degree headings (<h1>) being the most important (usually page titles or heading), then 2nd degree headings (<h2> - usually major section headings), down to 3rd degree headings (sub-sections of the <h2>), and so on.

Do not use headers to achieve visual results only. For instance, if you want to highlight or emphasize an element within your content that is not a heading; do not use heading tags to achieve the visual appearance you want. Instead, use font size, bold, or italics. You should use styles to achieve visual results. If you want to emphasize something, you technically should use the tag instead of <bold> and the tag instead of <i>. Bold and italics (<i>) both connote visual emphasis, whereas strong and emphasis () suggest semantic emphasis. Visually, and , and and <i> look exactly the same, but developers should use the more proper HTML tags.

Label all form elements

When a screen reader user is navigating through form elements on a web page, the screen reader software will identify the type of form element that is currently selected and will provide those means to complete, select, de-select, or submit that form element. However, when navigating through the form, there is often no indication as to what information is desired with the particular form item.

This can be solved by associating form labels to form items on the page. The label should almost always be located adjacent to the form item itself. When a screen reader accesses a form item that has a <label> element associated with it, it will read the text within the <label> element and indicate the type of form item it is (e.g., "First Name, Text box" or "Age" Check box). Labels are needed for all form elements, except for buttons; the screen reader reads the text that is on the button (e.g., "Submit button"). All forms should be useable and operate the same way in a "text only" mode.

Metadata

This is "data about data" or specifically in our current context "data describing web resources." This provides clear information about what is on the page, why and its purpose for being there.

Content Structure

Content structure focuses on the way a web page "works" in terms of how a user navigates around the website. The structure should be created using proper hierarchy for intuitive and logical navigation.

Applet/plugin-ins

If a web page requires that an applet, plug-in or other application be present, in the case of massart.edu and the use of PDF documents, on the end user's system to interpret page content, the developer must provide a link to a plug-in or applet that complies and a link to where the user can download the program.

Tables

Markup language should be used to associate data cells and header cells for data tables that have two or more logical levels of row or column headers. Each column heading should coincide with the row heading of data it pertains to. The developer needs to create a logical tab order here as well inside the table.

Color and Contrast

WCAG 2.0 requires that the foreground and background colors have a 4.5:1 contrast ratio at Level AA and a 7:1 contrast ratio at Level AAA. If you combine these two requirements, in order to be Level AA conformant, your page must have all of the following:

- A 4.5:1 contrast between the non-link text color and the background.
- A 4.5:1 contrast between the link text color and the background.
- A 3:1 contrast between the link text color and the surrounding non-link text color.

In other words, your link color has to be significantly different from the background color AND the surrounding text color, which also has to be significantly different from the background color.

Do not use color alone to convey meaning. On forms do not use "areas in red are required." For one example; use the text "required field" to convey that information in a certain field is required to be filled out. Color can be used but there needs to be alternate means of conveying information. Icons that convey the same meaning should be uses as well for folks with limited reading abilities. (see attached graphic comments)

DOCTYPE

The importance of the DOCTYPE code on a website:

- It announces to the browser what type of document it is dealing with; strict or transitional. Strict renders old HTML code as invalid where as transitional is backward compatible and usable on most browsers.
- It proves that there is valid HTML and can be validated. Without the DOCTYPE code the website cannot be checked for errors correctly.

- This code helps browsers how to interpret the DOCTYPE and which standard to use for error checking. In the future hopefully DOCTYPE switching will be commonplace to allow more browser flexibility

Massart.edu DOCTYPE contains the wrong code on the "fine arts 3D" page and several other pages as well. This will create confusion with the DOCTYPE code and create unnecessary errors during validation such as the following example:

Wrong: <html> <!DOCTYPE head PUBLIC "-//W3C//DTD XHTML 1.0 Transitional//EN"
"http://www.w3.org/TR/xhtml1/DTD/xhtml1-transitional.dtd">
Correct: <!DOCTYPE html PUBLIC...

Suggestions for people with motor impairments

There may be users that cannot use a mouse or control a mouse that well if at all. In this regard a web designer should make sure mouse functions are accessible from the keyboard. If a user is using voice-activated software because they cannot rely totally on a mouse or keyboard, make sure that the web designer keep in mind that all voice activated commands are also functional via a keyboard. Users may often get fatigued by using an assistive technology such as a "puff and sip" tool or other devices with similar functional demands, therefore needing to be able to have independence and move to a keyboard. It is also important that when designing a website the designer program in a method for skipping over long lists of links or other areas with a large amount of content.

Suggestions for people with cognitive disabilities

The points discussed in this section do not remedy all areas on the topic, by any means. This section is meant to present some of the larger principles and categorizing more specific techniques.

Memory Deficits

Simple reminders should be provided, especially during a form filling process, such as "step 2 of 4," which will aid end users in keeping track of what they have previously completed and information that still remains to be done. Each step can also be named or labeled so instead of saying "previous page" and "next page," a link could say "previous page (payment options)" and "next page (shipping options) then "last page (review your order)." Mass Art website does a good job with allowing users the option to save, continue later, and "finish their online application.

Problem Solving Deficits

Everyone at some point or another accidentally clicks on the wrong link, misspells a word, or commits some kind of error on the web. In some individuals, this tendency is exaggerated due to difficulty in slowing or stopping a

keystroke or having difficulty pressing one key at a time therefore increasing the mistakes. Users should be given the choice to correct their own errors. There should be clear and concise explanations to error messages, telling users what they did wrong and provide a fix for the problem. Mass Art does a good job of providing explanations on their forms, specifically the online application process, as to what fields are missing what fields are required and allowing the time to fix them before submission. There were no time restraints used which avoids creating confusion and an inability to finish a task.

Search features should suggest alternate spellings to users if the original spelling seems inappropriate or confusing. There were no "search suggestion" options found on the *Mass Art* website. In many cases, providing instructions at the start of a task will eliminate or at least reduce the overall number of user errors. Also, provide predictability in functionality of the website, using prior warning to users if or when extreme changes in the context of the web site occur. This will eliminate if not significantly reduce errors by users. Any deviations from predictability should be preceded by warnings and/or explained to users after the changes occur. For example, in the *Mass Art* website, when clicking on the blog section of the admission page the developer should instruct the user that "this link will open a new browser window." There are other pages with the same issue.

Attention Deficits

Focus the attention of users. Use visual cues to highlight important points or sections of the content. Mass Art does a good job of not using advertisements and sponsored links. A suggestion would be to use headings to draw attention to the important points and outline of the content instead of "strong" tags to bold content that is supposed to be a heading. Again, a specific purposeful tab order will keep users organized on a page. Areas that a user tabs to should be highlighted for visual cues. Many areas on Mass Art's website do not have a highlighted area that is tabbed to.

Mass Art uses background images that may distract certain users. However, to help the developers decide how and when to use CSS background images is to first decide the meaning being conveyed by use of these images. Is the image (s) part of the content or merely part of the presentation ("look and feel"). If it is presentation, then CSS background images are appropriate and ok. If the image conveys some kind of meaning, the developer should use a conventional tag.

Reading, Linguistic, and Verbal Comprehension Deficits

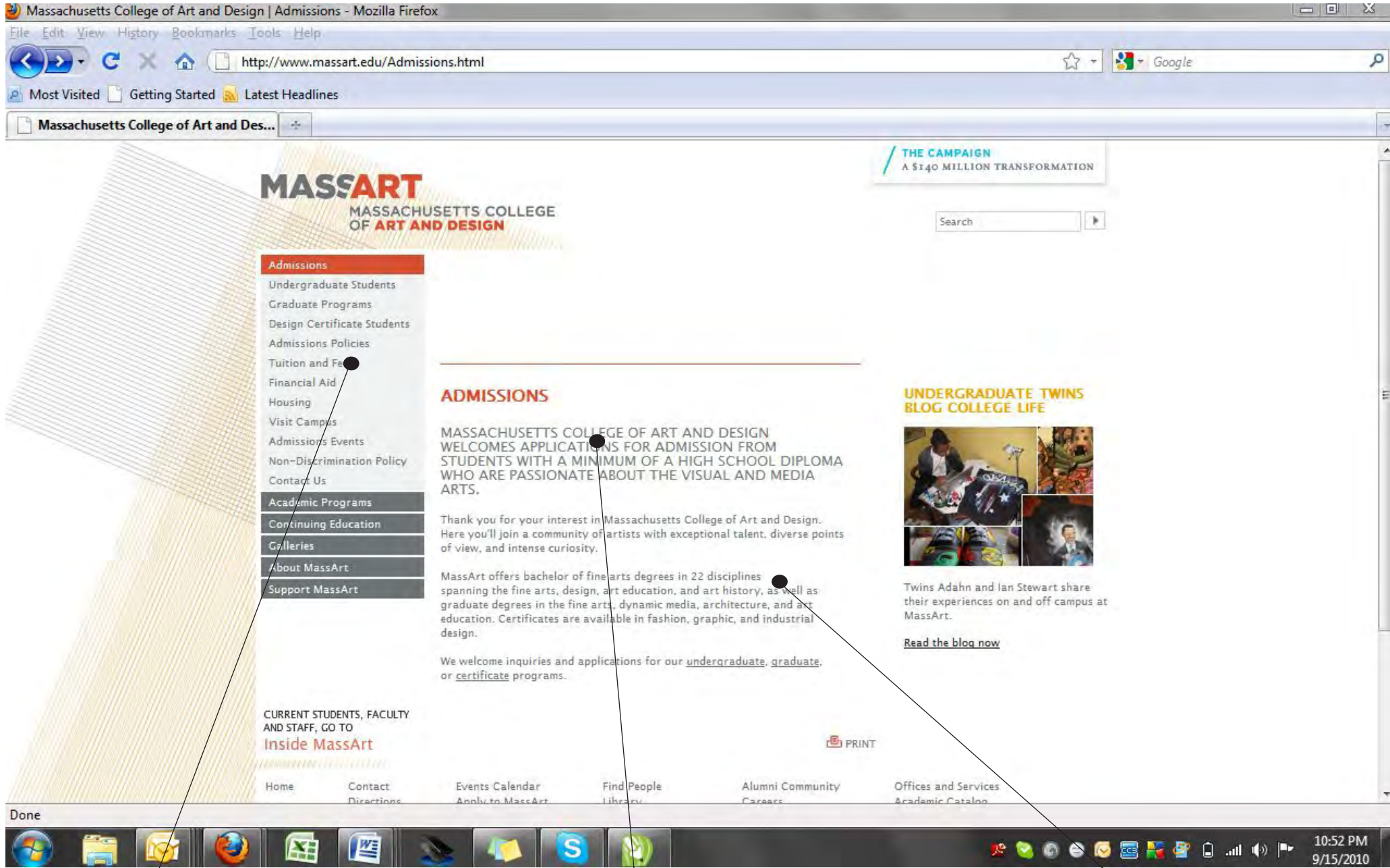
Supplemental media such as illustrations, icons, and symbols etc...can increase accessibility for some people with cognitive disabilities if the media is written with the correct alt text and labels. Multiple visual presentation methods should be used whenever possible for the population that rely on them keeping in mind that all information should be conveyed in multiple ways to address the widest range of users and abilities. Some examples of visual presentation are color, spatial relationships, styles, design elements, photos, images, etc. *Mass Art* uses visual cues however it is suggested that the developer provide more visual cues such as on the

Analysis of Accessibility Compliance Review & Recommendations
www.massart.edu - Website Accessibility Evaluation

“tuition and fees” page. Here a money (\$) symbol can be used to convey meaning. “Housing and resident life” page could use a “house” graphic to convey meaning.

Resources for further study

- [Web Content Accessibility Guidelines 2.0](#) [Web Content Accessibility Guidelines 2.0](#)
- [Techniques for Web Content Accessibility Guidelines 2.0](#) [Techniques for Web Content Accessibility Guidelines 2.0](#)
- [Evaluating Web Sites for Accessibility](#) [Evaluating Web Sites for Accessibility](#)
- [Evaluation, Repair, and Transformation Tools for Web Content Accessibility](#) [Evaluation, Repair, and Transformation Tools for Web Content Accessibility](#)
- [Selecting and Using Authoring Tools for Web Accessibility \[draft\]](#) [Selecting and Using Authoring Tools for Web Accessibility \[draft\]](#)
- [The WebAIM Guide to Web Accessibility / \[www.WebAIM.org\]\(http://www.WebAIM.org\)](#)
- [Guidelines and Standard: Section 508 Electronic and Information Technology](#) <http://www.access-board.gov/508.htm>

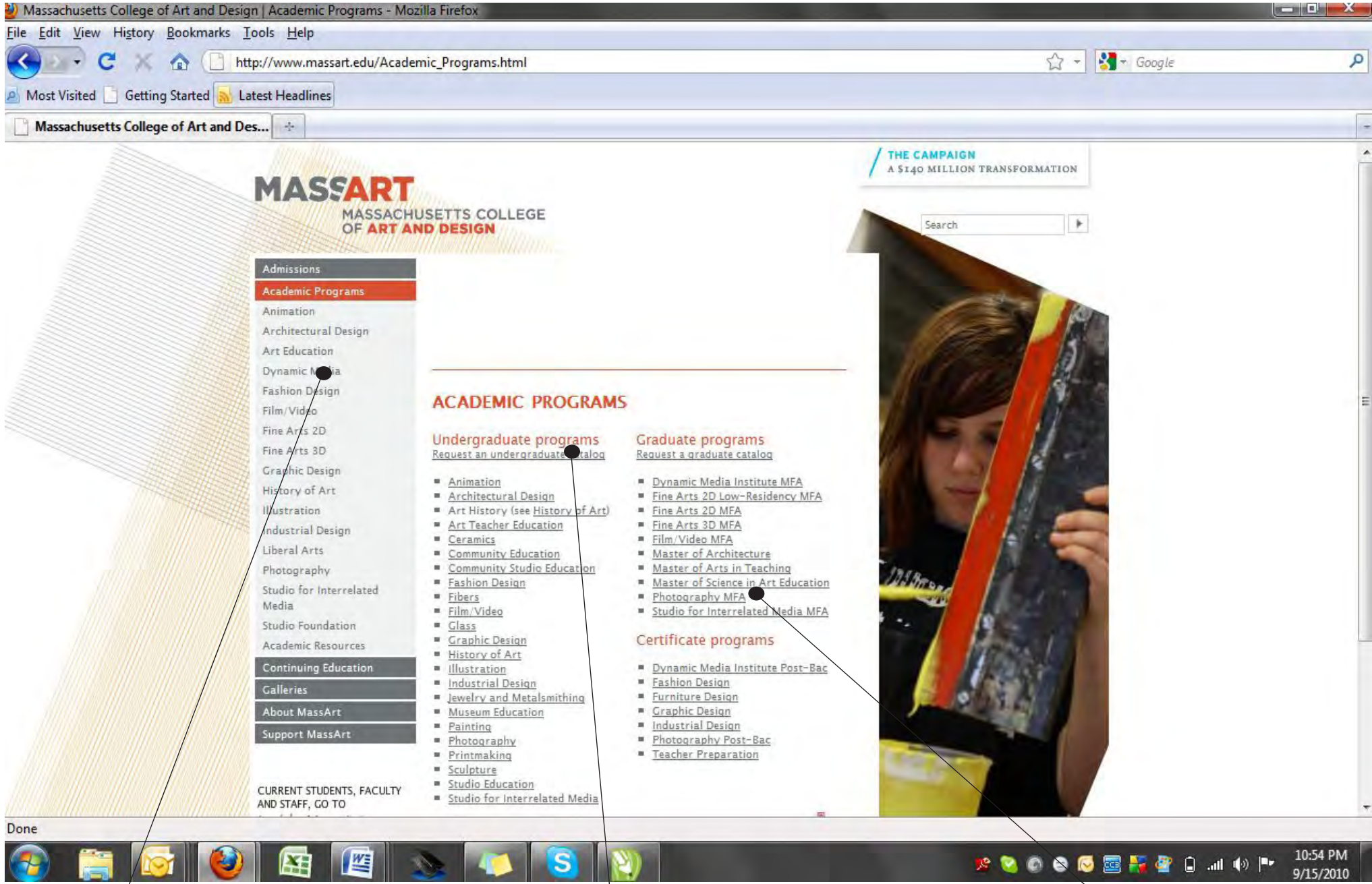


The red box is a nice graphic effect to highlight the location of the browser however the light gray text does not provide enough contrast against the lighter gray background color and coupled with the small font size it makes legibility difficult.

Using all caps is not recommended for sentences because it makes legibility more difficult. Ideally it is only used for a single, or couple word heading.

Increasing the font size slightly and or increasing the contrast would make this text more legible.

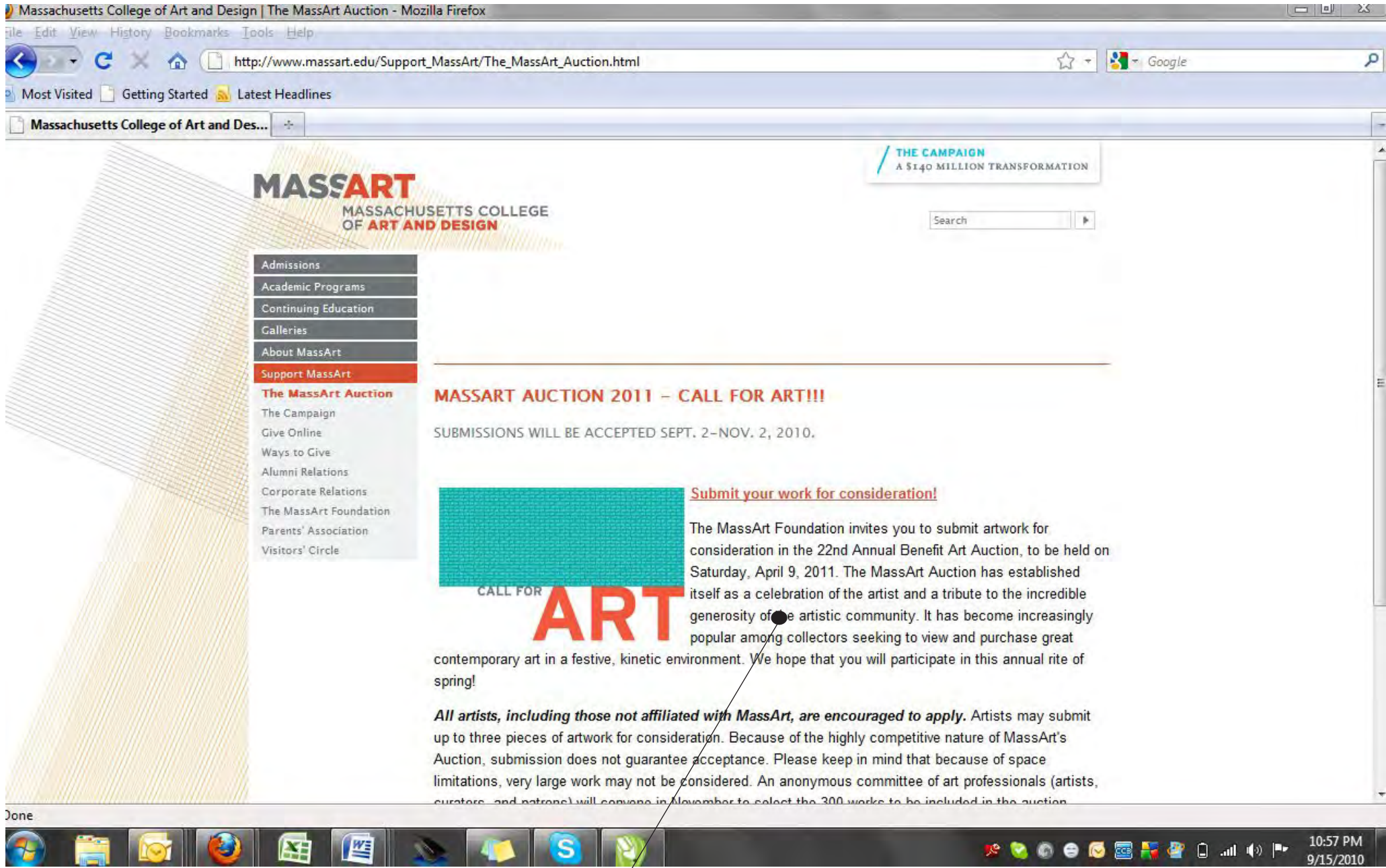
There is a nice use of line spacing which helps legibility.



With the exception of font size and low contrast color, graphically this is an easy to navigate and understand. It creates a nice table of contents.

Nice use of color headings for sections.

Increasing the font size slightly and or increasing the contrast would make this text more legible. The underlines also make it more difficult to read however they remind the reader that they are links.



Although not as clear in this image, when on line this page illustrates how black on white is far more legible than the light gray on white.