

Attachment 9.1 Facilities Audit

Town of Shelburne

As part of the Town of Shelburne Self-Evaluation, the following facilities were evaluated:

Police Station 2

Town Hall 7

Cowell Gym 11



Buckland Shelburne Elementary School 15




Village Information Center..... 20

Arms Library 22

Police Station

| | |
|---|--|
| Address | Mohawk Trail, Shelburne, MA |
| Building Area (sq.ft.) | 6,000 SF |
| Site (acres) | .5 Acres |
| Date of Original Construction | 1970 +/- |
| Dates/Description of Renovations/Alterations | Various renovations over time when the building was used for commercial purposes. Building was renovated when the town purchased it for use as the municipal police station. |
| Date of Audit | |
| Jurisdiction/Applicable Standards | 2010 ADA Standards for Accessible Design |
| Description of Use | Town Police Station |
| Maximum Occupancy | |
| Parking Spaces | |
| Number of Floors | One |
| Elevator/Lift? | No |



| # | Barrier to Access | Reference | Photo | Corrective Action |
|---|----------------------------|--------------------------|---|--|
| 1 | Lack of Signed Parking | 502.6- Identification |  | Add parking signage. |
| 2 | Lack of Site Arrival Point | 206.2.1 |  | Provide accessible route from accessible parking spaces to accessible building entrance. |

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|---|-------------------------------------|----------|---|---|
| 3 | Lack of Level Landing | 405.7 |  | Level landing needed at accessible door. Remove and repour landing. |
| 4 | Reach Range | 308.2 |  | Reach range for documents and syringe disposal is 15" (low) to 48" (high). Relocate disposal container and brochure holder. |
| 5 | Lack of Handrail on Rear Exit Steps | 505.10.3 |  | Extend rail one foot beyond last stair tread. |

Village Center


| | |
|---|--|
| Address | Downtown Shelburne Falls |
| Building Area (sq.ft.) | |
| Site (acres) | |
| Date of Original Construction | |
| Dates/Description of Renovations/Alterations | |
| Date of Audit | |
| Jurisdiction/Applicable Standards | 2010 ADA Standards for Accessible Design |
| Description of Use | |
| Maximum Occupancy | |
| Parking Spaces | |
| Number of Floors | |
| Elevator/Lift? | |




| # | Barrier to Access | Reference | Photo | Corrective Action |
|---|--|---------------------------------|---|--|
| 1 | Tree Wells Adjacent to Downtown Sidewalks Limits Accessible Route and Reduce Clear Width | 403.5.1; 403.5.2; 403.5.3 |  | To ensure clear width and passing spaces, install proper sized grates over tree wells. |



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|---|---|-------|--|---|
| 2 | Non-Accessible Route | 401.1 |  | Ensure that accessible route is kept clear. |
| 4 | Storefront Awnings Extend Below 80"; Leading Edges Not More Than 80" Above the Finish Surface Cannot Protrude More Than 4" Horizontally Into the Circulation Path | 307.2 |  | Assume that awnings will not be removed. To ensure clear width for passage along a sidewalk beyond the leading edge of the awnings install tree well grates and limit other objects such as sandwich sign boards and newspaper boxes. |



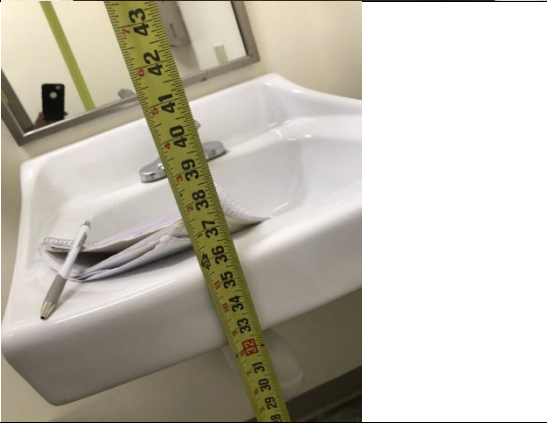
Town Hall

| | |
|---|---|
| Address | 51 Bridge Street, Shelburne, MA |
| Building Area (sq.ft.) | |
| Site (acres) | 12 |
| Date of Original Construction | 1900 |
| Dates/Description of Renovations/Alterations | 1996- roof replacement |
| Date of Audit | |
| Jurisdiction/Applicable Standards | 2010 ADA Standards for Accessible Design |
| Description of Use | Municipal Office Building and Community Event |
| Maximum Occupancy | |
| Parking Spaces | |
| Number of Floors | 2 |
| Elevator/Lift? | Not functioning at time of audit |


| # | Barrier to Access | Reference | Photo | Corrective Action |
|---|-----------------------------------|--------------------|---|---|
| 1 | Deteriorated ramp, rails, landing | 405; 405.10; 406.4 |  | It's understood that the Town Hall entry is being addressed with the ongoing sidewalk work. |

| | | | | |
|---|---|-----------------------|---|--|
| 2 | Ballot Box Should be Located on Level Landing Area | (Need to find cite) |  | Provide level surface for use of ballot box. |
| 4 | Shelf Placed Within 18" of Latch Side of Door Which Can Impede Travel | 404.2.4.1 |  | Relocate shelf to ensure adequate maneuvering clearance at door. |
| 5 | Auditorium Handrails | 505.10.2; 505.10.3 |  | Extend handrails 12" beyond top and bottom stair treads |

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|---|--|-------------|---|--|
| 6 | Sales and Service Concession Counter Height | 904.4.4 |  | Adjust counter to meet prescribed height |
| 7 | No Platform Lift or Ramp to Auditorium Stage | 410 | | Install ramp or lift for stage access |
| 8 | Clerk's Office Access | (need cite) |  | Remove boxes and relocate furniture so as not to impede access |

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|----|---|------------------|---|--|
| 9 | Women's Room – Toilet Paper Dispenser and Toilet Handle | 604.7; 604.6 |  | Relocate toilet paper dispenser in front of water closet. Toilet handle to be on open side of tank. |
| 10 | Toilet Door Swing | 304.4 | | Door is permitted to swing into required turning space |
| 11 | Bathroom Signage and Use | |  | Replace sign and make the bathroom a regular ladies' room. The accessible restroom is already Unisex and largely compliant. |
| 12 | Accessible Restroom- Sink and Mirror Too High | 606.3; 603.3 |  | Sinks to be installed with the front of the higher of the rim 34" above finish floor. The bottom edge of mirrors shall be no higher than 40" above finish floor. |
| 13 | Treasurer's Office Counter Height | 904.4.1; 904.4.2 | | Countertop to be 36" high above finish floor and either 30" or 36" long. |

Cowell Gym

| Address | | 51 Maple Street, Shelburne, MA | | |
|---|--|---|---|---|
| Building Area (sq.ft.) | | 6,565 | | |
| Site (acres) | | 1.55 | | |
| Date of Original Construction | | 1936 | | |
| Dates/Description of Renovations/Alterations | | 1964; latest renovations, 2004 | | |
| Date of Audit | | | | |
| Jurisdiction/Applicable Standards | | 2010 ADA Standards for Accessible Design | | |
| Description of Use | | Gymnasium-Recreation Center; town voting site | | |
| Maximum Occupancy | | | | |
| Parking Spaces | | 23 | | |
| Number of Floors | | 3 | | |
| Elevator/Lift? | | Elevator | | |
| # | Barrier to Access | Reference | Photo | Corrective Action |
| 1 | Slopes At or Greater Than 5%; No Accessible Site Arrival Point From Right of Way | 405.2; 206.2.1 |  | Install ramp with proper slope; provide accessible site arrival . |




2

No Accessible Route From Parking Lot to Entrance; No 60" Landing at Door;

402.2; 502.3; 206.2.1; (need cite for 60" landing)




Demolish, form and pour new 60" concrete landing which will provide an accessible route to the building.

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|---|--|--|---|--|
| 3 | Threshold Too High | 404.2.5 |  | Provide proper threshold height. |
| 4 | 23 Rear Parking Spaces But None Marked Accessible; Front Handicap Spaces Non-Compliant | 502.5; 208.2.3.1; 208.2; 206.2.1 |  | For 23 parking spaces provide 1 accessible spot with signage and stripping. |
| 5 | No Accessible Route Connecting Basketball Courts With Building | 206.2.1 |  | Provide marked accessible route across parking lot and maintain entrance for access. |

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|---|------------------------------------|---------------------|--|---|
| 6 | Handrails Do Not Return Full Width | 505.3; 505.10.2 |  | Extend rails beyond upper and lower stair treads. |
| 7 | Women's Room Stall | 213.3.7; 308.2.1 |  | Add coat hook at 48". |

Buckland Shelburne Elementary School

| | |
|---|--|
| Address | Mechanic Street, Shelburne Falls, MA (NO PROPERTY CARD INCLUDED) |
| Building Area (sq.ft.) | |
| Site (acres) | |
| Date of Original Construction | |
| Dates/Description of Renovations/Alterations | |
| Date of Audit | |
| Jurisdiction/Applicable Standards | 2010 ADA Standards for Accessible Design |
| Description of Use | Elementary School- building looked at in terms of the facility being a town voting site. |
| Maximum Occupancy | |
| Parking Spaces | |
| Number of Floors | |
| Elevator/Lift? | |

| # | Barrier to Access | Reference | Photo | Corrective Action |
|---|---|-----------|---|---|
| 1 | Doorstops Can Interfere With Footrests on Wheelchairs | 307.4 |  | Consider installing door stops at 78" above finish floor. |

2



Lobby Restrooms - Mirror Height;
No Self-Closing Hinges; Latch On
Stall Door; No Signage; Sink
Insulation

603.3;
404.2.8.2;
604.8.1.2



Install appropriate signage on door; bottom
edge of mirror to be 40" above finish floor;
install spring hinges with proper closing
pressure; install pipe insulation under sink.

| | | | | |
|----------|----------------------------|---------------------|---|---|
| | <p>(Continued)</p> | <p>404.2.8.2</p> |  | <p>Install stall door latch assembly.</p> |
| <p>3</p> | <p>Main Entry Drop-Off</p> | <p>406.5; 406.6</p> |  | <p>Need tactile warning and pavement stripping.</p> |

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|----------|---|---------------------|---|---|
| <p>4</p> | <p>Site Arrival Mechanic Street- 4% Cross Slope- East Side; Segments of Asphalt Exceed 9% Slope; 9% Running Slope on Concrete Sections With Cross Slopes of Almost 5%</p> | <p>403.3; 402.2</p> |  | <p>Cross slopes not to exceed 1:48; running slopes not to exceed 1:20. Replace sidewalks.</p> |
| <p>5</p> | <p>West Side of Driveway- Both Sides of Driveway at 8% Slope With 5% Cross Slope</p> | <p>403.3; 402.2</p> |  | <p>Cross slopes not to exceed 1:48; running slopes not to exceed 1:20</p> |

| | | | | |
|---|---|---------------------|---|---|
| 6 | <p>Parking- Lower Lot With 2 Accessible Spaces Is Fine But Need Van Accessible Signage; The Upper Lot Requires An Additional Accessible Space To Equal Three. The Existing Accessible Spaces In The Upper Lot Need Signage As Will The New Space.</p> | 208.2; 502.2; 502.6 |  | <p>Install van accessible signage in the lower lot; create a third accessible space, with striping and signage, in the upper lot.</p> |
|---|---|---------------------|---|---|

Village Information Center


| | |
|---|--|
| Address | 75 Bridge Street, Shelburne Falls, MA |
| Building Area (sq.ft.) | 1,548 SF |
| Site (acres) | .04 |
| Date of Original Construction | 1900 |
| Dates/Description of Renovations/Alterations | |
| Date of Audit | |
| Jurisdiction/Applicable Standards | 2010 ADA Standards for Accessible Design |
| Description of Use | Municipal Visitors Center |
| Maximum Occupancy | |
| Parking Spaces | |
| Number of Floors | 2 |
| Elevator/Lift? | No |

| # | Barrier to Access | Reference | Photo | Corrective Action |
|---|--|--------------|---|---|
| 1 | No Accessible Route To Entrance; No Level Landing With 5.2% Running Slope And 4.2% Cross Slope. | 405.7; 403.3 |  | Ongoing major streetscape-sidewalk project is supposed to address these issues. |

| | | | | |
|---|--|---------|---|--|
| 2 | Reach Ranges- Maximum Reach Range is 48" | 308.2.2 |  A man in a plaid shirt and grey vest is measuring a wooden bulletin board with a yellow tape measure. The board is covered with various brochures and notices. The man is holding the tape measure vertically against the left side of the board. | While the reach range is higher than the standard, having the Visitor Center staffed when open should help mitigate the issue. |
| 3 | Men's Room Coat Hook At Incorrect Height | 603.4 |  A wooden door with a circular 'MEN' sign. To the right of the door is a blue sign with a white wheelchair icon and the text 'MENS RESTROOM'. The door is set in a white wall. | Install coat hook between 40" and 48" above finish floor. |

Arms Library

| | |
|---|---|
| Address | Bridge and Main Street, Shelburne Falls, MA |
| Building Area (sq.ft.) | 3,852 SF |
| Site (acres) | .14 |
| Date of Original Construction | 1900 |
| Dates/Description of Renovations/Alterations | |
| Date of Audit | |
| Jurisdiction/Applicable Standards | 2010 ADA Standards for Accessible Design |
| Description of Use | Library |
| Maximum Occupancy | |
| Parking Spaces | |
| Number of Floors | 2 |
| Elevator/Lift? | Yes- Out of Service at time of inspection |

| # | Barrier to Access | Reference | Photo | Corrective Action |
|---|--|-----------|---|---|
| 1 | Handrails Do Not Extend Beyond Bottom of Extension of Stairs | 505.10.3 |  | Install handrails that extend one tread depth beyond the last stair riser nosing. |



2




No Accessible Route From Front of Building to Rear Accessible Rear Entrance

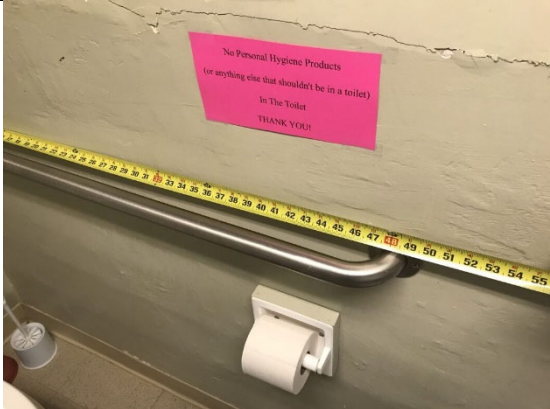


402




Provide accessible route from front of the library and street right of way, down Bridge Street and along west side of library lawn to rear accessible entrance. The accessible route also would provide access to picnic tables at the rear of the library. An accessible route would negate the current system where travel is through the bank drive-through driveway since there is no sidewalk. The bank driveway includes speedbumps and deteriorated asphalt. It's unclear if the bank driveway is bank or Town property.

| | | | | |
|---|---|---------------------------|---|---|
| 2 | (Continued) | |  | |
| 3 | <p>Rear Accessible Entrance- Need Signage for Rear Door; Walkway in Poor Condition; No Level Landing (2.4%); Flower Pot Obstructs Landing; Entrance Door at Lower Level Inoperable at Time of Audit</p> | <p>216.6; 405.7.1</p> |  | <p>Install rear entrance sign with International Symbol of Accessibility. Repair rear sidewalk to ensure smooth route of travel from parking area to rear accessible door. Move flower pot which obstructs landing-walk. Replace landing at rear door to ensure</p> |

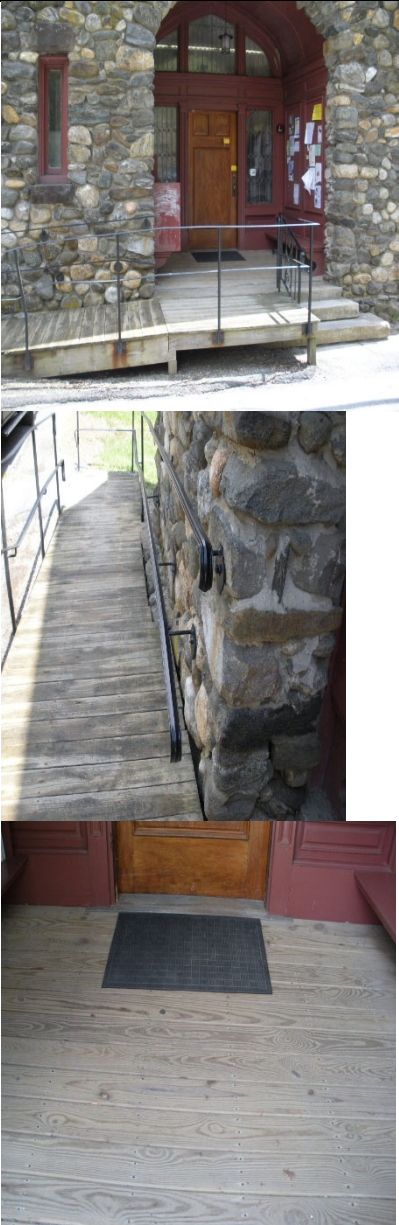
| | | | | |
|---|--|-------------------------------------|---|---|
| 4 | Signage Not Compliant; No Parking Access Aisle; No Marked or Signed Van Accessible Space | 208.2; 502.2; 502.3; 502.3.3; 502.6 |  | Add van accessible space with marked aisle; install applicable signage with International Accessible Symbol. |
| 5 | Elevator for Accessibility Between Floors Not Operational | |  | While the elevator was not operational at the time of the audit, the posted sign indicated that staff were available to assist patrons. |
| 6 | Toilet Turning Space Not Provided | 304; 304.3.1; 603.2; 604.3.2 |  | Remove objects to provide prescribed 60" turning radius in accessible bathroom. |

| | | | | |
|---|---|---------|---|---|
| 7 | Grab Bars- Sidewall Grab Bar Incorrectly Located | 604.5.1 |  | Sidewall grab bar to be 42" long minimum, located 12" maximum from rear wall and extend 54" minimum from the rear wall. |
| 8 | Chair Does Not Allow for Required Clear Width and Accessible Path Between Rooms | 403.5.1 |  | Remove chair from hallway. |
| 9 | Vestibule Door Requires 12 Pounds of Pressure to Open | 404.2.9 |  | Adjust vestibule pressure to 5 pounds maximum. |

| | | | | |
|----|--|--------------|---|---|
| 10 | Public Access Computer Desks Lack Clear Floor Space and Knee and Toe Clearance | 306.2; 306.3 |  | Provide alternative table arrangements to meet minimum toe and knee clearances. |
|----|--|--------------|---|---|

Shelburne Public Library

| | |
|---|--|
| Address | 233 Shelburne Center Road, Shelburne, MA |
| Building Area (sq.ft.) | 1,390 SF |
| Site (acres) | .25 |
| Date of Original Construction | 1898 |
| Dates/Description of Renovations/Alterations | |
| Date of Audit | |
| Jurisdiction/Applicable Standards | 2010 ADA Standards for Accessible Design |
| Description of Use | Library |
| Maximum Occupancy | |
| Parking Spaces | 0 |
| Number of Floors | 1 |
| Elevator/Lift? | No |

| # | Barrier to Access | Reference | Photo | Corrective Action |
|---|-----------------------------------|-----------|---|--|
| 1 | This is a non-compliant building. | |  | <p>The Town should address this situation programmatically with a formal policy statement that shares programming between the two facilities. Such information can be put on the town website and in brochures. The focus should be to use the “program viewed in its entirety” allowance to say 50% of the libraries are accessible. Alternatively, the town can document and rely on historic exemptions (202.5)</p> |

