

Cultural Center Harwich, MA



Town of Harwich ADA Transition Plan

June 2018



Institute for Human Centered Design

200 Portland Street, Boston, MA 02114

www.IHCDesign.org • info@IHCDesign.org

617-695-1225 voice/tty

Cultural Center, Harwich, MA

Year Built: 1937

Year Renovated: 1990, 2017

Background

Harwich Cultural Center, located at 204 Sisson Road, is a former middle school facility recently repurposed as rental space for groups and individuals to engage in recreational, social, educational, cultural, community service, civic and governmental activities. Spaces are available to rent Monday through Saturday.

The survey area included the entrances, toilet rooms, auditorium, gymnasium, library and music room. Also included were the accessible parking spaces located near the main entrance and the ramp to the main entrance. The majority of space in the facility was rented to individuals or organizations and was not included in the survey. Twenty-eight (28) classrooms have been rented to 48 artists with more uses planned for the administrative offices, art room, library, auditorium and cafeteria. The Town Recreation Department has been using the gymnasium.

The two (2) main entrances to the building are located on Sisson Road and they are both accessible. The facility has three (3) stories open to the public, including a basement level which houses a Renter Studio. The auditorium, cafeteria, gymnasium and music room are located on the first floor while the library is located on the second floor. Multi-user and single-user toilet rooms are located on the first and second floor. There is an elevator and stairway connecting the first and second floor and another stairway that connects all three levels.

Key Accessibility Issues

Parking

Accessibility issues include access aisles without the required minimum width, identification signs located lower than the minimum allowed and signs at the van accessible space without the required "Van Accessible" identification sign.

Doors

Many doors throughout the building require excessive opening force to open.

Toilet Rooms

Accessibility issues in the multi-user toilet rooms located on the first and second floor include doors with malfunctioning self-closing hinge at the accessible compartments, some grab bars lower than the 33" minimum required, flush control not located on the open side (first floor men's and women's, men's near music room, second floor boy's). Additional issues include exposed plumbing under lavatories, dispensers located out of reach, lack of audible and visible alarms and toilet paper dispensers located above grab bars.

Accessibility issues at the single-user toilet rooms include flush control not located open/transfer side, toilet paper dispenser located above the grab bar and coat hook located too high.

Accessibility issues at the men's and women's accessible (transfer-type) showers include controls located on the wrong side and too high. Additionally, the clear floor space at the seat obstructs the path of travel to the other showers.

Stairways

Accessibility issues include handrails at interior stairways lower than the minimum required, not continuous where required and lacking the 12" extensions from stairs.





Additional Accessibility Issues

- The curb ramp leading to the main entrance lacks a landing and detectable warnings.
- Several toilet rooms lack compliant designation signs.
- Elevator lacks visible and audible hall signals as well as tactile stars at entry level.
- Auditorium lacks designated wheelchair spaces and designated aisle seats.
- Many ramps within the building lack compliant handrails.



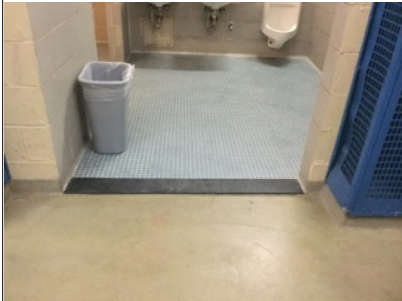
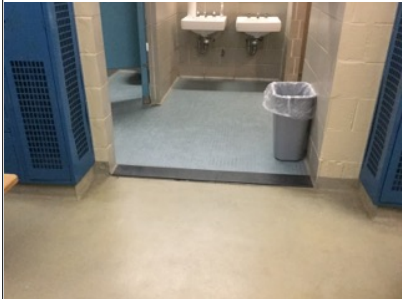
Cultural Center

- Lack of accessible lockers and benches with back support in men's and women's locker rooms.
- Emergency egress doors lack signs with raised characters and braille. The inaccessible exit (cafeteria) lacks the directional sign to the nearest accessible exit.
- Lack of a compliant service counter with the 36" maximum height at the Harbormaster Department.
- Lack of drinking fountains for standing users.






**Town of Harwich
Harwich Cultural Center**

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
Approach and Entrance										
Exterior Access Route										
1	From Ramp to Entrance	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	1"	Alter change in level to be 1/4" high max.	1
Curb Ramp										
2	From Accessible Parking Towards Accessible Entrance	Ext.		Curb Ramp	Parallel		Landing not provided at top of curb ramp Detectable warning not provided	- -	Provide landing at top of curb ramp or reconfigure ramp. Provide a detectable warning on the curb ramp.	1
Off-Street Parking Lot or Garage										
3	Parking Lot 2 by Ramp	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign < 60" above finished grade	19 1 0 55"	Repaint space and aisle to provide a van accessible space. Locate sign with the bottom of the sign 60" above the ground and add the designation "Van Accessible".	1
4	Parking Lot at Front Entrance	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Vehicle space < 96" wide at car space Access aisle < 60" wide at car space Access aisle < 96" wide at van space Sign does not have the designation "Van Accessible"	39 4 0 92" 58" 91"	Ensure that accessible car spaces are at least 96" wide with an access aisle at least 60" wide. Provide a marked access aisle that is at least 96" wide at the van space. Add the designation "Van Accessible" to the sign located at the van accessible space.	1






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Emergency Exit										
5	Cafeteria	1		Emergency Exit	N/A		Emergency exit not on an accessible route		Provide a directional sign indicating the location of the nearest emergency exit.	1
Access to Goods and Services										
Interior Access Route										
6	Women's Shower	1		Interior Access Route	N/A		Route < 36" wide	24"	Ensure that a clear width of 36" min. is maintained at the accessible route.	1
7	Men's Locker Room to Men's Toilet Room	1		Interior Access Route	N/A		Level changes > 1/4"	1.5"	Alter change in level to be 1/4" high max.	1
8	Women's Locker Room to Women's Toilet Room	1		Interior Access Route	N/A		Level changes > 1/4"	1.5"	Alter change in level to be 1/4" high max.	1



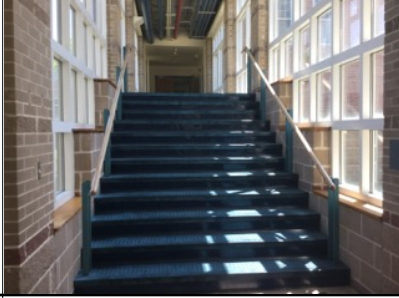
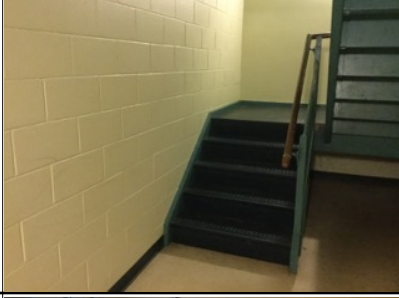

**Town of Harwich
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
Doors, Doorways, & Gates										
9	Cafeteria & Kitchen	1		Doors, Doorways, & Gates	Assembly Space		Door requires > 5 lbs. of force to open	16 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1
10	Exit Door to Auditorium	1		Doors, Doorways, & Gates	Assembly Space		Door requires > 5 lbs. of force to open	21 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1
11	Girl's Toilet Room	2		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	11 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1
12	Girl's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	11 lbs.	Adjust closers so doors do not require more than 5 pounds of force to open.	1
13	Single-User Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	16 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	2


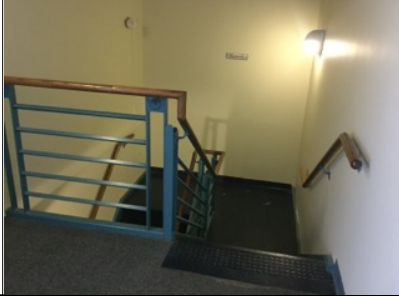
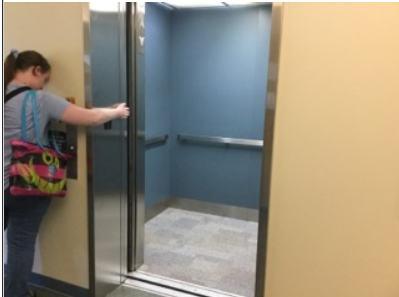
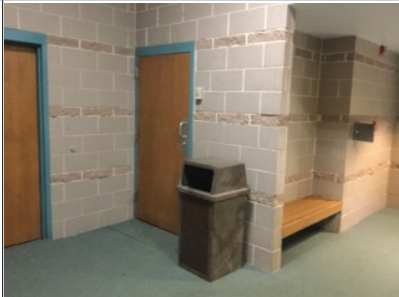

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
Ramps										
14	Auditorium	1		Ramps	Interior		Running slope >1:12 (8.33%)	13.2%	Providing a ramp with a compliant running slope may be technically infeasible.	1
15	Ramp near First Floor Toilet Rooms	1		Ramps	Interior		Running slope >1:12 (8.33%) Handrails < 34" or > 38" above ramp surface. Handrails do not extend 12" past top & bottom	8.7% 31" -	Providing a ramp with a compliant running slope may be technically infeasible. Alter so the handrails are 34"- 38" high above the floor and extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs.	4
16	By Rooms 204 and 205	2		Ramps	Interior		Handrails < 34" or > 38" above ramp surface.	31"	Alter so the handrails are 34"- 38" high above the floor.	1
17	Near Room 110	1		Ramps	Interior		Handrails < 34" or > 38" above ramp surface. Handrails do not extend 12" past top & bottom	32" -	Alter so the handrails are 34"- 38" high above the floor and extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs.	2
18	To Auditorium	1		Ramps	Interior		Handrails < 34" or > 38" above ramp surface. Landing < 60" min. deep	32" 42"	Alter so the handrails are 34"- 38" high above the floor. Alter so the landing is 60" long min. Providing a ramp with a compliant running slope may be technically infeasible.	1




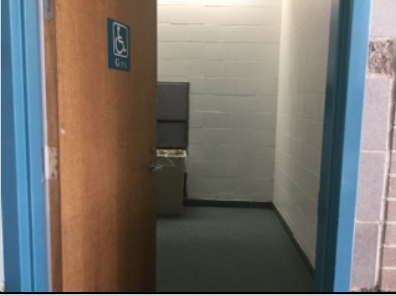

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Stairways										
19	Stairway Near Music Room	2		Stairways	Interior		Handrail height < 34" or > 38"	32"	Alter so the handrails are 34"- 38" high above the floor.	1
20	Entry to Second Floor	2		Stairways	Interior		Handrail height < 34" or > 38" Handrail not provided on both sides Handrails do not extend 12" from stairs	31" - -	Alter so the handrails are 34"- 38" high above the floor. Provide handrail on one side. Top and bottom: Ensure handrails extend horizontally above the landing for 12" min. beginning above the first riser nosing.	1
21	Side Stairs to Front Half of Building	1		Stairways	Interior		Handrail height < 34" or > 38" Handrails do not extend 12" from stairs	33" -	Alter so the handrails are 34"- 38" high above the floor. Bottom: Ensure handrails extend horizontally above the landing for 12" min. beginning above the first riser nosing.	2
22	Basement	B		Stairways	Interior		Handrail not provided on both sides	-	Provide handrail on one side.	1
23	Near Main Entrance	1		Stairways	Interior		Handrails do not extend 12" from stairs	-	Ensure handrails extend horizontally above the landing for 12" min. beginning above the first riser nosing.	1






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24	Stairway Near Auditorium	2		Stairways	Interior		Handrails not continuous where required	-	Provide continuous handrails.	2
25	To Renter Studio	1	Basement	Stairways	Interior		Handrails not continuous where required	-	Provide continuous handrails.	1
Elevator										
26	Elevator	2		Elevator	Interior		Visible and audible hall signals not provided Tactile stars not provided at main entry level	-	Add visible and audible hall signals. Provide a tactile star on both sides of jambs at main floor. At other floors, provide appropriate number. Provide a tactile star at the main floor on the control panel within the car.	1
Signage										
27	Men's Locker Room, Women's Locker Room	1		Signage	Designation		Not provided	-	Locate signage alongside the door on the latch side.	2
28	Single-User Toilet Rooms	2		Signage	Designation		Not provided	-	Locate signage alongside the door on the latch side.	2




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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
29	Front Lobby	1		Signage	Egress		Raised characters not provided Braille not provided	- -	Provide text with raised characters duplicated in braille at all emergency egress doors.	17
30	Girl's Toilet Room	1, 2		Signage	Designation		Raised characters not provided Braille not provided Sign not located on the latch side of the door	- - -	Provide text with raised characters duplicated in braille. Locate sign alongside the door on the latch side.	1
31	Men's Toilet Room	1		Signage	Designation		Braille not provided Sign not located on the latch side of the door	- -	Provide braille. Locate sign alongside the door on the latch side.	1
32	Music Room Men's and Women's Toilet Rooms	1		Signage	Designation		Braille not provided Sign not located on the latch side of the door	- -	Provide braille. Locate sign alongside the door on the latch side.	2
Service Counter										
33	Harbormaster Department	1		Service Counter	N/A		Counter > 36" high	42"	Provide a counter that is 36" max. above the ground or finish floor.	1






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Dining or Work Surfaces										
34	Program Manager Office	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	26"	Provide at least 1 work surface with 27" min. knee and toe clearance.	1
Assembly Area										
35	Auditorium	1		Assembly Area	N/A		Number of seats Number of designated wheelchair spaces Minimum # wheelchair spaces not provided Wheelchair spaces not on accessible route Designated aisle seats < 1% (MAAB) Assistive listening devices not provided	236 1 - - -	Provide five (5) wheelchair spaces on a level seating area with signs. 3 aisle seats must be identified by a sign or marker and have folding or retractable armrests. If audible communication is integral to the use of the space, provide an assistive listening system. (Cost calculated for a capacity of 250.)	1
Locker Room										
36	Men's Locker Room, Women's Locker Room	1		Locker Room	Men's		Total # of locker Total # of accessible locker 5% of lockers are not accessible Clear floor space not provided Non-compliant hardware	160 0 - -	Ensure 8 lockers at the men's locker room and the women's locker room are accessible. Provide a 30" min. by 48" min. clear floor space at accessible lockers. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	2
37	Women's Locker Room	1		Locker Room	Women's		Back support not provided at bench	-	Provide at least one bench with back support or that is affixed to a wall with room on the side to transfer.	1
38	Men's Locker Room	1		Locker Room	Men's		Bench is not 17"-19" high Bench < 20" or > 24" deep	20" -	Install a bench with the top of the seat between 17"- 19" above finish floor and 20"- 24" deep max.	1




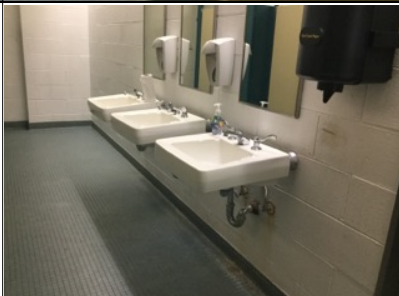

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
Benches										
39	Near Toilet Rooms	1		Benches	N/A		20% of benches have clear space < 36" x 48"	-	Relocate bench to ensure that 20% of benches have a clear floor space of 36" wide min. by 48" deep min.	1
Kitchens and Kitchenettes										
40	Cafeteria	1		Kitchens and Kitchenettes	Other		Countertop > 34" height	37"	Lower countertop to provide a work surface no higher than 34" positioned for a forward approach.	1
Toilet & Bathing Rooms										
Overall Access										
41	Men's Toilet Room, Women's Toilet Room, Music Room Men's and Women's Toilet Rooms, Boys Toilet	1		Overall Access	Toilet Room		Audible and visible alarms not provided		When fire system is updated, ensure that a visible and audible fire alarm is installed.	5
Lavatory										
42	Men's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Dispensers not within reach range	25" 48"	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. Relocate dispenser to 42" max. above the floor.	1


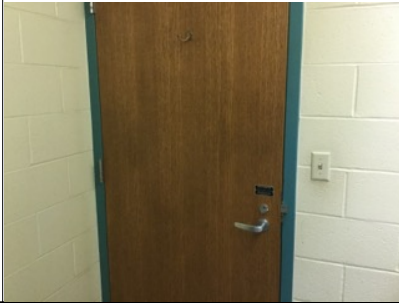

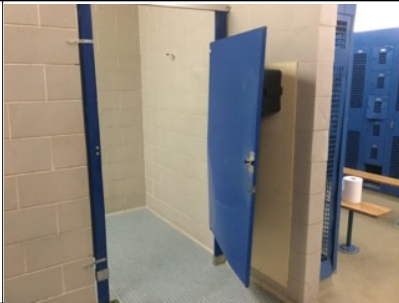

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
43	Music Room Men's Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed		Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1
44	Music Room Women's Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1
45	Boy's Toilet Room	2		Lavatory	N/A		Plumbing underneath is exposed Dispensers not within reach range	- 49"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Relocate dispenser to 42" max. above the floor.	1
46	Men's Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Dispensers not within reach range	- 57"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Relocate dispenser to 42" max. above the floor.	1
47	Single-User Toilet Room	2		Lavatory	N/A		Plumbing underneath is exposed Dispensers not within reach range	- 54"	Insulate or otherwise configure pipes to prevent contact at lavatory. Relocate dispenser to 42" max. above the floor.	1






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48	Women's Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Dispensers not within reach range	- 50"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Relocate dispenser to 42" max. above the floor.	1
49	Girl's Toilet Room	2		Lavatory	N/A		Plumbing underneath is exposed Dispensers not within reach range Audible and visible alarms not provided	- 49"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Relocate soap dispenser to 42" max. above the floor. When fire system is updated, ensure that a visible and audible fire alarm is installed.	1
50	Single-User Toilet Room	1		Lavatory	N/A		Dispensers not within reach range	55"	Relocate dispenser to 42" max. above the floor.	1
51	Women's Toilet Room	1		Lavatory			Dispensers not within reach range	43", 47"	Relocate dispenser to 42" max. above the floor.	1
Single-User Toilet										
52	Single-User Toilet Room	1		Single-User Toilet	N/A		Flush control not on open side Side or rear grab bar < 33" or > 36" high Toilet paper dispenser is not compliant	30" - -	Relocate the flush control to the open side. Mount grab bars to 33"- 36" above the floor. Relocate toilet paper so that it is 15" min high, located under the grab bar, and between 7" and 9" from the front of the toilet. Replace dispenser if it does not allow continuous paper flow.	1


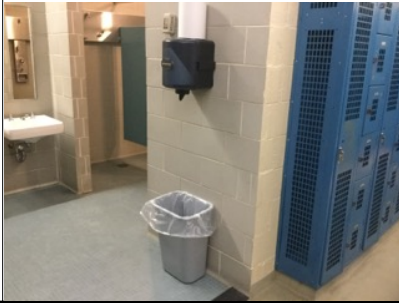

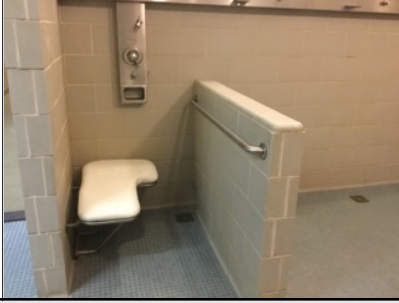
**Town of Harwich
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53	Single-User Toilet Room	2		Single-User Toilet	N/A		Side or rear grab bar < 33" or > 36" high Toilet paper dispenser is not compliant	29" -	Mount grab bars to 33"- 36" above the floor. Relocate toilet paper so that it is 15" min high, located under the grab bar, and between 7" and 9" from the front of the toilet. Replace dispenser if it does not allow continuous paper flow.	1
54	Single-User Toilet Room	2		Single-User Toilet	N/A		Hook located > 48" high	69"	Locate hook no higher than 48" above the finish floor.	1
Toilet Compartment										
55	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Side or rear grab bar < 33" or >36" high Flush control not on open side Non-compliant toilet paper dispenser Coat hook > 48"	- 30" - 70"	Repair hinge. Locate grab bars between 33"- 36" above the finish floor. Provide the flush control on the open side of the toilet (transfer side). Relocate toilet paper so that it is 15" min high, located under the grab bar, and between 7" and 9" from the front of the toilet. Replace dispenser if it does not allow continuous paper flow. Lower coat hook so that it is no higher than 48".	1
56	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door has malfunctioning self-closing hinge Coat hook > 48"	- 69"	Repair hinge. Lower coat hook so that it is no higher than 48".	1
57	Boy's Toilet Room	2		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high Flush control not on open side Non-compliant toilet paper dispenser Coat hook > 48"	30" - 66"	Locate grab bars between 33"- 36" above the finish floor. Provide the flush control on the open side of the toilet (transfer side). Relocate toilet paper so that it is 15" min high, located under the grab bar, and between 7" and 9" from the front of the toilet. Lower coat hook so that it is no higher than 48".	1



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
58	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high Flush control not on open side Non-compliant toilet paper dispenser	30" - -	Locate grab bars between 33"- 36" above the finish floor. Provide the flush control on the open side of the toilet (transfer side). Relocate toilet paper so that it is 15" min high, located under the grab bar, and between 7" and 9" from the front of the toilet. Replace dispenser if it does not allow continuous paper flow.	1
59	Music Room Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high Flush control not on open side Non-compliant toilet paper dispenser	29" - -	Locate grab bars between 33"- 36" above the finish floor. Provide the flush control on the open side of the toilet (transfer side). Relocate toilet paper so that it is 15" min high, located under the grab bar, and between 7" and 9" from the front of the toilet. Replace dispenser if it does not allow continuous paper flow.	1
60	Girl's Toilet Room	2		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high Non-compliant toilet paper dispenser	30" -	Locate grab bars between 33"- 36" above the finish floor. Relocate toilet paper so that it is 15" min high, located under the grab bar, and between 7" and 9" from the front of the toilet. Replace dispenser if it does not allow continuous paper flow.	1
61	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high Non-compliant toilet paper dispenser	30" -	Locate grab bars between 33"- 36" above the finish floor. Relocate toilet paper so that it is 15" min high, located under the grab bar, and between 7" and 9" from the front of the toilet. Replace dispenser if it does not allow continuous paper flow.	1
62	Music Room Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high Non-compliant toilet paper dispenser Coat hook > 48"	31" - 57"	Locate grab bars between 33"- 36" above the finish floor. Relocate toilet paper so that it is 15" min high, located under the grab bar, and between 7" and 9" from the front of the toilet. Replace dispenser if it does not allow continuous paper flow. Lower coat hook so that it is no higher than 48".	1

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63	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Side or rear grab bar < 33" or >36" high Non-compliant toilet paper dispenser Coat hook > 48"	31" - 53"	Locate grab bars between 33"- 36" above the finish floor. Relocate toilet paper so that it is 15" min high, located under the grab bar, and between 7" and 9" from the front of the toilet. Replace dispenser if it does not allow continuous paper flow. Lower coat hook so that it is no higher than 48".	1
Dispensers										
64	Women's and Men's Toilet Rooms, Single-User Toilet Room, Utility Sink	1		Dispensers	Paper Towel Dispenser		Controls > 42" high Dispenser acts as a protruding object	55" 11"	Relocate so the control of the paper towel dispenser is 42" max. above the finish floor and out of the path of travel.	5
Shower Compartment										
65	Men's Shower, Women's Shower	1		Shower Compartment	Transfer Type		Clear floor space not provided at shower	-	Provide a 48" x 36" clear floor space for a transfer shower that does not obstruct the path of travel to the other showers.	2
66	Men's Shower, Women's Shower	1		Shower Compartment	Transfer Type		Grab bars not provided Control height < 38" or > 48" Controls not located on opposite seat (Transfer type)	- 49" -	Provide compliant side grab bar for transfer shower. Relocate controls at 48" max. above the finish floor. Relocate controls on the wall opposite the seat.	2
Additional Access										

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity
Drinking Fountains										
67	Gymnasium, Outside First Floor Toilet Rooms, Outside Music Room Toilet Rooms, Second Floor Hallway	1, 2		Drinking Fountains	Low		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	4
Sink										
68	Utility Sink	1		Sink	Other		Toe and knee clearances not provided Dispenser not within reach range	20"h 54"	Ensure there is a 27" knee clearance positioned for a forward approach. Relocate dispenser 48" max. above the finish floor or ground.	1