



ADA Facilities Compliance Survey

Reason for the Survey:

The 2004 National Organization on Disability/ Harris Survey of Americans with Disabilities notes that people with disabilities are less likely than people without disabilities of the same income levels to socialize, go to restaurants, or participate in political life which implies “that other factors such as lack of accessibility, negative public attitudes, or discomfort may be inhibiting people.”

The City of Roswell has appointed a staff member to be the ADA Coordinator. A self evaluation of City facilities was the first step toward compliance. With this information the City has begun to institute a transition plan as required by ADA.

Participants: Jim Lutz, Senior Building Inspector
Arie Kohn, Architect (Volunteer)
Keri Steven, CD Program Coordinator

Methodology: The team met approximately once a week during 2006 to review a City facility. The violations were noted and a list was compiled for each facility. The team contacted the Department of Justice for additional information. A report was completed which lists the violations. A number of items are still being researched. A spreadsheet and cost **estimate** will be produced for each facility as this plan is developed. A priority list has been developed and will be implemented as funds are available.

Note: The survey results are not listed by priority. Please review the building priority list for proposed compliance order.

Facility Review

City Hall (See Speadsheet)

1. (2) Van accessible parking spaces near the building are required. This can be achieved by increasing the striped loading area to 8 feet wide between the closest to accessible spaces to the southeast ground floor entrance. These spaces have a minimal slope at the loading area. In addition, change signs to indicate van accessibility.-**Completed**
2. Braille labeling.
3. Paper towel dispensers mounted too high.
4. There is no wheel chair space in the courtroom. Removing one bench will accommodate.
5. Wrap p-traps-**Completed.**
6. The theatre rope in the Community Development lobby is not cane detectable and must be removed.-**Completed**
7. Payment counters not higher than 36" for a width of at least 36" or make reasonable accommodations.
8. Headroom clearance to stairs in the rotunda is not acceptable and not cane detectable for the blind. The team indicated that a platform for sculpture or some other design solution needs to be completed.
9. The drinking fountains are not cane detectable.

Major Cost

1. Two tone and one tone audio elevator required.
2. ADA Accessible Drinking Fountains (hi-lo) are required.

No Change Recommended

(Structural impracticability or Employee need)

1. Most of the loading areas for the accessible parking spaces exceed the limit of 1 / 50. City Hall was constructed prior to the enactment of ADA. The locations of the existing spaces are located at the closest points to the accessible entrances and the slopes are not dangerously steep. See Georgia Accessibility Code definition: *structurally impracticability*
2. Door locations are required to be 12 inches from any wall at the push side and 18 inches at the pull side. Most do not conform to this regulation. **A possible solution could be automatic doors (Very costly).
3. The lavatory rim is required to be at maximum 34 inches but is only 3 inches.
4. Recording booth in Council Chambers is not accessible. The City can deal with this issue as needed during the course of employment.
5. The dais in Council Chambers is not accessible. This can be dealt with on an as needed basis.
6. Turning radius in cubicle partitions is not compliant (Less than 36 inch walkway).

Further Research

1. Permanent hearing impaired system in public meeting spaces.

Note: The City's website will be ready for another update in 4-5 years. This will be an appropriate time to add ADA elements. The estimates cost is \$75,000.

ARTS CENTER-Forrest Street

1. The brick walkway settled so that there is 1 inch + vertical barrier at both ends of the bridge.
2. Wood handrails are deteriorating on the bridge.
3. Handicapped parking located on sloped areas where plenty of level areas are available. Move parking to a level area.
4. Ramps leading into building have settled so that vertical barriers exist. There is more than the ½ inch difference allowed.
5. Men's restroom door needs to only swing out.
6. Side exit stairs from the auditorium need handrails on both sides.
7. Headroom clearance issue for the exit stairs. The group recommends building a wall at an area below allowed headroom.

Major Cost

1. Hi-Lo drinking fountains are required.

No Change Recommended (Structural impracticability or Employee need)

1. Door proximity to inside corners is not 12 inches.
2. Kitchen sink is not accessible.
3. Concession area needs lower food serving and payment counter. ***** The team suggested that a sign indicating that an employee will walk food around to accommodate could be added.**

Further Research

1. Permanent hearing impaired system in public meeting spaces.

Roswell Area Park

Immediate

1. Braille labeling.
2. At the parking lot by ball field #2 the handicapped parking space has a sloped surface and the curb cut in front of the parking space has no loading zone.

Community Activity Building A

Immediate

1. Braille labeling.
2. Wood storage box placed in turning radius in pool changing rooms.
3. Corridor in office area only 29 inches in width with storage in corridor areas.
4. Walkway around the lake is not accessible, but could be if paving were completed. Erosion caused ruts in the walkway, walkway not fully paved. Where pavement stops there is a 2 inch drop.
5. Picnic Pavilion near the lake is not accessible between lake and arts building. The sidewalk is too steep and there are no handrails.

Major Cost

1. Hi-Lo drinking fountains with adequate knee space are required.
2. There is no accessible seating area in bleacher area.
3. Public restrooms are not compliant: No low urinal, lavatory not compliant regarding height and knee space, wrap-p-trap (immediate), soap dispensers not accessible (immediate), less than 18 inch on swing side of door at the pull side.
4. Dead end corridor exceeds 20 feet with no sprinkler.
5. There is no fire sprinkler, no refuge areas, and no accessible egress.

4 & 5 require a sprinkler system

Further Research

1. Permanent hearing impaired system in public meeting spaces.

Employee Driven-Not required at this time

1. The pool office door is too narrow.

Arts Building

Immediate

1. Only one handicapped space is present for a lot of 40-50 spaces (1 per 25 required).
2. The dance gymnastics building has only two (2) handicapped spaces for a parking lot of over one hundred spaces (see above).
3. Parking lot for the football and baseball fields have only 2 handicapped spaces for 144 spaces (see above).
4. Braille labeling.

Major Cost

1. Baseball field ramp is too steep from disabled parking space.
2. Observation platform to football field is not accessible.
3. The walkway to the side deck is only 29 inches in width (36 inch minimum required). The accessible route to the main entrance is too narrow due to a column.

Physical Activity Building

Immediate

1. The facility lacks accessible parking.
2. Cross walk curb cut is on one side but not the other.
3. The concession area is not accessible due to refrigerator placement and miscellaneous items.
4. Clothing and debris hinder not only the disabled but anyone when exiting.
5. Tables are set up in corridors.
6. File cabinets and more debris is blocking exits.
7. The wheelchair lift is not operating and is blocked by file cabinets, clothing and other debris.
8. Braille labeling.
9. Concession area needs lower counter. The City may be able to post sign to accommodate.

Waller Park

Immediate

1. Only two handicapped spaces, no signs, no loading area, no van accessible spaces.
2. Two inch drop at each gym door.
3. Playground is not accessible.
4. Lavatory falling off wall.

Employee Orientated-Not required at this time

1. Administrator's office kitchen not accessible.

Hembree Park

Immediate

1. Tennis court parking lot has only 2 handicapped spaces.
2. Parking lot by playground has no handicapped parking.
3. Kitchen sink was accessible but has been made inaccessible by the addition of shelves below.
4. Exterior gym door has a one inch drop.
5. Wrap p-traps in restrooms.
6. Braille labeling. Concession window at 40" above finish floor. Staff may be able to add a sign to accommodate patrons.

Major Cost

1. Gymnasium needs disabled seating that does not block ingress/egress.

Further Research

1. Permanent hearing impaired system in public meeting spaces.

Senior Center-Grimes Bridge Road

Immediate

1. Several HC spaces do not have access aisles as required.
2. Paper towel dispensers too high.
3. Soap dispensers too high.
4. Restroom by soccer field needs rear grab bar, and to wrap p-traps.

East Roswell Park

Immediate

1. Handicapped parking is located on a sloped area where 20 feet away is a level surface.
2. Parking spaces need to be painted.
3. 2nd parking lot needs handicapped parking space at the curb cut near the pavilion.
4. Sloped sidewalk needs handrails on both sides (accessible route).
5. Parking lot adjacent to children's playground lacks handicapped parking.
6. Braille labeling.

Further Research

1. Permanent hearing impaired system in public meeting spaces.

Waller Park Extension

Immediate

1. The parking lot by soccer field is not stripped or marked for HC parking.
2. Restroom lavatories in cabinet are not accessible.
3. The toilet is too far from side wall (24 inches).

Parks Department Headquarters-Dobbs Drive

Immediate

1. The handicapped parking located on the side of the building has a steep grade. Additionally, there is a flat surface available which is the most accessible route.
2. Wrap P-traps.
3. Braille labeling.
4. A wood platform in men's room was added around higher accessible toilet making the toilet nonconforming. It also absorbs unwanted debris.

Major Cost

1. Hi-Lo drinking fountains are required.
2. The lavatories are too high-36 inches aff.

Water Department-Dobbs Drive

**The following items have been found to be nonconforming. It appears that since the facility is not public and the nonconforming items will need to be corrected if a renovation occurs or if an employee need is found that the changes are not required at this time.

No accessible parking.

The restrooms are totally inaccessible.

Ramp on side of building needs handrails on both sides.

Hi-lo drinking fountains are needed.

Braille labeling.

Fuel island key control box is too high to reach. Same on Hembree Road.

Roswell River Landing-Assembly Building 245 Azalea Drive

Immediate

1. There is no blue paint for handicapped spaces.
2. The door hardware must be changed to lever style.
3. The door threshold exceeds ½ inch.
4. Stair handrails are needed on both sides, and handrail and guardrail details are not code complaint.
5. The portion of the accessible route from parking spaces to the building exceeds 1/20 Slope. Handrails are needed on both sides.
6. Women's restroom does not have correct turning radius and is encumbered by privacy wall.
7. Women's clothes changing room needs accessible bench and grab bars.

Major Cost/Future Research

1. Kitchen sink is inaccessible.
2. No turning radius in kitchen.

Azalea Drive (Shoot the Hooch Rental and Snack Bar-Leased)

This property would fall under Title II and Title III. The building is in a general state of disrepair and a variety of ADA compliance violations were found.

1. Concrete ramp (slab) is cracked and pushed up approximately 2 inches, which makes the ramp inaccessible.
2. Accessible route does not lead to the building.
3. Restrooms in pavilion are totally inaccessible
4. Corridor between snack bar / assembly area and restrooms has no light fixture and totally dark. Corridor is also used for storage of boxes which encumbers access and exiting, also encumbers the required 36 inches of width. (Not only accessible violations, but general safety of building.)
5. This restroom is totally not accessible.

Riverside Park

This is a new facility and is accessible.

Don White Park

Major Cost

1. New pedestrian bridge is not accessible along Riverside Road east of 400 and near Martin's Landing is not compliant.

Sweet Apple Park

1. Accessible parking spaces do not have loading areas (access aisles).

Terramont Park

Totally inaccessible. Provide functions at different locations.

Fire Stations

The Justice Department indicated that these facilities did not need to meet all requirements unless the public was allowed in or an employee had an issue. We compiled a list of violations just in case the City was interested in a full upgrade. The museum at Fire Station No. 1 (1002 Alpharetta Street) has major problems. It is recommended to have public tours and other public functions at only the two new fire stations which are totally accessible.

FIRE STATION #1

1. No handicapped parking.
2. Day room to kitchen has change in elevation.
3. The public restroom is not accessible: door swing into turning radius; lacking 18 inch space on the side of door; wrap p-trap; inadequately sized toilet stall.
4. Opening to museum (room) is only 30 inches in width and has a ramp 4 inch rise to 12 depth with no handrails.
5. Need handrails both sides of stairs.
6. Rubber nosing on stairs broken-off (trip hazard)
7. Storage of ceiling tiles in exit access stairs. Encumbers blind and general safety hazard.
8. Locker room not accessible (bench).
9. Shower room has 6 inch curb.
10. The lavatories are not accessible.

FIRESTATION #2 (11115 Crabapple Rd)

1. Need sign for handicapped parking.
2. Clearance of door edge @ Pull and Push sides are 5" & 8" & 12" & 18".
3. Bathroom stall has only one grab bar and only 36 inches in width.
4. Lavatory is too close to the side wall and the mirror is too high.
5. The restroom lacks the required turning radius.
6. The showers are not accessible.
7. Lever type hardware is needed—knob type exists.
8. The kitchen not accessible—sink height and knee space.

FIRESTATION #3 (740 Jones Road)

1. This fire station not manned-see list for fire station #2 built same plan

FIRESTATION #4 (1601 Holcomb Bridge Road)

1. The shower door is only 24 inches wide and has a curb.
2. Restroom not accessible. Lavatories, toilet stalls etc.
3. Clearance of door edge @ Pull and Push sides are 5" & 8" & 12" & 18".
4. No handicapped parking.
5. Stairs from parking lot need hand rails both sides.
6. No accessible route from potential parking space to building. Grass hill between parking area and building. Accessible parking level needed for emergency vehicles.

FIRESTATION #5 (1200 Hembree Road)

1. Handicapped parking on steep side slope. Could put in back of building with directional signs. Facility needs only one space in lieu of the two.
2. Women's' restroom—shower door only 24 inches wide.
3. Women's restroom—in swing door encumbers turning radius.
4. Women's restroom—lavatory not accessible.
5. Men's' showers not accessible
6. Clearance of door edge @ Pull and Push sides are 5" & 8" & 12" & 18".
7. Restroom off dispatchers office accessible

FIRESTATION #6 (825 COX RD) AND #7 (8025 HOLCOBM BRIDGE RD) Accessible

City Garage-Public Works-Sanitation Department

Immediate

1. Time Clock 60 above Finished Floor

Major

1. Hi-Lo drinking fountains are required.

No change recommended-Structural Impossibility

1. Clearance of door edge @ Pull and Push sides are 5" & 8" & 12" & 18".

No change recommended-Employee based

1. Kitchen sink not accessible.

Transportation Building

Immediate

1. Paper towel and soap dispenser too high.
2. Women's locker room turning radius between lavatories and toilet stalls only 3-3".
3. Water storage in front of stairs exit door.
4. Parking lot inaccurately stripped: 8' parking space required with 8' / 5' access aisle/loading zone.
5. Where there are loading zones/access aisles have no curb ramp.
6. Handicapped accessible door near wellness center locked.
7. Cleanout on the sidewalk is a tripping hazard.

Recycling Center

Immediate

1. Lockers in restroom do not allow access to toilet stall.
2. Two (2) exterior doors have ramps immediately outside the doors with no landings and the ramps need handrails on both sides.
3. Restroom paper towel dispensers too high.

Training Center

No change recommended-Structural Impartibility

1. Clearance of door edge @ Pull and Push sides are 5" & 8" & 12" & 18".

No change-Employee requirement

1. Kitchen sink-change as needed.

Visitors Center (CVB)

The building is considered Historic by the 2001 inventory thus requirements are waived. However, there is a demand for accessibility, further research is recommended.

Here is a list of items discovered.

1. Entrance doors do not have adequate width (30").
2. Entrance doors exceed pull ratio.
2. Restroom doors are only 24 inches in width and are generally inaccessible.
3. Displays set too close together not allowing the required 36" clearance.
4. Kitchen sink inaccessible (As needed for employees).
5. Hearing Impaired System (Further Research).
6. Lower level is totally inaccessible.

City Jail

In general we found that jails are exempt. We reviewed the building anyway and are researching the issue further.

Immediate

1. Lobby: Wrap p-traps.
2. Women's restroom paper towel dispenser too high.
3. Coke machine in lobby encumbers access to men's restroom.
4. Braille labeling.

Major

1. Shower controls @ 58 inches AFF.
2. 30 inch holding cell doors.
3. Toilet seat too low and no knee space in lavatory and not grab bars.
4. Public phone in holding cell too high.
5. Maximum security cells not accessible.

No change recommended

1. Clearance of door edge @ Pull and Push sides are 5" & 8" & 12" & 18".

Police Department

As with the Fire Stations the team believes all the issues listed below may be able to be addressed as needed by an employee aside from #1 and #2. The team is still researching this.

1. Lobby restroom stall 3-6" X 5-6" for turning, and should be corrected.
2. Braille labeling.
3. Kitchen break room counters 36" high, and should be modified with employee needs.
4. Shower room inaccessible-fixed seating. (Modify only if there is an employee need. However, police officers need to be physically fit and the need is unlikely.
5. Patrol locker room benches do not allow wheel chair access. (see note to No 4)
6. Restrooms off dispatch area are totally inaccessible. Could be compliant if stall partition is removed and made into single fixture restroom with privacy lock. Could easily be modified if there is an employee who is or becomes disabled. Not open to the public)

*****Master Planning Projects are underway for the following facilities. ADA issues will be addressed during these studies.**

Smith Plantation

The staff at Smith has done a great job making a seemingly inaccessible site more accessible. The site has a book which pictorially documents the second floor of the structure. This may be a good way to document outbuildings and pathways.

1. The van accessible space is not compliant.
2. The building the videos are shown in is inaccessible. The team recommends the video be available in City Hall as well. (The videos from each house museum should be available in City Hall.)

Major Cost

1. Most pathways exceed allowed slopes. The team recommends the City purchase a motorized wheelchair that would be used by all City facilities. Without this option railings are necessary.

Bulloch Hall

The staff here has also done a great job. The site also has a book documenting the second floor. The video should also be available at City Hall.

1. The exterior ramp needs handrails.
2. Some pathways are inaccessible here as well. The motorized wheelchair should be available for use here as well.
3. The door knob at the cottage needs accessible hardware.
4. The HC parking space is not compliant.
5. The curbs on the side are not accessible.
6. The slave quarter exhibits are not accessible. A kiosk with the information and pictures may be helpful in this case.

The Site Coordinator indicated that additional solid walkways are planned for later this year.

Town Square

Inaccessible

Founder's Cemetery

Inaccessible

Vickery Creek Park (Dam, Ruins, Machine Shop, Bridge)

Inaccessible

Barrington Hall

Under Review-Newly Purchased.

General Items of Concern that require further research are:

1. Marta accessibility.
2. Does the Cultural Arts Center need to have an accessible route to City Hall or is accessibility accomplished by having HC parking at each location.
3. Do our phones and fountains protrude too far-is the water stream 3 inches from edge? Do we need to recommend cane detectable solutions?
4. There are some portions of the that interchange public and pay telephones-should there be TTY telephones
5. Curb and sidewalk reviews are needed.
6. Do we need additional areas of refuge and rescue?
7. Was there a sign at the ticket office of the Cultural Arts Center ticket office noting that there are fixed seats and also are there 2 areas that have a complete view 50ft. from the action?
8. Communication and Program Access will be reviewed at a later date.
9. The code notes that if the correction creates an undue hardship than the head of the public entity should issue a statement.
10. Is there a problem with the tornado sirens not having a visual?