

Seaside 1 Firehouse



Town of Manchester-by-the-Sea ADA Transition Plan

February 2020



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Background

Year Built: 1885 Year Renovated: 1995

Manchester-by-the-Sea Seaside 1 Firehouse building (Seaside 1) is located at 22 Central Street, and is part of the Essex National Heritage Area. The first floor of the building is a museum that contains antique firefighting equipment. The first floor also serves as a public meeting space and has an accessible single-user toilet room. The second floor of the building is the location for the offices of the conservation and planning departments. It also includes a staff kitchenette and an inaccessible single-user toilet room.

A set of exterior stairs on the southeast side of the building connects to the main entrance for the first floor museum and meeting space. This entrance is near a small parking area. There is also a walkway that leads to an accessible first floor museum and meeting space entrance on the west side of the building. The second floor is accessed by a set of exterior stairs on the northeast side of the building that connect to an interior stairway. There is no accessible vertical access to the second floor.

Key Accessibility Issues

Parking

Accessibility issues include lack of a van accessible parking space with a marked access aisle and sign including the International Symbol of Accessibility (ISA) and the words 'Van Accessible'.

Vertical Access

Accessibility issues include lack of accessible vertical access to the conservation and planning department offices on the second floor of the Seaside 1 building.

Note: IHCD team noted a doorbell and intercom at the exterior entry door leading to the conservation and planning department offices on the second floor of Seaside 1. IHCD team was told that program access is achieved by meeting with scheduled or

unscheduled visitors who can't access the offices at an accessible location in the nearby Town Hall.

Toilet Room

Accessibility issues at the single-user toilet room in the museum and meeting space include a flush control not on the open/transfer side of the toilet, a toilet paper dispenser mounted farther from the toilet than allowed, and a coat hook mounted higher than the maximum height allowed. Also, at the lavatory there is a lack of insulated pipes and a mirror mounted higher than the maximum height allowed.

Doors

Accessibility issues include lack of the required minimum maneuvering clearance at the museum and meeting space accessible entrance door, and lack of door hardware that does not require tight grasping, pinching, or twisting of the wrist throughout the building.

Additional Accessibility Issues

- Lack of an accessible work surface in the museum and meeting space.
- Lack of a cane-detectible barrier where a portion of a fire apparatus exhibit protrudes into the interior circulation path.
- Intercom, doorbell and coat hooks mounted higher than the maximum height allowed.
- Walkways around the building and leading to all entrances not kept free of snow and maintained in operable working condition.

***Note:** IHCD team was told that tree roots have caused excessive changes in level on the walkway leading to the accessible entrance to the first floor museum and meeting space. The walkways could not be completely surveyed with regard to issues of this kind because on the day of IHCD's visit snow obscured the ground surface.

Order of Magnitude Cost Estimates

- Renovate parking: \$1,850

- Provide accessible door hardware throughout the building and provide the required maneuvering clearance at the accessible entrance to the museum and meeting space (an automatic door opener is required): \$5,480
- Renovate museum and public meeting space toilet room: \$1,684
- Miscellaneous corrective actions (accessible work surface, cane detectible barrier, etc.): \$2,238





Total: \$11,252

Best Practice and Inclusive Design






Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- Recommend providing handrails with extensions at the bottom landing on both sides of the stairs at the east-side entrances to the conservation and planning offices and to the museum and meeting space.
- Recommend providing a vertical handrail above the existing railing at the top of stairs leading to the conservation and planning offices.
- Recommend providing edge protection along the elevated portion of the walkway on the north side of the building that leads to the museum and meeting space accessible entrance.




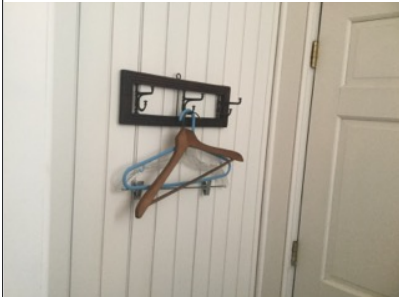

**Town of Manchester-by-the-Sea
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Walkway by Parking	Ext		Exterior Access Route	Walkway		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition (remove snow).	1	Labor	\$0
2	Walkway to Museum Accessible Entrance	Ext		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition (remove snow).	1	Labor	\$0
Off-Street Parking Lot or Garage												
3	Parking	Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Vehicle space < 132" wide at van space Access aisle < 60" wide at car/van space Sign not provided Sign does not have the designation "Van Accessible"	4 - - -	Provide a van accessible parking space that is at least 132" wide min. with a marked access aisle that is at least 60" wide min. Provide a sign with the International Symbol of Accessibility (ISA). Add the designation "Van Accessible" to the sign located at the van accessible space, and mount the sign 60" min. and 96" max. above the ground.	1	1850	\$1850
Entrance												
4	Entrance to Museum and Meeting Room	Ext		Entrance	Main Entrance		Entrance not on an accessible route Directional sign to accessible entrance not provided Hardware not operable with a closed fist	- -	Provide a directional sign indicating the location of the nearest accessible entrance. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	830	\$830
Access to Goods and Services												





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Means of Egress												
5	Egress to Stairs	1		Means of Egress	N/A		Illuminated exit sign not provided Tactile exit sign not provided	- -	Ensure illuminated exit signs are provided at exits and exit doors. Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door.	1	432	\$432
6	Accessible Exit to Ramp	1		Means of Egress	N/A		Illuminated exit sign not provided Tactile exit sign not provided Illuminated Int. Symbol of Acc. not provided (MAAB)	- -	Ensure illuminated exit signs are provided at exits and exit doors. Ensure tactile exit signs with raised characters and braille are provided at exit doors. Mount signs between 48"- 60" above finished floor located on the latch side of the door. Provide an illuminated International Symbol of Accessibility (ISA).	1	964	\$964
Interior Access Route												
7	Museum	1		Interior Access Route	N/A		Obstructed by protruding objects	19"	Provide a cane-detectable barrier.	1	306	\$306
Doors, Doorways, & Gates												
8	Accessible/ Rear Museum Entrance	Ext		Doors, Doorways, & Gates	Other		Maneuvering clearance(s) not provided	14"	Provide an automatic door opener.	1	3060	\$3060
9	Single-User Toilet Room in Museum and Meeting Space	1		Doors, Doorways, & Gates	Toilet Room		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
10	Planning Office	2		Doors, Doorways, & Gates	Circulation		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
11	Entrance to Conservation and Planning Offices	Ext		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484
Operable Parts												
12	By Ground Floor Exit from Conservation and Planning Offices	1		Operable Parts	Clothes Rod/Hooks		Side reach > 54"	72"	Relocate coat hooks so that they are between 15" - 48" above finished floor.	1	256	\$256
13	Single-User Toilet Room	1		Operable Parts	Clothes Rod/Hooks		Side reach > 54"	62"	Relocate coat hooks so that they are between 15" - 48" above finished floor.	1	256	\$256
14	Entrance to Conservation and Planning Offices	Ext		Operable Parts	Equipment		Side reach > 54"	61"	Relocate intercom and doorbell so that controls are between 15" - 48" above finished floor.	1	884	\$884


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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Dining or Work Surfaces												
15	Museum Meeting Room	1		Dining or Work Surfaces	Work Surface		Knee or toe clearance not provided	24'	Provide at least 1 work surface with 27" min. knee and toe clearance.	1	700	\$700
Toilet & Bathing Rooms												
Overall Access												
16	Single-User Toilet Room	1		Overall Access	Toilet Room		International Symbol of Acc. not provided Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. Provide a sign with the International Symbol of Accessibility.	1	716	\$716
Lavatory												
17	Single-User Toilet Room	1		Lavatory	N/A		Plumbing underneath is exposed Mirror above lavatory w/reflective surface > 40"	- 48"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above finished floor.	1	352	\$348
Single-User Toilet												
18	Single-User Toilet Room	1		Single-User Toilet	N/A		Flush control not on open side Toilet paper dispenser is not compliant	- 16"	Relocate the flush control to the open 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.	1	1080	\$1080
Additional Access												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Sink												
19	Museum	1		Sink	N/A		Exposed plumbing underneath sink	-	Insulate or otherwise configure pipes at sink.	1	92	\$92
Best Practice												
Stairs												
20	Entrance to Conservation and Planning Offices	Ext		Stairs	N/A				Recommend providing handrails with extensions at bottom landing on both sides of stair.	1	-	\$0
Stairway Railing												
21	Stairway to Offices	2		Stairway Railing	N/A				Recommend providing vertical handrail above existing railing at top of stairs.	1	-	\$0
Stairways												
22	Entrance to Museum and Meeting Space	Ext		Stairways	N/A				Recommend providing handrails with extensions at bottom landing on both sides of stair.	1	-	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Walkway												
23	Elevated Walkway to Museum and Meeting Space Accessible Entrance	Ext		Walkway	N/A				Recommend providing edge protection along the elevated portion of walkway along the north side of the building that leads to the museum and meeting space accessible entrance.	1	-	\$0