Prescott School Groton, MA
ADA Transition Plan

Americans with Disabilities Act (ADA)
Self-Evaluation/Site Access Survey for the Town of Groton

To: Michelle Collette, ADA Coordinator
Town Hall, 173 Main Street
Groton, MA 01450

Prescott School
Address: 145 Main Street
Town Manager Mark Haddad
Tel: (978) 448-1111
Reviewed by the Commission on Accessibility
December 10, 2018

Present today were:

Michelle Collette, Town of Groton ADA Coordinator
Consultant James Lyons, Northeast Independent Living Program Inc.
Consultant Grant Murphy, Northeast Independent Living Program Inc.

Prescott School was surveyed by the team delineated above on June 20, 2018. Prescott School was originally built in 1928 as the Groton High School. Prescott School is currently leased by the Groton Dunstable Regional School District. The Groton Dunstable Regional School District is moving out by the start of the next school year. Also inside Prescott School is the Parent Resource Center located in the basement. The Prescott School is currently operated by the Friends of Prescott which holds many adult learning activities in the classrooms and gym on site. The group is helping keep the building as an historic town asset. They provide rental space for both non-profit and for profit organizations. They plan to lease the five rooms as well as the gymnasium.

The scope of this report is to identify barriers in programs & activities that might prevent persons with disabilities from access to Prescott School and the programs, activities, and services provided at Prescott School. The key to success is to provide equivalent access to the maximum extent feasible to everyone, regardless of disability. This report includes an inventory (and details) of the property where structural modifications are needed to make facilities accessible to persons with disabilities. Since this is the foundation for the ADA Transition Plan, we recommend the Town maintain it on file/available for public inspection for 5 years from date of completion. This audit contract includes all: Prescott School.

In our opinion the following issues were found:

Accessible Parking: We determined that ground surface at the designated (HP) accessible parking space (that is located at the ramp entrance of Prescott School) contains too high of a slope, it is too steep, and we recommend it be moved to the parking space alongside the front of the building. We further recommend that a pole and above ground sign be installed at this spot on the grass nearby. The Massachusetts Architectural Access Board, section 23.3.3 states that: "In buildings with multiple entrances, accessible parking spaces shall be dispersed and located closest to the accessible entrances."

The team found that the designated (HP) accessible parking space located at the rear entrance of the building also contains too high of a slope and we therefore recommend creating two new (HP) accessible spaces directly in front of the rear entrance to also encompass the anticipated increase in use of the rear entrance, as the facility is rented to the public. The second designated (HP) accessible parking space near the ramp currently has an above ground sign stating "Secretary" mounted. We recommend that sign be taken down and replaced with an International Symbol of Access sign -mounted above ground, with a recommended target completion date of December 31, 2018.

The team found that there is no above ground sign delineating a "Van Accessible" space and we recommend that be purchased and installed at the second designated HP accessible parking

space near the ramp. This is specified by the ADA, in Section 4.6.4 states: "One in every eight accessible spaces, but not less than one, shall be van accessible".

Entrances: The ADA evaluation Team found that, in our opinion, the front entrance and the side entrance doors are too heavy (*measured at greater than 5 pounds pressure* using the NILP door pressure gauge), and it requires too much pressure to open. In other words, it is too heavy to open without considerable effort or difficulty. We recommend the opening pressures be adjusted to allow for better accessibility on the doors at The Prescott School. We also recommend that a railing be installed on the front entrance steps to increase the accessibility of Prescott School. We found that the side entrance doormat is causing a tripping hazard. We recommend that be removed or replaced to increase accessibility.

We found that the railing leading to the Parent Resource Center entrance was measured to be more than ¾ inches from the concrete wall. We recommend that new railings be installed removing the other issue of the railing itself being rusted and increasing safety. The Team found the rear entrance to be inaccessible with cracks in the concrete too severe. We recommend a 4-foot flat spot directly in front of the rear entrance be excavated and regraded.

Restrooms: The team found that each restroom stall in Prescott school is missing door hardware. We recommend installing hardware on every stall door allowing for accessibility and safety. We also found that both restrooms in the basement have inaccessible coat hooks in the accessible stalls. We recommend either those coat hooks be lowered to an accessible height or installing new hooks at an accessible height. We found in B118 Women's Room there was a desk blocking access to the accessible stall. We recommend that this desk be relocated to allow for accessibility. Room B118 also has no stall door installed on the accessible stall. We recommend that the door installed, including an accessible stall lock, allowing for better privacy, with a suggested target completion date of December 31, 2018.

Signage and public notice: During our survey we did not find an ADA public notice posted. We recommend one be obtained and placed next to where the Federal Minimum Wage sign is posted. This recommendation is number two of the five basic administrative action steps delineated by the ADA that specifies what is necessary for municipalities to achieve compliance. We also found that there are *no directional signs* informing people with disabilities of the accessible way to access the basement (the Parent Resource Center). We recommend those signs be installed and placed at the front and side entrances of the building. This is specified by the ADA, in section 216.6, "Designation is required when not all public entrances are accessible." We found the classrooms at Prescott School do not have Raised Letter Braille signs differentiating rooms. We recommend these signs be installed to follow the ADA standards set.

The team determined that the electrical room in the Gym, Room B120, and Room 216 do not have knurled handles which provide no tactical warning to the hazards those rooms contain. We recommend these be installed insuring the safety of everyone at Prescott School. *Section 26.11.4 of the Massachusetts AAB regulations request: "doors opening into hazardous areas shall have hardware that is knurled…"*

Service Counter: The School Administration office in Room 309 has a counter that is inaccessible. We recommend that counter be lowered to an accessible height. The ADA regulations call for: "sales and service counters must have a clear floor space in front of the accessible surface…"

We found in the basement hallway concrete debris and several buckets of trash located in the middle of the hallway next to the Parent Resource Center office space. We recommend the debris be removed in order to allow for improved accessibility to the Parent Resource Center.

Multi Floor Accessibility: The ADA team observed that there is no accessibility between the floors and levels of this facility. For example, when a patron with a disability will be needing to go from the first floor to the second floor he/she will be forced to go

outside and face the elements. For these reasons the team has invested time discussing the best ways to ameliorate these problems for the Prescott School. Therefore, the team agreed to recommend the installation of a full elevator that will serve all floors. We are recommending that this be done as best as possible and/or prior to June 30, 2020.

There are many options for commercial elevators currently available. For example, we researched Nationwide Lifts who are available to provide a quote on a "Machine room less (MRL)" elevator. The MRL elevator provides the machine and all related traction components that are installed inside the hoistway thereby eliminating the need for a machine room.

The cost of this commercial elevator ranges from $75,000 to $150,000 for larger buildings such as Prescott School, as of September 2014. We acquired this information by reviewing three credible informational sites including www.qouora.com, www.reference.com, and a November 21, 2008 New York Times article by Teri Karush Rogers in the real estate section titled "New Elevator; The Nuts and Bolts." Please bear in mind many factors affect the cost of elevators, including the size, number of floors it can access, the basic design and safety features. Other aspects that influence the price of commercial elevators include installation charges and maintenance fees.

We thank the Town of Groton, and especially the Commission on Disabilities for their great hospitality and assisting us with this access monitoring self-evaluation review for the Town's ADA Plan to determine the extent to which their programs, services, and activities conducted are readily accessible to and usable by persons with disabilities to the maximum extent feasible when viewed in their entirety.

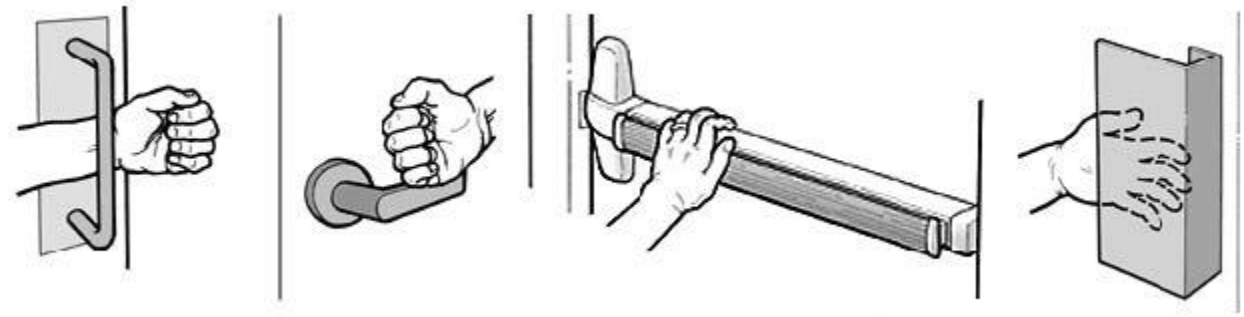
This project greatly assists the Town's various Departments in completing its Americans With Disabilities Act (ADA) Transition Planning requirements. Additionally, it also helps make the Town's vital programs and services more accessible to residents with disabilities. We commend you for contacting NILP to provide this ADA consultation by a cross-disability, community-based Independent Living Center. We trust this ADA evaluation report

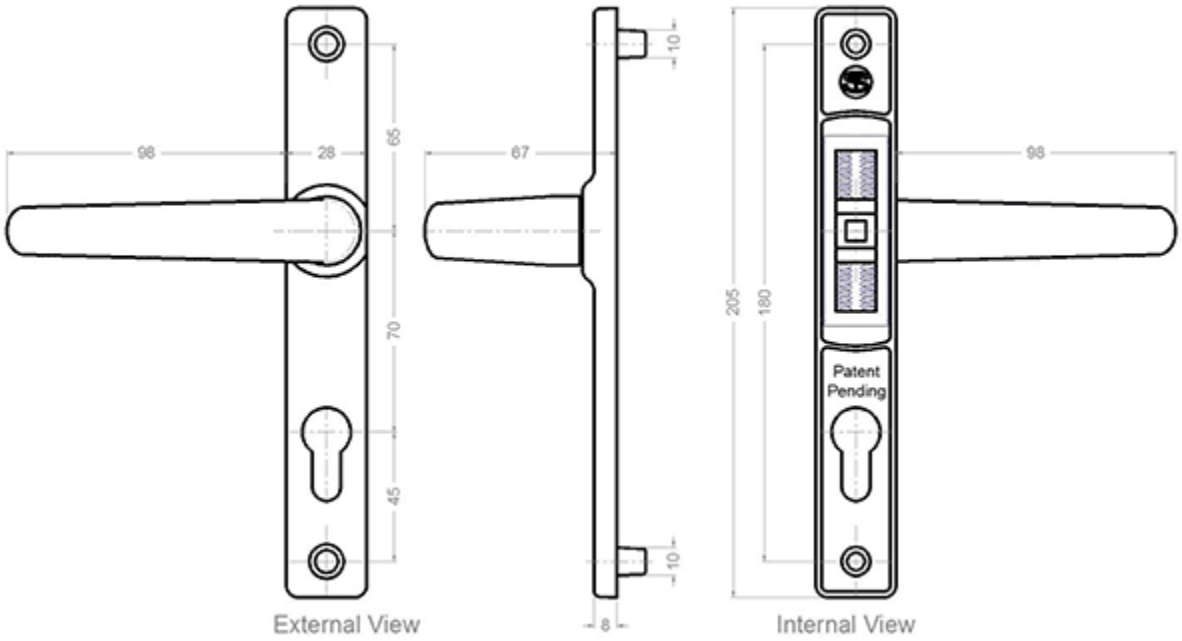
will be of assistance in your efforts to comply with access requirements.

James Lyons and Grant Murphy

Community Advocacy Director ADA Coordinator,
Northeast Independent Living Program, Inc.
20 Ballard Road,
Lawrence, MA 01843
Tel: (978) 687-4288 v/tty
Fax: (978) 689-4488

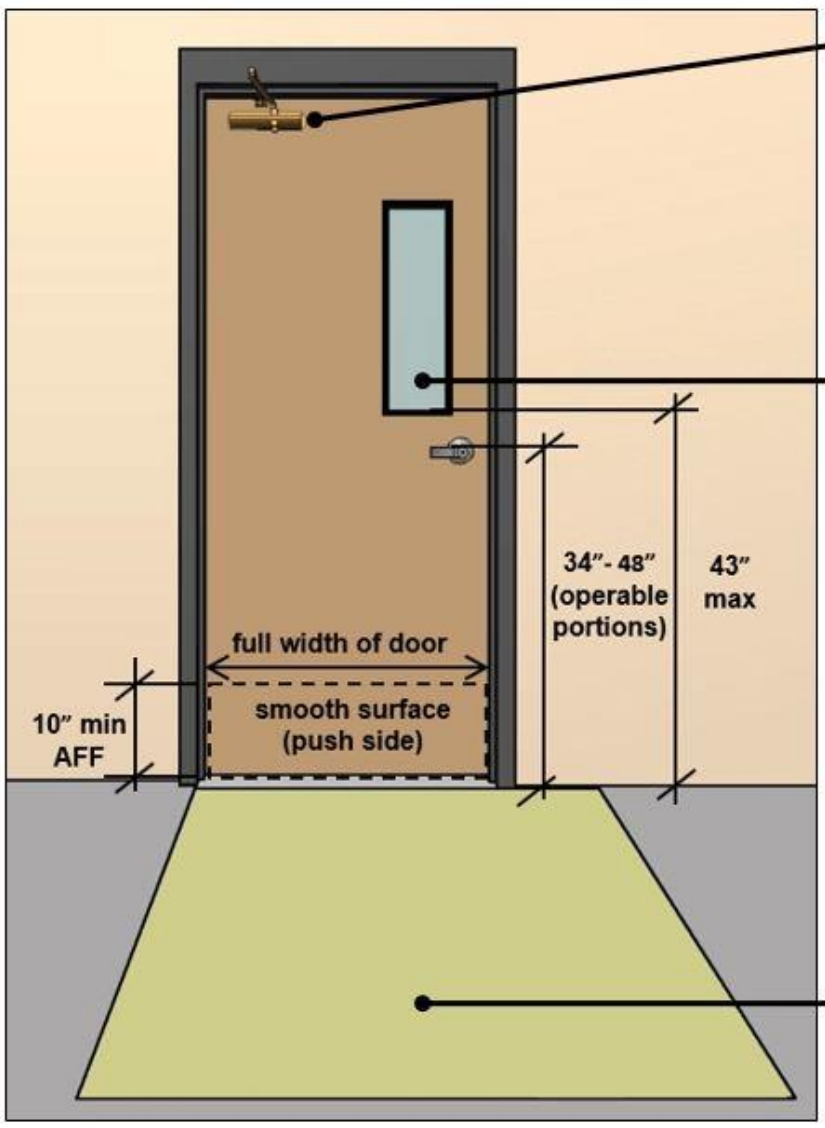
The following diagram is a pictorial summary of the ADA 2010 Amendments requirements for door hardware:





[Doorways, Hallways and Entrances | California Secretary of State](#)
[California Secretary of State](#)
Drawings of hand-activated door opening hardware including handles, pulls, and latches (ADA accessible door hardware)

The following diagram is a pictorial summary of the ADA 2010 Amendments requirements for doors in general:



Closing Speed (§404.2.8)
Closers: 5 sec. min. from 90° to 12° (spring hinges: 1.5 sec. min. from 70° to 0°)

Opening Force (§404.2.9)
5 lbf max. (excluding exterior hinged doors and fire doors)

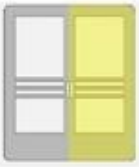
Vision/ Side Lights (if provided) (§404.2.11)
Accessible viewing height 43" max. unless not intended for viewing (i.e., lowest part above 66")

Hardware (§404.2.7)
Operable parts must comply

Smooth Surface (§404.2.10)
Required at the bottom on the push side

Thresholds (§404.2.5)
1/2" max. high (beveled if above 1/4")

Maneuvering Clearance (§404.2.4)
required on both sides (unless door or gate is used in one direction only)



Double-Leaf Doors (§404.2.2)
One active leaf of double-leaf doors is required to meet criteria for clear width and maneuvering clearance. Other door requirements apply to both leaves.

Pertinent Excerpts from the ADA 2010 Standards Concerning Elevators

407 Elevators

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.

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.

407.2 Elevator Landing Requirements. Elevator landings shall comply with 407.2.

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.

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.

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.

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.

407.2.1.5 Signals. Call buttons shall have visible signals to indicate when each call is registered and when each call is answered.

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.

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.

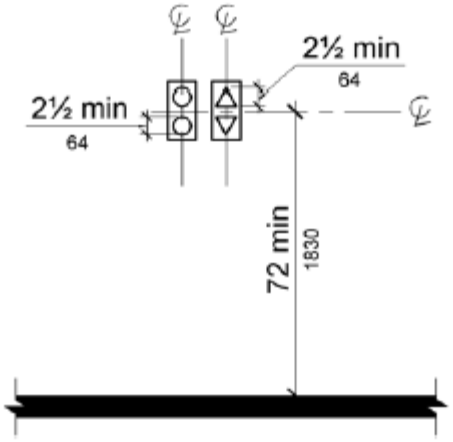


Figure 407.2.2.2 Visible Hall Signals

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.

407.2.2.4 Differentiation. Each destination-oriented elevator in a bank of elevators shall have audible and visible means for differentiation.

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.

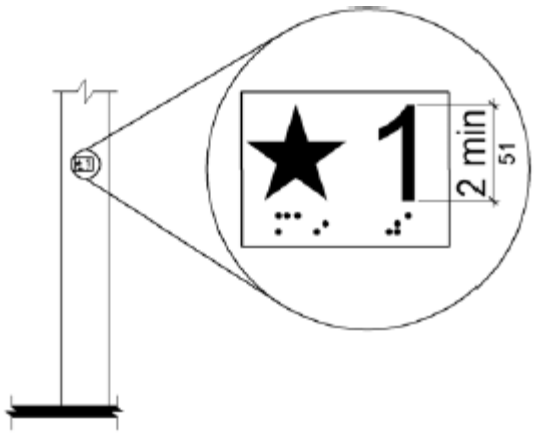


Figure 407.2.3.1 Floor Designations on Jambs of Elevator Hoistway Entrances

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.

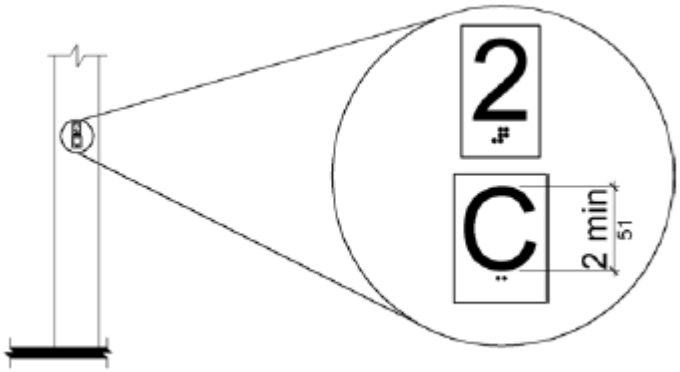


Figure 407.2.3.2 Car Designations on Jambs of Destination-Oriented Elevator Hoistway Entrances

407.3 Elevator Door Requirements. Hoistway and car doors shall comply with 407.3.

407.3.1 Type. Elevator doors shall be the horizontal sliding type. Car gates shall be prohibited.

407.3.2 Operation. Elevator hoistway and car doors shall open and close automatically.

407.3.3 Reopening Device. Elevator doors shall be provided with a reopening device complying with 407.3.3 that shall stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an object or person.

> **407.3.3.1 Height.** The device shall be activated by sensing an obstruction passing through the opening at 5 inches (125 mm) nominal and 29 inches (735 mm) nominal above the finish floor.
>
> **407.3.3.2 Contact.** The device shall not require physical contact to be activated, although contact is permitted to occur before the door reverses.
>
> **407.3.3.3 Duration.** Door reopening devices shall remain effective for 20 seconds minimum.

407.3.4 Door and Signal Timing. The minimum acceptable time from notification that a car is answering a call or notification of the car assigned at the means for the entry of destination information until the doors of that car start to close shall be calculated from the following equation:

> T = D/(1.5 ft/s) or T = D/(455 mm/s) = 5 seconds minimum
> where T equals the total time in seconds and D equals the distance (in feet or millimeters) from the point in the lobby or corridor 60 inches (1525 mm) directly in front of the farthest call button controlling that car to the centerline of its hoistway door.

407.3.5 Door Delay. Elevator doors shall remain fully open in response to a car call for 3 seconds minimum.

407.3.6 Width. The width of elevator doors shall comply with Table 407.4.1.

407.4 Elevator Car Requirements. Elevator cars shall comply with 407.4.

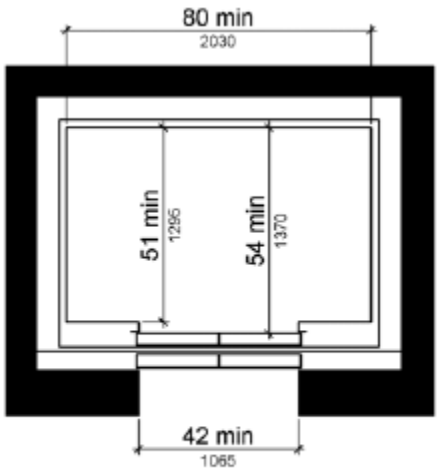
407.4.1 Car Dimensions. Inside dimensions of elevator cars and clear width of elevator doors shall comply with Table 407.4.1.

Table 407.4.1 Elevator Car Dimensions (text version)

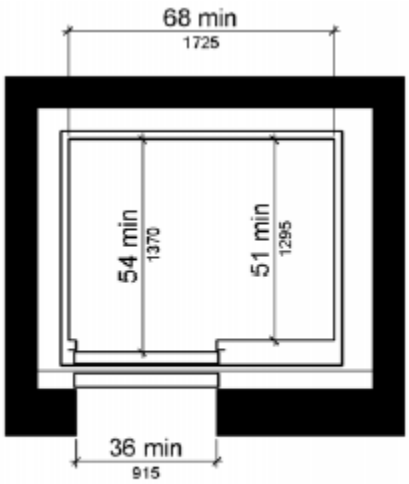
	Minimum Dimensions			
Door Location	**Door Clear Width**	**Inside Car, Side to Side**	**Inside Car, Back Wall to Front Return**	**Inside Car, Back Wall to Inside Face of Door**
Centered	42 inches (1065 mm)	80 inches (2030 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Side (off-centered)	36 inches (915 mm)[1]	68 inches (1725 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Any	36 inches (915 mm)[1]	54 inches (1370 mm)	80 inches (2030 mm)	80 inches (2030 mm)
Any	36 inches (915 mm)[1]	60 inches (1525 mm)[2]	60 inches (1525 mm)[2]	60 inches (1525 mm)[2]

1. A tolerance of minus 5/8 inch (16 mm) is permitted.

2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.



(a)
centered door



(b)
side (off-centered) door

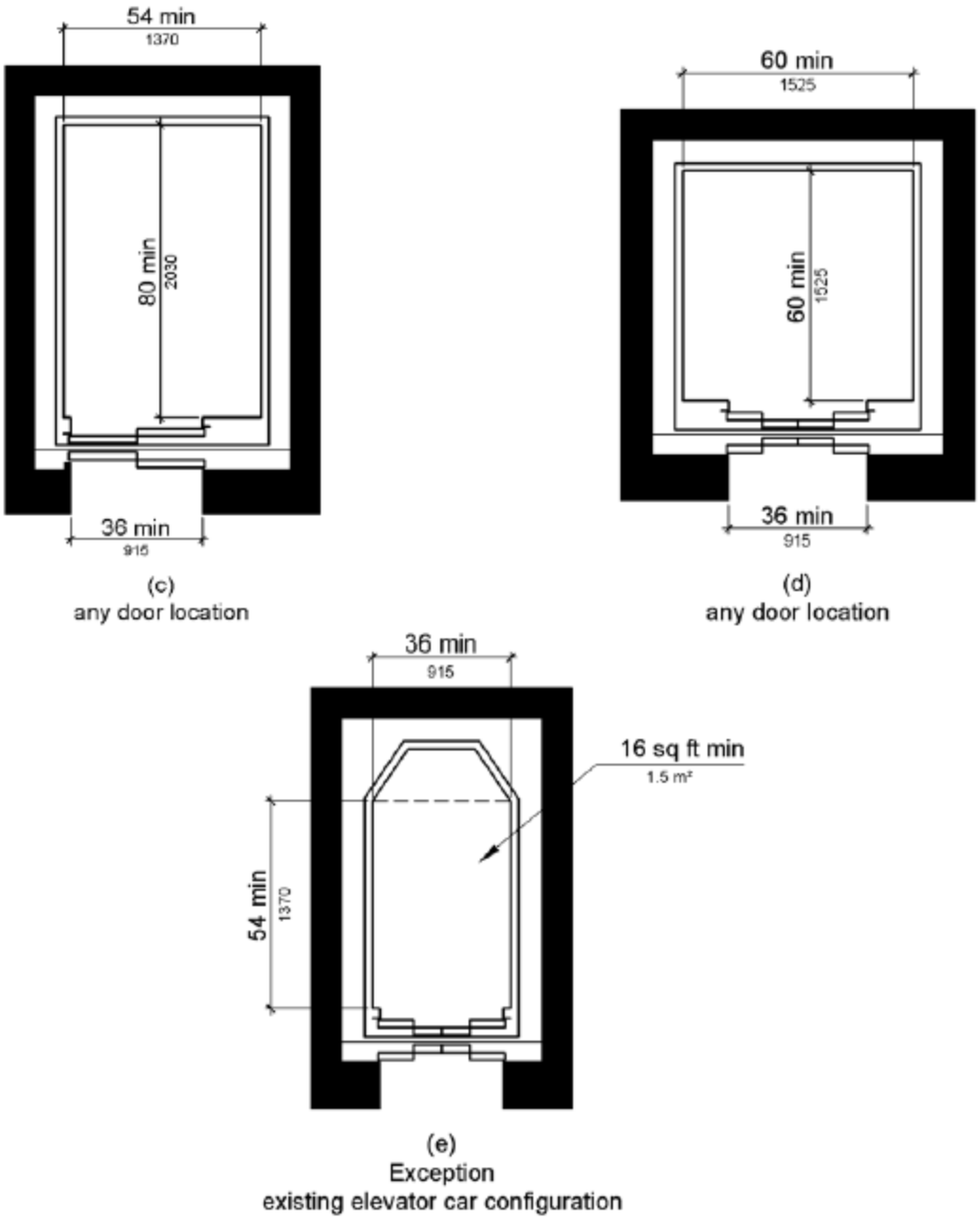


Figure 407.4.1 Elevator Car Dimensions

407.4.2 Floor Surfaces. Floor surfaces in elevator cars shall comply with 302 and 303.

407.4.3 Platform to Hoistway Clearance. The clearance between the car platform sill and the edge of any hoistway landing shall be 1 1/4-inch (32 mm) maximum.

407.4.4 Leveling. Each car shall be equipped with a self-leveling feature that will automatically bring and maintain the car at floor landings within a tolerance of 1/2 inch (13 mm) under rated loading to zero loading conditions.

407.4.5 Illumination. The level of illumination at the car controls, platform, car threshold and car landing sill shall be 5-foot candles (54 lux) minimum.

407.4.6 Elevator Car Controls. Where provided, elevator car controls shall comply with 407.4.6 and 309.4.

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.

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.

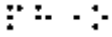
407.4.7.1 Buttons. Car control buttons shall comply with 407.4.7.1.

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.

Table 407.4.7.1.3 Elevator Control Button Identification		
Control Button	**Tactile Symbol**	**Braille Message**
Emergency Stop		 "ST"OP Three cells
Alarm		 AL"AR"M Four cells
Door Open		 OP"EN" Three cells
Door Close		 CLOSE Five cells
Main Entry Floor		 MA"IN" Three cells
Phone		 PH"ONE" Four cells

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.

407.4.8 Car Position Indicators. Audible and visible car position indicators shall be provided in elevator cars.

407.4.8.1 Visible Indicators. Visible indicators shall comply with 407.4.8.1.

407.4.8.1.1 Size. Characters shall be 1/2 inch (13 mm) high minimum.

407.4.8.1.2 Location. Indicators shall be located above the car control panel or above the door.

407.4.8.1.3 Floor Arrival. As the car passes a floor and when a car stops at a floor served by the elevator, the corresponding character shall illuminate.

EXCEPTION: Destination-oriented elevators shall not be required to comply with 407.4.8.1.3 provided that the visible indicators extinguish when the call has been answered.

407.4.8.1.4 Destination Indicator. In destination-oriented elevators, a display shall be provided in the car with visible indicators to show car destinations.

407.4.8.2 Audible Indicators. Audible indicators shall comply with 407.4.8.2.

407.4.8.2.1 Signal Type. The signal shall be an automatic verbal annunciator which announces the floor at which the car is about to stop.

407.4.8.2.2 Signal Level. The verbal annunciator shall be 10 dB minimum above

ambient, but shall not exceed 80 dB, measured at the annunciator.

407.4.8.2.3 Frequency. The verbal annunciator shall have a frequency of 300 Hz minimum to 3000 Hz maximum.

407.4.9 Emergency Communication. Emergency two-way communication systems shall comply with 308. Tactile symbols and characters shall be provided adjacent to the device and shall comply with 703.2.

Example of where to locate handrails for stairs

AHR Aluminum Wall Handrail w/ Mounts

$89.95 – $249.95

- Handrail section includes rail, end caps and 2 wall mounts with screws and anchors. 96" lengths will have an additional wall mount included.
- Lengths longer that 8' (96") will include a internal connector and one additional wall mount
- No maintenance
- Can be mounted to wood, vinyl, brick, stucco or concrete
- Add sections together by adding a Internal Connector to make longer lengths.
- Powder Coated Aluminum
- Handrail is 1-3/8"T x 1-3/4" W
- Great for exterior stair railing and interior stair railing
- Made in the USA

Example of ADA accessible restroom stall door (partition)

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See all 40 items in product family next
Steel ADA Partition Door - 35-5/8"W x 58"H (Gray)
Email Print
Item #: T9F261080GY
Sold By: globalindustrial.com
Usually ships in 5 to 8 days
Price: $ 139.95