



Lost Lake Fire Station 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

**Lost Lake Fire Station
Address: 185 Lost Lake Drive
Groton Fire Chief: Steele McCurdy
Tel: (978) 448-6333
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.*

Lost Lake Fire Station was surveyed by the team delineated above on June 27, 2018. The Station was built by Architectural Consulting Group, Inc. of 882 Pleasant Street in New Bedford, MA., and the architects for the project were Winter Street Architect, inc., of 27 Congress Street in Salem, Massachusetts.

The Lost Lake Fire Station is currently being used by the Groton Senior Center on a temporary basis while its site is being entirely remodelled. The station consists of office space, restrooms, open area with accessible kitchen, apparatus bay, storage and electrical closet, as well as a parking lot. The Groton Fire Department website nicely describes the Department as "consisting of 7 fulltime employees and 39 on-call firefighters and EMT's."

The types of public services and activities that are provided by The Groton Fire Department are best described on their beautiful website,: “The Groton Fire Department provides fire protection, fire prevention, fire safety education and emergency medical services to the citizens of Groton. ... The Groton Fire Department is a 24 hour per day operation providing emergency services to the residents of Groton. The fire service across The U.S.A. has transformed from a primarily fire suppression organization to a multi-disciplinary rescue organization. Each year the members of the department services to a wide variety of calls involving the following”:

- Fires
- Medical Emergencies
- Motor vehicle crashes
- Hazardous Materials incidents
- Service calls (e.g. water leaks and house lock outs)
- Severe weather emergencies
- Alarms (e.g. fire alarms, carbon monoxide and medical alert).”

The scope of this report is to identify barriers in programs & activities that might prevent persons with disabilities from access to The Lost Lake Fire Station and the programs, activities, and services provided at the facility. The overall goal of The Groton ADA project 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 ADA evaluation includes all: Lost Lake Fire Station.

In our opinion the following issues were found:

We were impressed with much of the ADA compliance at the site. In fact, The Town has provided full, innovative ADA improvements at the station. In our opinion, the following issues were found:

-Approach and Entrance: It is the team's opinion the walkway in front of the building needs railings, to improve safety, on both sides alleviating a potential falling risk. In other words, in order to achieve better accessibility and safety, we recommend that a safety railing be installed on the Fire Station walkway. This may help prevent visitors and staff from falling off onto the hilly area adjacent to the concrete walkway.

In the rear of the building at the parking lot area, The ADA team found that there are cracks and holes that have formed on the sidewalk that exceed $\frac{3}{4}$ inch. We recommend these be patched with fresh concrete

-Accessible Parking- Our finding at the site is that the accessible parking (HP) *sign is currently missing*. Because the sign had been broken off, there are presently no designated accessible ('HP') parking spaces provided at the site, and there are no 'Van accessible' spaces designated. The ADA Access Guidelines (ADAAG) require-that one space should be a "Van Accessible" space, 8-foot-wide with an 8-foot access aisle and van accessible sign.

Also, pertinent to note is the ADAAG, section 4.6.4, signage, that requires accessible parking spaces be designated as reserved by an above-ground sign showing the symbol of accessibility." Spaces shall have an additional sign 'Van Accessible' mounted below the symbol of accessibility". We recommend the town install one van -accessible HP parking spot. We have attached a photo (page 9) of the recommended parking spot that will be a corner van space. The best spot in my opinion, is where the old

sign had broken off (please see attached picture of the precise spot). The cost estimate for the sign is approximately \$205.00 (including all materials and labor needs), with a suggested target completion date of December 2018.

These signs need to be mounted 5 to 8 feet above the ground as per the ADAAG requirements. This is to help prevent mistakes being made when snow/ ice, sand etc. covers the signs painted on the ground. For these reasons, we recommend for the ADA Transition Plan, the sign be permanently installed at a height of minimum 5 feet above the ground.

The crosswalk, as well as Accessible Parking space ground markings have become worn out and unreadable due to the effects of weather and wear and tear. This is described in the Massachusetts **AAB, Section 23.3.1 location**, "Accessible parking spaces serving a building shall be located on the shortest accessible route of travel to an accessible entrance."

The parking area also needs to have the HP parking area access aisles repainted, as required in the Massachusetts AAB, in Section 23.4.6 (a) Access aisles. "Parking access aisles shall be part of an access route to the building." This is required, also, as per, Mass AAB regulations, 521 CMR; Section 2.6, *Maintenance of Accessible Features*, "At all times, accessibility features must be maintained and fully operational. (i.e., access aisles shall kept clear at all times, mechanical devices are kept in operating condition, etc.)."

-Restrooms and showers: The team found that the Women's Room shower door was not mounted and needs to be re-installed for privacy as well as to accessibility at this wonderful wheel- in shower.

-Doors: While measuring all the doorways we noted that there are two doors that should have knurled hardware installed in order to improve ADA compliance and safety. These include: rooms A109 and A117 that are custodians, and storage closets. As recommended by the ADAAG, under section 4.13.9, Door Hardware requires that: "Handles, pulls, latches, locks and other operating devices shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching, or twisting of the wrist to operate". We thank the town for already providing accessible handles at The Fire Stations.

General note: Knurled door handles should be installed on all storage, custodians, and electrical doors.

General Policy/Procedural Issues:

~ The ADA Public notice should be posted on the bulletin boards, and public notice areas as discussed. It is required by the ADA to be a separate notice for ADA only. The notice is required to include the name and phone number of the paid staff member who has been designated as the agency's ADA Coordinator.

-Kitchen: The team determined that the trash bin in front of the accessible sink needs to be relocated to allow for accessibility to that sink. Otherwise, we found that the kitchen is currently ADA accessible, including a nice accessible sink, refrigerator, and counters that have already been lowered to The ADA specifications. Additionally, the stove has control knobs provided in front of the unit thereby making it accessible also. Kudos to the Town once again for ensuring this high level of ADA compliance at The Fire Station.

-Signage: We found that the Groton Fire Department has completed a sign update project that resulted in the fact that there are complete Braille/raised lettered signs posted, at the appropriate height, locales, etc., throughout the entire station.

Thank you,

James Lyons

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The ADA team found that there are cracks and weeds that have formed on the sidewalk that exceed $\frac{3}{4}$ inch. We recommend these be patched with fresh concrete with a suggested target date of December/2018.



In order to achieve better accessibility and safety, we recommend that a protection railing be installed on the Fire Station walkway. This may help prevent visitors and staff from falling off the hilly area adjacent to the concrete walkway.



The team found that the Women's Room shower door was not mounted and needs to be re-installed for privacy as well as to accessibility at this wonderful wheel in shower.



We recommend the town install one van accessible HP parking spot at The Lost Lake Fire Station. The ADA Access Guidelines (ADAAG) require that one space should be a "Van Accessible" space, 8-foot-wide with an 8-foot access aisle and van accessible sign.

The parking area also needs to have the HP parking area access aisles, etc. re painted, as required in the Massachusetts **AAB, in Section 23.4.6 (a)** Access aisles. "Parking access aisles shall be part of an access route to the building." This is required, also, as per, Mass AAB regulations, 521 CMR; Section 2.6, *Maintenance of Accessible Features*, "At all times, accessibility features must be maintained and fully operational. (*i.e.*, access aisles shall kept clear at all times, mechanical devices are kept in operating condition, *etc.*)."



The Team noted that the kitchen counters, stove, as well as sinks provided are all in compliance with the ADA. We suggested that the trash barrel pictured above be relocated to make room for people using a wheelchair to be able to use the sink with ease.