













CITY HALL MUNICIPAL BUILDING
 341 - 603 WATTS AVENUE

TRANSITION PLAN







ITEM #	SECTION #: GROUP	NON-COMPLIANCE DESCRIPTION	COMMENTS / SUGGESTED CORRECTIONS	PRIORITY	COST CODE	BUDGET COST	COMPL. DATE	PHOTOGRAPHS
1	208: Parking Spaces (Street Parking)	1. On street parking - signage adjacent to accessible parking space.	1. Refer to ROW Transition Plan for Watts Ave. (FFCS Map #21), Item 14.	1	-	-		
2	208: Parking Spaces (East Parking Lot)	1. No handicap parking spaces; one (1) required. 2. No van accessible spaces; one (1) required.	1. Provide one (1) van accessible parking space with access aisle. 2. Twenty-two (22) existing spaces.	1	PK1	\$ 1,250		
3	208: Parking Spaces (North Parking Lot)	1. No van accessible spaces; one (1) required. 2. No access aisle. 3. No access to sidewalk on Magnolia Street.	1. Convert accessible parking space to van parking, and provide access aisle. 2. Provide connection/access to sidewalk. 3. Twenty-five (25) existing spaces.	1	PK1 SW1 PT1	\$ 1,000		
4	405: Ramps	1. Landing length is < 5'-0". (at sidewalk) 2. Ramp run > 1:12 slope. 3. Ramp cross slope > 2%. 4. No handrail extensions at top or bottom of ramp.	1. Remove and replace ramp and relocate to west side of entrance. 2. Relocate planters, bench from access route. 3. Non-compliant curb cut interferes with ramp landing. (See ROW)	1	RMP1	\$ 12,500		
5	505: Handrails	1. No handrails at steps to building's entrance.	1. Provide handrails. (4 each)	1	HR1	\$ 500		
6	302: Floor or Ground Surface	1. Mats are not secured to floor.	1. Provide mats that are secured to floor.	1	MAT	\$ 250		

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7	404: Doors, Doorways & Gates	1. Entry doors close in < 5 seconds to 12 inches from latch. 2. Force to open entry doors > 5 lbs.	1. Adjust door closures.	1	OL	\$ 150		
8	402: Accessible Route - Access from lobby to west corridor (Human Resources)	1. Pamphlet/information rack protrudes into accessible route from corridor to lobby.	1. Relocate information rack to the outside (south) wall of the building.	2	OL	\$ 100		
9	308: Reach Ranges (Human Resources Conference Room)	1. Reach > 48" max at cabinets above file cabinets.	1. Evaluate policy regarding accessibility to objects out of reach; relocate/replace if required.	2	OL	\$ 1,200		
10	802: Wheelchair Spaces, Companion Seats & Designated Aisle Seats (corridor outside Council Chamber)	1. No wheelchair/companion seating space beside pews/benches.	1. Provide space for wheelchair/companion seating. (Provide alternate seating or shorter pew.)	2	OL	\$ 300		
11	404: Doors, Doorways & Gates (Council Chambers)	1. Interior clear width at doors into corridor.	1. Relocate back pews/benches to back and side wall to free space at doors.	2	OL	\$ 100		
12	405: Ramps (Council Chambers)	1. Access to council bench from seating area > 1:12. 2. No handrails.	1. Remove and replace ramp.	2	RMP2	\$ 1,000		






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13	904: Check-Out Aisles, Sales and Service Counters (Accounting)	1. No accessible counter height (36").	1. Provide accessible sales/service counter 36" maximum above floor and 36" long minimum. 2. Counter height is 42" above finish floor.	2	WC1	\$ 800		
14	402: Accessible Route (Attorney's office suite)	1. Clear width at office door and administrative assistant's desk is < 36" wide.	1. Relocate furniture to allow 36" minimum clear width.	2	OL	\$ 250		
15	308: Reach Ranges (break room)	1. Upper cabinets > 48" reach range.	1. Evaluate policy regarding accessibility to objects out of reach; relocate/replace if required.	2	OL	\$ 1,200		
16	606: Lavatories and Sinks (break room)	1. The sink requires an under counter approach because a range is located in the break room.	1. Provide accessible sink with forward approach at 34" maximum above floor.	2	SK1	\$ 1,500		
17	804: Kitchen & Kitchenettes	1. Kitchen work surface > 34" above the floor. 2. Range/cooktop controls are to be located at the front to prevent burning. 3. Bottom hinged ovens shall have a work surface adjacent to oven.	1. Provide accessible work surface. 2. Remove and replace range/oven.	2	OL WC1	\$ 1,100		
18	404: Doors, Doorways & Gates (Circuit Clerk)	1. Maneuvering clearance to circuit clerk's office from administrative assistant's office restricted by furniture. 2. Exit from administrative assistant's office to corridor maneuvering clearance < 18" on latch side of door.	1. Relocate furniture to provide proper maneuvering clearance.	2	OL	\$ 150		

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19	404: Doors, Doorways & Gates (east building entry)	<ol style="list-style-type: none"> 1. Door closes in < 5 seconds to 12 inches from latch. 2. No exit sign. 3. Latch appears to be damaged. 	<ol style="list-style-type: none"> 1. Adjust closure. 2. Provide Exit sign and emergency lighting. 3. Remove and replace latch. 	2	OL DO3	\$ 500		
20	302: Floor or Ground Surface (both east entrances)	<ol style="list-style-type: none"> 1. Mats not secured to floor. 	<ol style="list-style-type: none"> 1. Provide mats that are secured to floor. 	2	MAT	\$ 250		
21	602: Drinking Fountains	<ol style="list-style-type: none"> 1. No fountain for standing persons. 	<ol style="list-style-type: none"> 1. Provide drinking fountain for standing persons. 	4	EDF3	\$ 1,500		
22	303: Changes in Level (restrooms)	<ol style="list-style-type: none"> 1. Door threshold > 1/4". 	<ol style="list-style-type: none"> 1. Remove and replace door threshold. 	2	DO3	\$ 250		
23	308: Reach Ranges (restrooms)	<ol style="list-style-type: none"> 1. Soap and paper towel dispenser > 48" above the floor. 2. Toilet seat dispenser > 48" forward reach range. 	<ol style="list-style-type: none"> 1. Relocate soap, paper towel and toilet seat dispensers. 	3	OL	\$ 200		
24	604: Water Closets and Toilet Compartments (restrooms)	<ol style="list-style-type: none"> 1. Flush handle on wall side of toilet. 2. No grab bars behind the toilet. 3. Grab bar heights < 33" above floor. 	<ol style="list-style-type: none"> 1. Relocate flush valve handle to opposite of toilet (not side wall). 2. Remove pipe rail grab bar and replace with grab bar mounted to wall behind toilet. 3. Remove and reinstall wall-mounted grab bar 33" min - 36" max above floor. 4. Relocate cabinet between toilet and lavatory. 	3	OL RR3	\$ 650		

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25	606: Lavatories and Sinks	1. Pipes are not wrapped.	1. Wrap pipes under sink.	3	OL	\$ 150		
26	404: Doors, Doorways & Gates (double doors in MIS offices)	1. Doors close in < 5 seconds to 12 inches from latch. 2. No 5'-0" deep landing at exterior of door.	1. Adjust closure. 2. Expand depth of landing to 5'-0" minimum.	1	OL SW5	\$ 250		
27	703: Signage (all interior signs)	1. All signage is non-compliant. 2. No exit signs.	1. Provide Exit signs and emergency lighting at all exits. (3 each) 2. Remove and replace signage. (± 16) 3. Provide directional signage to restrooms.	2	IS1	\$ 2,500		
28	403: Walking Surfaces (MIS office)	1. Clear width between desk and file cabinet < 36".	1. Relocate furniture to provide clear width of 36" minimum.	2	OL	\$ 100		
29	307: Protruding Objects (corridor adjacent to attorney's office)	1. AED is > 4" from wall and > 27" above floor.	1. Relocate AED from access clear width.	2	OL	\$ 100		

REPORT TOTAL: \$ 29,800