

# Langan Park

City of Mobile Parks and Recreation

Assessment Date: 3/18/2017  
 Accessibility Assessment Conditions Report

Location	Solution / Description and Recommendation	Priority	Cost Estimate
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**Parking at Ludlow Circle Entrance Serving Shelters #1-3**

**Grade, resurface and stripe existing parking lot to include accessible parking spaces and access aisles**

Priority 1 - Critical \$2,500

There are an estimated 40 standard parking spaces service picnic shelters #1-3. No spaces are striped or designated as accessible. The broken and heaved asphalt creates changes in level throughout the parking area.

For this size parking lot, at least 2 accessible parking spaces are required. Grade, resurface and stripe for a minimum of 1 van accessible parking space (132 inches wide), 1 car accessible parking space (96 inches wide), and access aisles (60 inches wide). Alternatively, all accessible parking spaces could be striped as universal with 96 inch width for each accessible space and 96 inch width for each access aisle. Install signs designating the accessible parking spaces including the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

Reference: ADA 502

Photo: LanganPark-001

Record #: 140



**Picnic Shelters #1-11**

**Provide picnic units with mobility features**

Priority 1 - Critical \$125,000

There are 11 picnic shelters serving the park. There is no accessible route connecting the picnic shelters to the nearest available accessible parking. The picnic shelters are on concrete pads with 1-6 inch change in level from the ground surface to the concrete. None of the picnic shelters have accessible picnic tables, grills with accessible cooking surfaces or accessible drinking fountains.

At least 20 percent, but not less than 3 of the 11 picnic units shall provide mobility features including accessible outdoor constructed features, location on an outdoor recreation access route, wheelchair seating, a minimum 36 inch clear floor space around usable sides and operating parts within the reach range. The priority 3 accessible picnic shelters should be dispersed; 1 in cluster #1-4; 1 at the playground nearest the accessible restroom either #7 or #8; and 1 at #9-10 along the waterfront. As other picnic shelters are repaired or renovated, they should also be made accessible.

Reference: ABAS-Outdoor F245.2, 1011

Photo: LanganPark-007

Record #: 141

	Location	Solution / Description and Recommendation	Priority	Cost Estimate
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**Parking Serving Picnic Shelters #4-6**

**Grade, resurface and stripe existing parking lot to include accessible parking spaces and access aisles**

There are an estimated 50 standard parking spaces service picnic shelters #4-6. No spaces are striped or designated as accessible. The broken and heaved asphalt creates changes in level throughout the parking area.

For this size parking lot, at least 2 accessible parking spaces are required. Grade, resurface and stripe for a minimum of 1 van accessible parking space (132 inches wide), 1 car accessible parking space (96 inches wide), and access aisles (60 inches wide). Alternatively, all accessible parking spaces could be striped as universal with 96 inch width for each accessible space and 96 inch width for each access aisle. Install signs designating the accessible parking spaces including the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

Reference: ADA 502

Photo: LanganPark-029

Record #: 145

Priority 1 -  
Critical

\$4,500



**Parking Serving Picnic Shelters #7-8**

**Grade, resurface and stripe existing parking lot to include accessible parking spaces and access aisles**

There are an estimated 12 standard parking spaces service picnic shelters #7-8. No spaces are striped or designated as accessible.

For this size parking lot, at least 1 accessible parking space is required. Grade, resurface and stripe for a minimum of 1 van accessible parking space (132 inches wide) and access aisles (60 inches wide). Alternatively, all accessible parking spaces could be striped as universal with 96 inch width for each accessible space and 96 inch width for each access aisle. Install signs designating the accessible parking spaces including the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

Reference: ADA 502

Photo: LanganPark-039

Record #: 146

Priority 1 -  
Critical

\$4,500

	Location	Solution / Description and Recommendation	Priority	Cost Estimate
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Parking Serving Picnic Shelter #11 and Restroom Building

**Stripe accessible parking space and access aisle**

There are an estimated 42 standard parking spaces. While 2 spaces are signed as the "accessible" parking spaces, there are no pavement markings for the spaces or access aisle. The accessible route is purposed to connect to the parking spaces. However the lack of a marked access aisle and surface in front of the accessible spaces can result in the accessible route being blocked by parked vehicles.

Stripe for a minimum of one van accessible parking space (132 inches wide), one car accessible parking space (96 inches wide) and access aisles (60 inches wide). Alternatively, all accessible parking spaces could be striped as universal with 96 inch width for each accessible space and 96 inch width for each access aisle. It may be necessary to extend the asphalt surface in front of the parking spaces to provide a clear path connecting to the accessible route.

Reference: ADA 502

Photo: LanganPark-043

Record #: 150

Priority 1 -  
Critical

\$2,100

	Location	Solution / Description and Recommendation	Priority	Cost Estimate
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Picnic Shelters #9-10

**Provide picnic units with mobility features**

Picnic shelters #9-10 are the closest in proximity to the main playground, the waterfront, and the restroom building. However, the main path stops short of connecting the shelters to the other park amenities by less than 50 ft. The path on the south side of the shelter connecting to the share use path has a running slope up to 13.4%. There are 6 standard wood picnic tables in the shelter and no accessible units. A built-in grill is provided at each end of the shelters, however the cooking surface is too high. The drinking fountain is mounted on a pad with a 2 inch change in level, lacks knee clearance and a height for a standing unit. There is a change in level to the water faucet and the operating control is not accessible.



Modifications are recommended to be made to picnic shelters #9-10 first to more immediately achieve compliance with the "program access" standard. Extend the concrete path 50 ft from the playground a point of entrance for the picnic shelter. Resurface the existing path or install a new path to connect the south side of the picnic shelter to the main path along the waterfront. Replace at least 2 picnic tables with accessible units providing wheelchair seating and a minimum 36 inch clear floor space around usable sides. Convert one of the built-in grills to provide a fire building surface 9 inches minimum from the ground, a cooking surface 15 to 34 inches maximum from the ground, and 48 x 48 inch clear ground space on all usable sides. Replace the drinking fountain with a high-low unit and correct the change in level on the approaching concrete pad. Replace the water faucet with an accessible operating control and accessible clear floor space in front of the unit.




Reference: *ABAS-Outdoor F245.2, 1011*

Photo: LanganPark-066

Record #: 151

Priority 1 -  
Critical      \$30,000

	Location	Solution / Description and Recommendation	Priority	Cost Estimate
	<p><u>Parking at South End of Ludlow Circle</u></p>	<p><b>Provide trailhead signage with accessibility information</b></p>	<p>Priority 1 - Critical</p>	<p>\$4,000</p>
		<p>A trail sign aerial map is provided at the parking lot trailhead for the multi-use shared path. The graphic lacks contrast and wayfinding information for people with visual impairments or developmental disabilities. The wayside is mounted in the ground surface beyond the concrete curb and outside of the viewing distance for someone seated in a wheelchair.</p>		
		<p>Provide visitor information on trailhead signage including the length of the trail or trail segment; surface type; average and minimum tread width; average and maximum running slope; and average and maximum cross slope. Install a level surface at the approach to the sign, a minimum 30 x 48 inches, or relocate the sign to within viewing of the path with a 30 x 48 inch clear floor space.</p>		
		<p>Reference: ADA Program Access 35.149; ABAS 1017.10</p>		
		<p>Photo: LanganPark-100</p>		
		<p>Record #: 154</p>		
	<p><u>Large Parking Lot for Jimmie Morris Performing Arts Pavilion on Flournoy Dr</u></p>	<p><b>Grade, resurface and stripe existing parking lot to include accessible parking spaces and access aisles</b></p>	<p>Priority 1 - Critical</p>	<p>\$5,200</p>
		<p>There are an estimated 200 standard parking spaces for the large parking lot serving the performing arts pavilion. None of the parking spaces are designated as accessible.</p>		
		<p>For this size parking lot, at least 6 accessible parking spaces are required. Stripe for a minimum of one van accessible parking space (132 inches wide), 4 car accessible parking space (96 inches wide) and access aisles (60 inches wide). Alternatively, all accessible parking spaces could be striped as universal with 96 inch width for each accessible space and 96 inch width for each access aisle. Install signs designating the accessible parking spaces including the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.</p>		
		<p>Reference: ADA 502</p>		
		<p>Photo: LanganPark-131</p>		
		<p>Record #: 156</p>		

	Location	Solution / Description and Recommendation	Priority	Cost Estimate
	<p><u>Jimmie Morris Performing Arts Pavilion</u></p>	<p><b>Modify existing pathway</b></p> <p>There is no accessible route from the parking lot to the performing arts pavilion.</p> <p>Install a pedestrian crossing and accessible route connecting the pavilion to accessible parking in the large parking lot.</p> <p>Reference: ADA 402                      Photo: LanganPark-121                      Record #: 157</p>	<p>Priority 1 - Critical</p>	<p>\$35,000</p>
	<p><u>Jimmie Morris Performing Arts Pavilion</u></p>	<p><b>Correct changes in level/openings for accessible route</b></p> <p>The ramp from the pavilion narrows at the path creating up to a 3 inch change in level. This could also be considered a tripping hazard at night or in larger crowds walking to/from the pavilion.</p> <p>Widen the path by 12 inches on each side to eliminate the drop-off/tripping hazard. Or install alternative edge protection such as guard railing or curb.</p> <p>Reference: ADA 302.3, 303, 403.4                      Photo: LanganPark-125                      Record #: 158</p>	<p>Priority 1 - Critical</p>	<p>\$4,000</p>
	<p><u>Jimmie Morris Performing Arts Pavilion</u></p>	<p><b>Provide a portable assistive listening system and install corresponding signage</b></p> <p>Public presentations and performances are made at the performing arts pavilion. No assistive listening system is available.</p> <p>Acquire a portable assistive listening system for the outdoor amphitheater. Install the required signage and make information on its availability known to visitors.</p> <p>Reference: ADA Effective Communication 35.160, ADA 219                      Photo: LanganPark-122                      Record #: 159</p>	<p>Priority 1 - Critical</p>	<p>\$2,600</p>

	Location	Solution / Description and Recommendation	Priority	Cost Estimate
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Disc Golf Course & Open Picnic Area

**Modify existing pathway**

There is a 6 inch curb and no accessible route from the parking lot or street parking to the first tee for the disc golf course or the open picnic/sitting area near the first tee.

Construct an accessible route linking the first tee for the disc golf course, the open picnic/sitting area and the accessible parking.

Reference: ADA 402

Photo: LanganPark-137

Record #: 163

Priority 1 -  
Critical

\$35,000



Disc Golf Course

**Provide access to disc golf course**

The disc golf course lacks consistent informational and wayfinding signage at the first tee and throughout the course. The graphics and text may be considered too small for the viewing distances.

Consider a comprehensive design for the placement of all tees and holes/baskets. Install an accessible route connecting the site arrival point to the first tee of the disc golf course. Provide visitor information on disc golf course trailhead signage including the length of each hole; surface type; average and minimum tread width; average and maximum running slope; and average and maximum cross slope. Consider providing redundant signage at different points of the disc golf course for wayfinding. Provide visitor information on disc golf course trailhead signage including the length of each hole; surface type; average and minimum tread width; average and maximum running slope; and average and maximum cross slope. Consider providing redundant signage at different points of the disc golf course for wayfinding.

Reference:

Photo: LanganPark-144

Record #: 164

Priority 1 -  
Critical

\$4,000

	Location	Solution / Description and Recommendation	Priority	Cost Estimate
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Play Area at Picnic Shelter #1

**Modify accessible route to playground/play components**

There are 3 play areas contained by plastic molded borders at picnic shelter #1. There is no accessible route connecting the play area to the site arrival point/parking and other park amenities. The plastic molded ramps into each play area have a running slope up to 8% and a 3-4 inch change in level into the engineered wood fiber play surface. There is up to an 8.8% ramp up to the perimeter and an 8 inch change in level due to the settling of the engineered wood fiber playground surface. The undulation of the surface material exceeds the maximum allowable 6.25% slope for the accessible route to play components and the maximum allowable 2.08% clear floor space at play components.

Install an accessible route connecting the play area to the site arrival point/parking and other park amenities. Rake the engineered wood fiber level, replenish the surface material as necessary and compact the surface system to eliminate the undulation. Refer to the manufacturer's recommendations for installation and maintenance to ensure a level, accessible play surface not to exceed 6.25% for the accessible route and 2% in the clear floor spaces for accessible play components.

Reference: ADA 206.2.17  
 Photo: LanganPark-022  
 Record #: 144

Priority 2 -  
 Serious \$23,000



Large Playground at Picnic Shelter #7-8

**Provide accessible play surface**

The playground is surfaced with artificial turfgrass and engineered wood fiber. Several of the points of egress for play components are in the area surfaced with engineered wood fiber. Lack of maintenance of the loose fill surface has resulted in a change in level up to 7 inches and a running slope up to 28%. The undulation of the surface material exceeds the maximum allowable 6.25% slope for the accessible route to play components and the maximum allowable 2.08% clear floor space at play components.

Rake the engineered wood fiber level, replenish the surface material as necessary and compact the surface system to eliminate the undulation. Refer to the manufacturer's recommendations for installation and maintenance to ensure a level, accessible play surface not to exceed 6.25% for the accessible route and 2% in the clear floor spaces for accessible play components. The engineered wood fiber should be replenished and compacted to a level to provide a smooth transition from the artificial turfgrass.

Reference: ADA 240, 1008  
 Photo: LanganPark-084  
 Record #: 147

Priority 2 -  
 Serious \$6,000

	Location	Solution / Description and Recommendation	Priority	Cost Estimate
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Play Area at Ludlow Circle Exit, North of Restroom Building

**Modify accessible route to playground/play components**

There are 3 play areas with swings contained by plastic molded borders north of the restroom building and main playground. There is no accessible route connecting the play area to the site arrival point/parking and other park amenities. The plastic molded ramps into each play area have a running slope up to 8% and a 3-4 inch change in level into the engineered wood fiber play surface. The undulation of the surface material exceeds the maximum allowable 6.25% slope for the accessible route to play components and the maximum allowable 2.08% clear floor space at play components.

Install an accessible route connecting the play area to the site arrival point/parking and other park amenities. Rake the engineered wood fiber level, replenish the surface material as necessary and compact the surface system to eliminate the undulation. Refer to the manufacturer's recommendations for installation and maintenance to ensure a level, accessible play surface not to exceed 6.25% for the accessible route and 2% in the clear floor spaces for accessible play components.

Reference: ADA 206.2.17  
 Photo: LanganPark-109  
 Record #: 148

Priority 2 -  
 Serious \$23,000



Open Picnic Area North of Restroom Building

**Provide picnic units with mobility features**

There are 8 picnic tables mounted on concrete pads in the open space. There is no accessible route connecting the picnic tables to the site arrival point/parking and other park amenities.

Provide an accessible route to connect to the accessible picnic units, to include clear floor space around all usable sides to the accessible picnic tables. At least 20 percent, but not less than two, of the picnic units shall provide mobility features including accessible outdoor constructed features, location on an outdoor recreation access route, wheelchair seating, a minimum 36 inch clear floor space around usable sides and operating parts within the reach range. Replace the existing picnic tables with accessible models, select units with a minimum 27 inch knee clearance under the table for a depth of a minimum 17 inches.

Reference: ABAS-Outdoor F245.2, 1011  
 Photo: LanganPark-116  
 Record #: 149

Priority 2 -  
 Serious \$20,000

	Location	Solution / Description and Recommendation	Priority	Cost Estimate
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Parking at South End of Ludlow Circle

**Grade, resurface and stripe existing parking lot to include accessible parking spaces and access aisles**

Priority 2 - Serious \$2,100

There are an estimated 28 standard parking spaces in the parking lot south of Ludlow Circle serving the multi-use path for the park. None of the parking spaces are designated as accessible.

For this size parking lot, at least 2 accessible parking spaces are required. Stripe for a minimum of one van accessible parking space (132 inches wide), one car accessible parking space (96 inches wide) and access aisles (60 inches wide). Alternatively, all accessible parking spaces could be striped as universal with 96 inch width for each accessible space and 96 inch width for each access aisle. Install signs designating the accessible parking spaces including the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation “van accessible.” Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

Reference: ADA 502

Photo: LanganPark-097

Record #: 152



Bench Swing Near Parking at South End of Ludlow Circle

**Schedule the playground equipment and surface for replacement**

Priority 2 - Serious \$500




There is a bench overlooking the waterfront that has been modified into a swinging bench. The modifications do not meet the ASTM standards for swings including seat height, arm rest, clearance from the support posts, and likely swing impact. The grass surface does not meet the ASTM requirements for impact attenuation.

Remove the bench swing. The design and installation of these bench swings is not recommended for public parks. If this experience is deemed a priority for the site, consult with a commercial playground or park equipment supplier to select a durable, accessible model. The unit is recommended to be installed on an accessible route with clear floor space for wheelchair transfer and accessible, protective surfacing for the use zone, similar to the requirements for playgrounds.

Reference: ADA Program Access 35.149; ADA 240, 1008

Photo: LanganPark-102

Record #: 153

	Location	Solution / Description and Recommendation	Priority	Cost Estimate
	<p><u>Multi-Use Path</u>  <b>Correct changes in level/openings for accessible route</b></p> <p>There is up to a 2 inch change in level at the transitions from the concrete path to the boardwalk bridge on the multi-use path.</p> <p>Install a beveled transition plate or alternate means to provide a smooth transition between the two surfaces. Changes in level between ¼ inch high minimum and ½ inch high maximum shall be beveled with a slope not steeper than 1:2.</p> <p>Reference: ADA 302.3, 303, 403.4                      Photo: LanganPark-105                      Record #: 155</p>	<p>Priority 2 -                      Serious</p>	<p>\$1,000</p>	
	<p><u>Skate park/ramp</u>  <b>Modify existing pathway</b></p> <p>A skate park/ramp feature has been installed south of the performing arts pavilion. There is no accessible route connecting the skate park/ramp feature with the parking lot. There is a 6 inch curb at the concrete sidewalk and a running slope up to 13%.</p> <p>Remove the existing 30 ft section of sidewalk, grade, install a curb cut and pave the sidewalk with a running slope not to exceed 5%.</p> <p>Reference: ADA 402                      Photo: LanganPark-128                      Record #: 162</p>	<p>Priority 2 -                      Serious</p>	<p>\$15,000</p>	
	<p><u>Jimmie Morris Performing Arts Pavilion</u>  <b>Add/replace existing drinking fountain with high-low unit</b></p> <p>The drinking fountain off the path to the pavilion is not wheelchair accessible or located on an accessible route.</p> <p>Extend the existing path to provide an accessible route and clear floor space for the drinking fountain. Replace the drinking fountain with a new high-low combination unit in order to provide both a wheelchair accessible height fountain and a standing height fountain.</p> <p>Reference: ADA 211, 602                      Photo: LanganPark-119                      Record #: 160</p>	<p>Priority 3 -                      Moderate</p>	<p>\$5,500</p>	

	Location	Solution / Description and Recommendation	Priority	Cost Estimate
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Jimmie Morris Performing Arts Pavilion

**Correct changes in level/openings for accessible route**

Portalets, one standard and one wheelchair accessible, are located adjacent to the path behind the pavilion. While the units can be considered to be located on an accessible route, there is up to 1/2 inch change in level between the path surface and the floor surface for the portalets.

Install a beveled molded plastic transition plate or alternate means to provide a smooth transition between the two surfaces. Changes in level between ¼ inch high minimum and ½ inch high maximum shall be beveled with a slope not steeper than 1:2.

Reference: ADA 302.3, 303, 403.4

Photo: LanganPark-134

Record #: 161

Priority 3 -  
Moderate

\$200

Location	Solution / Description and Recommendation	Priority	Cost Estimate
<b>Langan Park Restroom &amp; Concessions Building - East</b>			



Men's and Women's Restroom

**Construct family/single user restroom**

There is no accessible route connecting the concession/restroom building. There is up to a 6 inch change in level to the concrete pad. Neither restroom has an accessible toilet compartment. The restrooms lack tactile room identification signs. The door locks are out of the reach range and require tight grasping and twisting. The toilet stalls lack clear floor space and grab bars. There is no accessible route to the "accessible" restroom building at picnic shelters #7-8.

As an interim solution, install directional signage to the "accessible" restroom building at picnic shelter #7-8. Also consider the installation of an accessible portalet. Retrofit each restroom to a single user accessible restroom; install tactile room identification signs on the adjacent latch side of each door; replace the door hardware with lever handles and accessible locks; reconfigure the fixtures for clear floor space and turning space; install grab bars; install accessible lavatories with insulated pipes; install soap and paper towel dispensers within the reach range.

Reference: ADA 604

Photo: LanganPark-020

Record #: 143

Priority 1 - Critical \$35,000



Concessions

**Lower section of sales/service counter**

There is no accessible route to the service counter at the concession/restroom building. There is up to a 6 inch change in level from the ground surface to the concrete pad. The service counter is too high at 41 inches above the ground surface.

Install an accessible route connecting the concession service counter to the site arrival point and accessible parking spaces to be installed. Lower a section of the sales counter for either a parallel or forward approach. For a parallel approach, the counter surface shall be 36 inches long minimum and 36 inches high maximum above the finish floor shall be provided. If this section of counter also serves as an employee work station, it is recommended the counter be lowered to an accessible work surface height 28 to 34 inches above the floor with knee clearance.

Reference: ADA 902, 904

Photo: LanganPark-018

Record #: 142

Priority 2 - Serious \$35,000

Location	Solution / Description and Recommendation	Priority	Cost Estimate
<b>Langan Park Restroom Building - West</b>			



Men's Restroom

**Modify existing pathway**

There are gaps greater than 1/2 inch at the joints on the concrete ramp to the men's restroom. A utility box projects from the side of the building along the ramp where the edge of the concrete had up to a 4 inch change in level, creating a tripping/tipping hazard.

Fill the joints along the concrete ramp so gaps do not exceed 1/2 inch openings. Apply surface treatment surrounding the utility box to eliminate the change in level on the ground surface.

Reference: ADA 402

Photo: LanganPark-059

Record #: 165

Priority 2 -  
Serious

\$500



Men's Restroom

**Adjust door opening force and/or evaluate for installation of automatic/power-assisted door system**

The opening force for the exterior door is 9 lbs.

Adjust the closers on the exterior doors to reduce the opening force to as close to 5-8 lbs as possible. If this is not practical, the entity should evaluate this entrance for the installation of an automatic or power assisted door system.

Reference: ADA 206.4, 206.5, 404

Photo: LanganPark-061

Record #: 167

Priority 2 -  
Serious

\$100



Men's Restroom

**Insulate exposed pipes at lavatory**

The lavatory pipes are exposed.

Insulate the exposed pipes at the lavatory to protect from burn or abrasion.



Reference: ADA 606.5




Photo: LanganPark-062



Record #: 168

Priority 2 -  
Serious

\$60

	Location	Solution / Description and Recommendation	Priority	Cost Estimate
	<p><u>Men's Restroom</u></p>	<p><b>Raise/lower toilet paper dispenser</b></p> <p>The toilet paper dispenser in the accessible stall is located on the far side of the stall outside of the reach range.</p> <p>Relocate the toilet paper dispenser to the side wall adjacent to the toilet. The outlet of the toilet paper dispenser shall be mounted within the reach range, 15-48 inches above the floor. The centerline of the dispenser shall be mounted 7-9 inches in front of the water closet. The space between the grab bar and projecting objects below and at the ends shall be 1½ inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.</p> <p>Reference: ADA 604.7, 609.3                      Photo: LanganPark-064                      Record #: 169</p>	<p>Priority 2 -                      Serious</p>	<p>\$50</p>
	<p><u>Women's Restroom</u></p>	<p><b>Adjust door opening force and/or evaluate for installation of automatic/power-assisted door system</b></p> <p>The opening force for the exterior door is 10 lbs.</p> <p>Adjust the closers on the exterior doors to reduce the opening force to as close to 5-8 lbs as possible. If this is not practical, the entity should evaluate this entrance for the installation of an automatic or power assisted door system.</p> <p>Reference: ADA 206.4, 206.5, 404                      Photo: LanganPark-053                      Record #: 173</p>	<p>Priority 2 -                      Serious</p>	<p>\$100</p>
	<p><u>Men's Restroom</u></p>	<p><b>Install/remount restroom identification signage with braille and raised characters</b></p> <p>The restroom identification sign is mounted on the door.</p> <p>Install new signage or relocate the existing restroom identification sign to the wall adjacent to the latch side of the door. Tactile characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.</p> <p>Reference: ADA 703                      Photo: LanganPark-061                      Record #: 166</p>	<p>Priority 3 -                      Moderate</p>	<p>\$40</p>

	Location	Solution / Description and Recommendation	Priority	Cost Estimate
	<p><u>Men's Restrooms</u></p> <p><b>Correct changes in level/openings for accessible route</b></p> <p>Missing and broken tiles at the door threshold result in a change in level greater than 1/4 inch.</p> <p>Replace the missing and broken tiles to create a smooth transition at the threshold not to exceed a change in level greater than 1/4 inch or 1/2 inch beveled.</p> <p>Reference: ADA 302.3, 303, 403.4                      Photo: LanganPark-065                      Record #: 170</p>	<p>Priority 3 - Moderate</p>	<p>\$250</p>	
	<p><u>Women's Restroom</u></p> <p><b>Correct changes in level/openings for accessible route</b></p> <p>There are gaps greater than 1/2 inch at the joints on the concrete ramp to the women's restroom.</p> <p>Fill the joints along the concrete ramp so gaps do not exceed 1/2 inch openings.</p> <p>Reference: ADA 302.3, 303, 403.4                      Photo: LanganPark-052                      Record #: 171</p>	<p>Priority 3 - Moderate</p>	<p>\$250</p>	
	<p><u>Women's Restroom</u></p> <p><b>Install/remount restroom identification signage with braille and raised characters</b></p> <p>The restroom identification sign is mounted on the door.</p> <p>Install new signage or relocate the existing restroom identification sign to the wall adjacent to the latch side of the door. Tactile characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.</p> <p>Reference: ADA 703                      Photo: LanganPark-053                      Record #: 172</p>	<p>Priority 3 - Moderate</p>	<p>\$40</p>	

	Location	Solution / Description and Recommendation	Priority	Cost Estimate
	<p><u>Women's Restroom</u></p>	<p><b>Raise/lower lavatory</b></p> <p>The lavatory is mounted too low reducing the knee clearance to less than 26 inches above the finish floor. The lavatory pipes are exposed.</p> <p>Raise the lavatory and install with the front of the higher of the rim or counter surface 34 inches maximum above the finished floor and knee clearance 27 inches minimum above the finished floor. Insulate the exposed pipes at the lavatory to protect from burn or abrasion.</p> <p>Reference: ADA 606.3                      Photo: LanganPark-054                      Record #: 174</p>	<p>Priority 3 - Moderate</p>	<p>\$1,860</p>
	<p><u>Women's Restroom</u></p>	<p><b>Replace toilet stall door locking mechanism</b></p> <p>The accessible toilet stall lacks a latch.</p> <p>Replace the toilet stall door locking mechanism with accessible hardware. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 lbs maximum. Door hardware shall be installed 34-48 inches above the finished floor.</p> <p>Reference: ADA 309                      Photo:                      Record #: 175</p>	<p>Priority 3 - Moderate</p>	<p>\$50</p>
	<p><u>Women's Restroom</u></p>	<p><b>Raise/lower toilet paper dispenser</b></p> <p>The toilet paper dispenser in the accessible stall is located on the back wall outside of the reach range.</p> <p>Relocate the toilet paper dispenser to the side wall adjacent to the toilet. The outlet of the toilet paper dispenser shall be mounted within the reach range, 15-48 inches above the floor. The centerline of the dispenser shall be mounted 7-9 inches in front of the water closet. The space between the grab bar and projecting objects below and at the ends shall be 1½ inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.</p> <p>Reference: ADA 604.7, 609.3                      Photo: LanganPark-055                      Record #: 176</p>	<p>Priority 3 - Moderate</p>	<p>\$50</p>

	Location	Solution / Description and Recommendation	Priority	Cost Estimate
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Women's Restroom

**Correct changes in level/openings for accessible route**

Missing and broken tiles at the door threshold result in a change in level greater than 1/4 inch.

Replace the missing and broken tiles to create a smooth transition at the threshold not to exceed a change in level greater than 1/4 inch or 1/2 inch beveled.

Reference: ADA 302.3, 303, 403.4

Photo: LanganPark-056

Record #: 177

Priority 3 -  
Moderate

\$150