

Kalmus Beach, Bathhouse and Parking Lot



ADA Transition Plan

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Background

Kalmus Beach is located at 670 Ocean Street. Amenities in the area include a pavilion, a snack bar, a bathhouse, two (2) outdoor showers and a parking lot. Kalmus Beach has one (1) beach wheelchair.

Kalmus Beach has several entry points to the beach along the parking lot (south side). Additional entry points are located on the east side. A wooden path connects the parking, the pavilion, showers, snack bar and toilet rooms on the east side of the beach. The wooden path extends further down into the beach but not to the high tide level. There are 325 parking spaces including (7) accessible spaces.

The bathhouse is located on the east side of the beach. There are two (2) entrances/exits to the building on the west side facing the parking lot. One leads to the toilet rooms, and the other leads to the snack bar. There are two (2) additional entrances/exits (east side) that lead to the pavilion. All four (4) entrances/exits are accessible. The building has one (1) snack bar, men's and women's toilet rooms a pavilion (east of the building), and two (2) outdoor showers.

The women's toilet room has five (5) toilet compartments, including one accessible compartment, and two (2) changing compartments. The men's toilet room has three (3) toilet compartments including one accessible compartment, five (5) urinals and one (1) changing compartment. There are two outdoor showers located by the snack bar (north side) and by the men's toilet room (south side).

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues include lack of an accessible route that extends to the high tide level at the beach, excessive change in level between the wooden path and the sand at the beach, and running and cross slopes higher than the maximum allowed at

the wooden path leading to the beach. Other accessibility issues include a change in level at the route from the pavilion to the beach (near snack bar) and routes not maintained in operable working condition.

Ramps

Accessibility issues at the accessible ramps include lack of extensions beyond the top and bottom of ramp runs (entrance to the toilet rooms and the snack bar) and lack of edge protection at the ramps leading to the toilet rooms (north and south sides).

Toilet Rooms

Accessibility issues include flush control not located on the open/transfer side of the toilet (women's), lack of an accessible urinal, lack of knee clearance and insulated pipes at the lavatories, lack of a self-closing door at the accessible compartments and lack of an accessible door pull on both sides of the door near the latch in the accessible compartments. Other accessibility issues include mirrors higher than the maximum allowed, toilet paper dispenser mounted above the side grab bar (men's) and paper towel dispenser that protrudes into the circulation path (women's). Additional accessibility issue includes lack of a compliant accessible portable toilet.

Accessibility issues at the changing rooms includes lack of an accessible changing room. That includes lack of the minimum required turning space, lack of a clear floor space adjacent to the bench and coat hooks higher than the maximum height allowed. See Fig. 1 at the end of this report for an example of an accessible changing room.

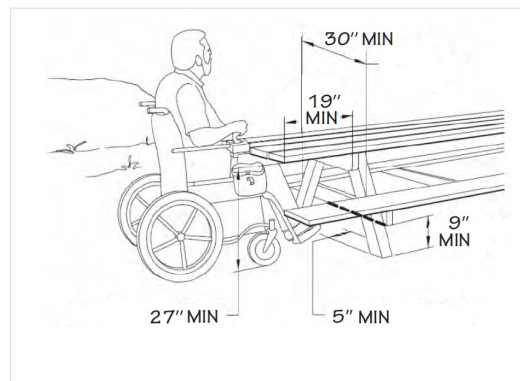
The outdoor showers lack shower heads located 48" above the ground and controls that do not require tight grasping, pinching or twisting of the wrist.

Note: In unmonitored facilities where vandalism is a consideration, a fixed shower head mounted at 48" above the shower floor may be used in lieu of a hand-held shower head.

Additional Accessibility Issues

- Identification signs at the parking lot are slightly lower than the minimum allowed and the accessible parking spaces are not maintained in operable working condition.
- Lack of egress signs with raised characters and braille.
- Lack of accessible service counters (snack bar and ice cream counters).
- Picnic table and bench not located on an accessible route.
- Lack of an accessible picnic table in the pavilion.

Note: The pavilion has newer picnic tables but they lack the required 19" knee clearance. See fig. below.



Order of Magnitude Cost Estimates

- Provide an accessible route that extends to the high tide level (beach mat): \$3,699
- Renovate exterior ramps: \$8,240
- Renovate toilet rooms: \$6,564
- Provide accessible changing rooms: \$11,732
- Renovate outdoor rinsing showers: \$5,438
- Miscellaneous corrective actions (signage, service counters, picnic table, etc.): \$5,040

Total: \$40,713*

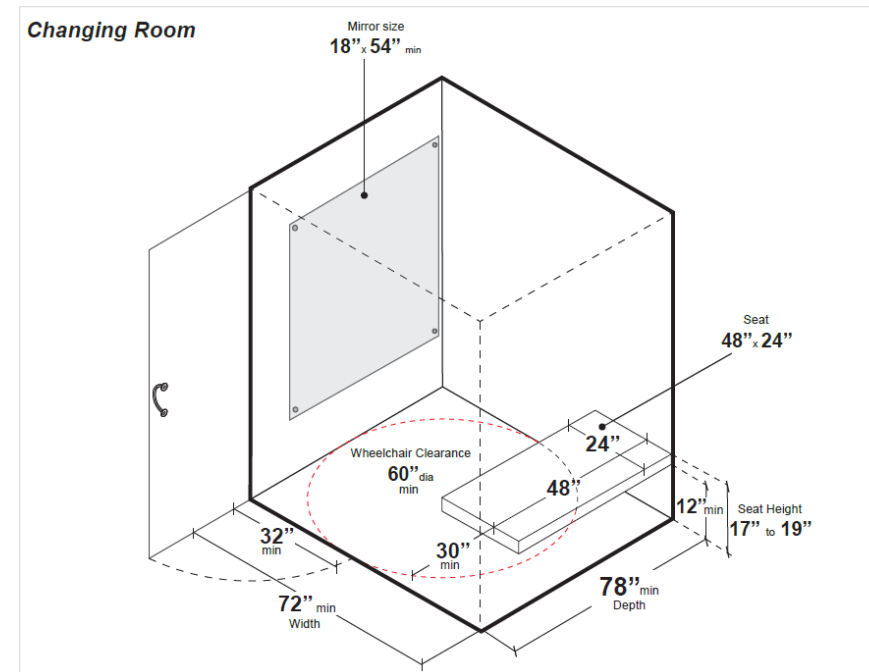
***Note:** Cost to repair the wooden walkway to the beach is not included. Cost to provide a compliant accessible portable toilet is not included.

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 a beach mat to provide an accessible route to the beach from the southeast side.
- Recommend locating the information that is on a sign located near the accessible parking space on an accessible route mounted 40" min. above the ground.
- Recommend relocating the directional sign to the outdoor shower to avoid glare.
- Recommending providing a permanent directional sign to the women's toilet room.






Fig. 1: Accessible changing room








**Town of Barnstable
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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	Near Parking Entry - West Side	Ext.		Exterior Access Route	Exterior		Route obstructed by protruding objects	-	Relocate sign so it is not on the circulation path.	1	Labor	\$0
2	Beach Path to North of Snack Bar	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	4.6%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	\$0
3	Beach Path to North of Snack Bar	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%)	3.2% 6.7%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%).	1	-	\$0
4	Beach Path to North of Snack Bar	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5%)	6.8%	Reduce running slope to be no steeper than 1:20 (5%).	1	-	\$0
5	Near Snack Bar	Ext.		Exterior Access Route	Walkway		Level changes > 1/4"	1.75"	Alter change in level to be 1/4" high max.	1	256	\$256






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Route From Accessible Parking to Toilet Room	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Remove sand to ensure the accessible route is maintained in operable working condition.	1	Labor	\$0
Beach Access Routes												
7		Ext.		Beach Access Routes	Removable		Beach route not provided		Provide an accessible route that is firm and stable. Ensure the accessible route extends to the high tide level. (Cost for a beach mat that is 100 ft. long by 5 ft. wide.)	1	3699	\$3699
8	Beach Path to North of Snack Bar	Ext.		Beach Access Routes	Permanent		Level changes > 1/4"	8"	Alter change in level to provide a 1:12 (8.33%) max. slope that connects to a beach mat. See ID # 7.	1	-	\$0
9	Beach Path to North of Snack Bar	Ext.		Beach Access Routes	Permanent		Surface openings > 1/2" Route not maintained in operable working condition	6.75" -	See ID #10.	1	-	\$0
10	Beach Path to North of Snack Bar	Ext.		Beach Access Routes	4		Surface openings > 1/2" Route not maintained in operable working condition	6.75" -	Ensure the accessible route is maintained in operable working condition.	1	-	\$0






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Off-Street Parking Lot or Garage												
11	Accessible Parking Next to Toilet Rooms	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign bottom < 60" above finished grade	57.5"	Locate identification signs with the bottom of the signs 60" above the ground.	2	Labor	\$0
12	Accessible Parking Next to Parking Hut	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign bottom < 60" above finished grade	57.5"	Locate identification sign with the bottom of the sign 60" above the ground (right side).	1	Labor	\$0
13	Accessible Parking Next to Snack Bar	Ext.		Off-Street Parking Lot or Garage	Visitor		Not maintained in operable working condition	-	See ID #15.	1	Labor	\$0
14	Accessible Parking Space Next to Toilet Rooms	Ext.		Off-Street Parking Lot or Garage	Visitor		Not maintained in operable working condition	-	Ensure the accessible parking space is maintained in operable working condition.	1	Labor	\$0
15	Accessible Parking Spaces Next to Snack Bar	Ext.		Off-Street Parking Lot or Garage	Visitor		Not maintained in operable working condition	-	Ensure the accessible parking space is maintained in operable working condition.	1	Labor	\$0






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Entrance												
16	Toilet Room Entrance/Exit	Ext.		Entrance	Main Entrance		Maneuvering clearance(s) not provided	15.5"	Ensure door is kept open during business hours.	1	Labor	\$0
17	Snack Bar Entrance/Exit	Ext.		Entrance	Main Entrance		Maneuvering clearance(s) not provided	14.8"	Ensure door is kept open during business hours.	1	Labor	\$0
Access to Goods and Services												
Ramps												
18	Snack Bar Entrance	Ext.		Ramps	Exterior		Handrails do not extend 12" past top & bottom	-	Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs.	2	800	\$1600
19	Toilet Rooms	Ext.		Ramps	Exterior		Handrails do not extend 12" past top & bottom	-	Alter handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs.	2	800	\$1600
20	Route From Entry Hall Door Into Pavilion and Shower	Ext.		Ramps	Exterior		Edge protection < 4" high	-	Provide edge protection that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finished floor or ground surface.	1	2520	\$2520






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
21	Shower Right of Ramp - Northeast Side	Ext.		Ramps	Exterior		Edge protection < 4" high		Provide edge protection that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finished floor or ground surface.	1	2520	\$2520
Stairways												
22	Route From Snack Bar to Pavilion and Shower	Ext.		Stairways			Handrails not provided	-	Provide handrails.	1	-	\$0
Signage												
23	Toilet Room Entrance	1		Signage	Egress		Not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. If an illuminated exit sign is provided, ensure it has the illuminated International Symbol of Accessibility (ISA).	1	232	\$232
24	Snack Bar Door Towards Pavilion	1		Signage	Egress		Not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. If an illuminated exit sign is provided, ensure it has the illuminated International Symbol of Accessibility (ISA).	1	232	\$232
25	Snack Bar Entrance/Exit	1		Signage	Egress		Not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. If an illuminated exit sign is provided, ensure it has the illuminated International Symbol of Accessibility (ISA). Relocate trash container to maintain the maneuvering clearance at the door.	1	232	\$232


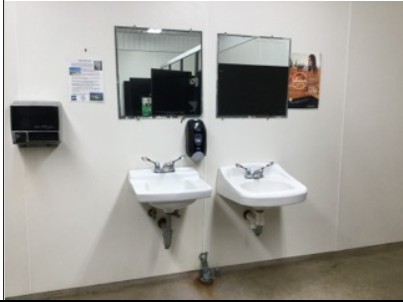



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
26	Toilet Room Entrance/Exit	1		Signage	Egress		Not provided		Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. If an illuminated exit sign is provided, ensure it has the illuminated International Symbol of Accessibility (ISA).	1	232	\$232
27	Towards Outdoor Shower	1		Signage	Egress		Not provided	-	Ensure a tactile exit sign with raised characters and braille is provided at exit door. Mount sign between 48"- 60" above the finished floor located on the latch side of the door. If an illuminated exit sign is provided, ensure it has the illuminated International Symbol of Accessibility (ISA).	1	232	\$232
28	Entry Hall	1		Signage	Designation		Raised characters not provided Braille not provided	- -	Provide text with raised characters duplicated in braille.	1	232	\$232
29	Men's Toilet Room	1		Signage	Designation		Raised characters not provided Braille not provided	- -	Provide text with raised characters duplicated in braille.	1	232	\$232
Service Counter												
30	Snack Bar Area	1		Service Counter	N/A		Counter > 36" high	42"	Provide a counter that is 36" max. above the ground.	1	880	\$880

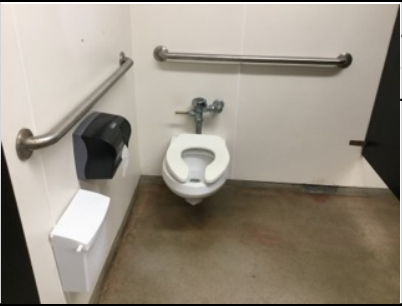


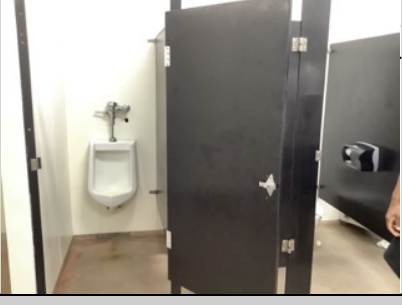

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
31	Ice Cream Counter	Ext.		Service Counter	N/A		Counter > 36" high	42.25"	Provide a counter that is 36" max. above the ground.	1	880	\$880
Work Surface												
32	Snack Bar	1		Work Surface	N/A		Top of dining/work surface < 28" or > 34"	38.5"	Provide a table with additional utensils and napkins as needed.	1	Labor	\$0
Picnic Tables												
33	Pavilion	Ext.		Picnic Tables	N/A		Number of accessible seating spaces	-	Provide at least one picnic table with 19" min. depth in this area.	1	1400	\$1400
34	Pavilion Beach Access Towards South	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Ensure that the picnic table is on an accessible route. Ensure picnic table is accessible.	1	Labor	\$0
Benches												
35	Route From Accessible Parking Next to Parking Hut to Shoreline	Ext.		Benches			No accessible route to one bench in this area	-	Locate bench on an accessible route.	1	Labor	\$0


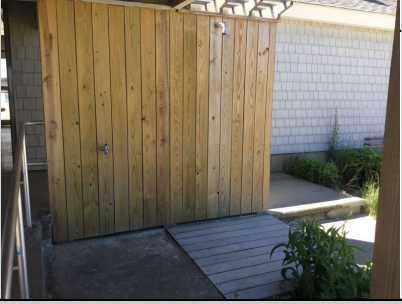



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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Bike Racks												
36	Near Parking Lot	Ext.		Bike Racks	N/A		Not connected to an accessible route	-	Ensure bike racks are on an accessible route.	1	Labor	\$0
Toilet & Bathing Rooms												
Lavatory												
37	Women's Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Exposed plumbing underneath Mirror above lavatory w/reflective surface > 40"	25.75" - 49"	Provide at least one lavatory with knee and toe clearance positioned for a forward approach. 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 the finished floor.	1	1942	\$1942
38	Men's Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath Mirror above lavatory w/reflective surface > 40"	- 52"	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 the finished floor.	1	348	\$348
Toilet Compartment												
39	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door with malfunctioning self-closing hinge Door pull not provided	- - -	Repair hinge. Provide a door pull on both sides of the door near the latch.	1	70	\$70
40	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door with malfunctioning self-closing hinge Door pull not provided	- -	Repair hinge. Provide a door pull on both sides of the door near the latch.	1	70	\$70

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
41	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Flush control not on open side Clearance at toilet < 60" clear width Clearance at toilet < 72" clear depth (MAAB)	- 58.75" 61"	Provide the flush control on the open side of the toilet (transfer side). Provide a wheelchair accessible compartment that is 60" wide min. Provide a wheelchair accessible compartment that is 60" wide and 72" deep. (Cost is for the flush control.)	1	374	\$374
42	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Non-compliant toilet paper dispenser Clearance at toilet < 72" clear depth (MAAB)	- 61"	Relocate toilet paper so that it is located under the grab bar and higher than 15" above the finished floor; and between 7" and 9" from the front of the toilet. Or replace dispenser if it does not allow continuous paper flow. Provide a wheelchair accessible compartment that is 60" wide and 72" deep. (Cost is to relocate the toilet paper dispenser.)	1	256	\$256
Urinal												
43	Men's Toilet Room	1		Urinal	N/A		Rim > 17" high Flush control too high or not properly located	24" 55"	Provide at least one urinal with the rim no higher than 17" above the finished floor. Mount flush control at 44" max. above the finished floor.	1	3248	\$3248
44	Men's Toilet Room	1		Urinal	N/A		Rim > 17" high Urinal recessed > 24" has > 36" clear width	20.5" 31"	If this toilet room is intended to be the accessible urinal, an accessible route that is at least 36" wide must be provided.	1	-	\$0
Dispensers												
45	Women's Toilet Room	1		Dispensers	N/A		Dispenser acts as a protruding object		Relocate paper dispenser so it does not protrude into the circulation path.	1	256	\$256

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Outdoor Rinsing Showers												
46	Outdoor Shower Near Men's Toilet Room - South Side	Ext.		Outdoor Rinsing Showers	N/A		2 fixed showerheads not provided	-	Provide two showerheads located 48" and 72" min. above the ground. Provide shower controls that do not require tight grasping, pinching or twisting of the wrist.	1	2719	\$2719
47	Outdoor Shower Near Snack Bar - North Side	Ext.		Outdoor Rinsing Showers	N/A		2 fixed showerheads not provided	-	Provide two showerheads located 48" and 72" min. above the ground. Provide shower controls that do not require tight grasping, pinching or twisting of the wrist.	1	2719	\$2719
Portable Toilet												
48	Parking Lot	Ext.		Portable Toilet	N/A		60" by 72" clear space not provided	-	Provide an accessible portable toilet that has 60" wide and 72" deep at the toilet.	1	-	\$0
Changing Room												
49	Women's Toilet Room	1		Changing Room	N/A		Room is < 78" x 72"	49"x25"	Provide an accessible changing room that is 78" by 72" minimum.	1	5866	\$5866
50	Men's Toilet Room	1		Changing Room	N/A		Room is < 78" x 72"	49"x29.25"	Provide an accessible changing room that is 78" by 72" minimum.	1	5866	\$5866

Best Practice

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Accessible Route												
51	Entrance Left of Ramp Near Shower - Southeast Side	Ext.		Accessible Route	N/A				Recommend providing a beach mat at this location to provide an accessible route to the beach from this side.	1	-	\$0
Signage												
52	Route From Accessible Parking Next to Toilet Rooms to Beach	Ext.		Signage	N/A				Recommend locating this information on an accessible route mounted 40" min. above the ground.	1	-	\$0
53	Entry Hall Towards Outdoor Showers	1		Signage	N/A				Recommend relocating signs to avoid glare.	1	-	\$0
54	Entry Hall	1		Signage	N/A				Recommending providing a permanent directional sign.	1	-	\$0