

Observation Community Club

Observation Community Club is currently used as a boxing gym. There is not currently an accessible route to the building from the street parking; there are 8 exterior stairs at the sidewalk. The building provides an office space and toilet rooms. There are currently no features of accessibility provided within the building.

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Main Entry									
08A 16343	Provide an accessible route. IBC 1104 <i>There are 8 exterior stairs up from the sidewalk/street. Photo 1.</i>	1	\$20,000	\$20,000	2				
12B1 16345	Extend sidewalk to provide appropriate maneuvering clearance on the latch side of the door. ICC / ANSI 404.2.3.1 <i>Photo 2.</i>	1	\$500	\$500	2				
				<i>Location Subtotal:</i>					\$20,500
									Priority # 2 Total \$20,500

Observation Community Club

Accessibility Review

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Building Wide									
14E1 16358	Remove / relocate / modify object to provide a minimum clear width of 36". ICC / ANSI 403.5 <i>There is currently 26" between the wall and the boxing ring.</i>	1	\$2,000	\$2,000	3				
Main Entry									
12H 16344	Bevel / replace / reset threshold so there is no abrupt rise greater than 1/2" or slope greater than 1:2. ICC / ANSI 404.2.4 <i>Photo .</i>	1	\$200	\$200	3				
Men's Toilet Room									
22B 16354	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
Women's Toilet Room									
22B 16349	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
22D 16351	Remove interior partitions to create a single use toilet room. It is recommended that a privacy lock be installed. ICC / ANSI 603.2 <i>The room is 71" x 90". It will not be possible to provide 48" in front of the toilet (can provide 41"). Photo 4.</i>	1	\$1,500	\$1,500	3				
22Q 16353	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	3				
				<i>Location Subtotal:</i>					\$1,590
				Priority # 3 Total					\$3,830

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Concession / Storage									
20A	16346	Widen door opening to provide a minimum 32" clear opening. ICC / ANSI 404.2.2 <i>Currently 29".</i>	1	\$1,500	\$1,500	4			
21A1	16347	Lower a minimum 36" wide section of counter to a maximum height of 36" above the floor. ICC ANSI 904.3 <i>Currently at 43".</i>	1	\$1,000	\$1,000	4			
27B	16348	Modify / replace sink and / or counter so rim is no higher than 34". ICC / ANSI 606.3 <i>Currently at 36".</i>	1	\$1,000	\$1,000	4			
				<i>Location Subtotal:</i>	\$3,500				
Men's Toilet Room									
22.1	16356	Upgrade toilet room to be fully accessible. IBC 1109.2 <i>The women's can be converted to a single user, unisex accessible toilet room.</i>	1	\$10,000	\$10,000	4			
22-20B	16355	Re-hinge / relocate door to provide needed maneuvering clearance on the latch pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 2".</i>	1	\$750	\$750	4			
22Q	16357	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6	1	\$50	\$50	4			
				<i>Location Subtotal:</i>	\$10,800				
Women's Toilet Room									
22-20A	16350	Widen door opening to provide a minimum 32" clear opening. ICC / ANSI 404.2.2 <i>Currently 29 1/2".</i>	1	\$1,500	\$1,500	4			
22-20B	16352	Re-hinge / relocate door to provide needed maneuvering clearance on the latch pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 6". Hinge the door on the other side.</i>	1	\$750	\$750	4			
				<i>Location Subtotal:</i>	\$2,250				

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
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JQP # / Item #

Priority # 4 Total \$16,550

Transition Plan - (location/priority)

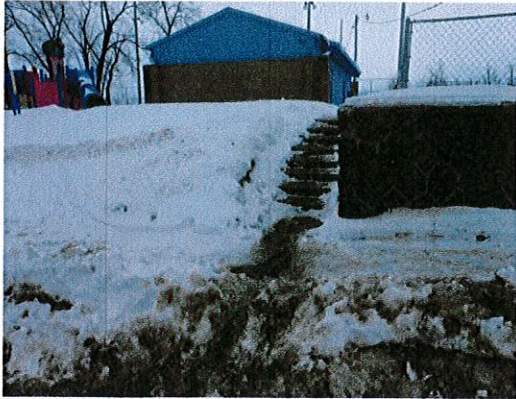


Photo 1: There is not currently an accessible route to the building entry.



Photo 2: Replace the concrete stoop to eliminate the rise at the threshold, enlarge to provide maneuvering clearance and eliminate the slope at the entry.



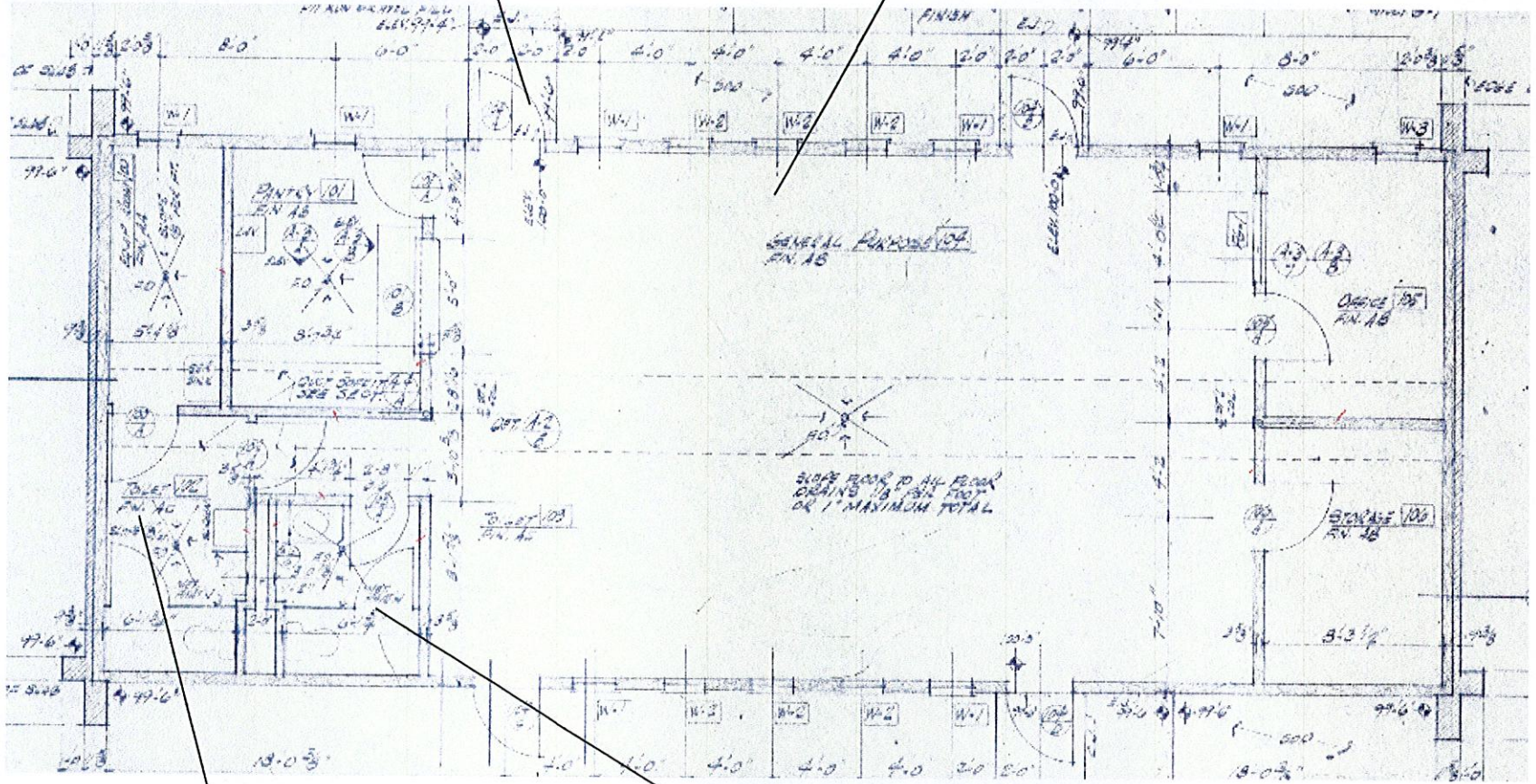
Photo 3: This location is currently used as a boxing gym.



Photo 4: View of toilet room. There are currently no features of accessibility provided.

Create an accessible route from the street
 Extend sidewalk to provide maneuvering clearance
 Bevel rise at threshold

Relocate boxing ring to provide 36" clear route



Add raised and braille sign

Add raised and braille sign
 Remove interior partitions and made single user
 Insulate pipes at lavatory

- Key
- Priority 1
 - Priority 2
 - Priority 3
 - Ⓛ Install door lever hardware



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Observation Community Club

City of Duluth, MN

2013