

Lower Chester Community Club

Lower Chester Community Club is a single level structure that serves as a warming house for the outdoor hockey rink. The building includes a large open room, office, concession counter and toilet rooms. The women's toilet room is a single-user room and currently provides many features of accessibility.

Lower Chester 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
NE Entry									
12D	16289 Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. Exterior security hardware. ICC / ANSI 404.2.6	1	\$325	\$325	2				
12H	16971 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 Photo 1.	1	\$200	\$200	2				
				<i>Location Subtotal:</i>					\$525
				Priority # 2 Total					\$525

Lower Chester 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
Concessions									
20D 16306	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6	1	\$250	\$250	3				
Furnace Room									
40B 16292	Provide compliant raised and Braille permanent room identification signage. MN 1341 1110.2	1	\$40	\$40	3				
Men's Toilet Room									
22B 16300	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
22K6 (MN) 16305	Remove the existing grab bar configuration and replace with a compliant grab bar configuration. MN 1341 604.5.1 ANSI 604.5.2	1	\$400	\$400	3				
22L (MN) 16304	Reposition the toilet paper dispenser so it is located below the horizontal grab bar. Operable parts should be located within an area 12" - 40" from the rear wall, and 18" minimum above the floor and 1 1/2" minimum below the horizontal grab bar. MN 1341 604.7	1	\$50	\$50	3				
22R 16301	Replace the existing lavatory faucet with hardware that does not require grasping, pinching or twisting to operate. ICC / ANSI 309.4, 606.4	1	\$450	\$450	3				
22T 16302	Lower the towel dispenser/dryer so the highest operable part is no higher than 48" (44" maximum if located above lavatory or counter). ANSI 308	1	\$50	\$50	3				
				<i>Location Subtotal:</i>	\$990				

Lower Chester 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
Women's Toilet Room									
22-20C4 16299	Remove the latch and/or closer from the door as 12" is not currently provided on the push side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 4".</i>	1	\$50	\$50	3				
22B 16293	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
22K6 (MN) 16295	Remove the existing grab bar configuration and replace with a compliant grab bar configuration. MN 1341 604.5.1 ANSI 604.5.2 <i>Note: the side horizontal grab bar will need to be short because of the door to the storage room. Photo 3.</i>	1	\$400	\$400	3				
22R 16294	Replace the existing lavatory faucet with hardware that does not require grasping, pinching or twisting to operate. ICC / ANSI 309.4, 606.4	1	\$450	\$450	3				
22V 16296	Install a full-height mirror or provide a mirror where the bottom of the reflective surface is no higher than 40" above the floor. MN 1341 603.3	1	\$300	\$300	3				
				<i>Location Subtotal:</i>					\$1,240
				Priority # 3 Total					\$2,520

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Concessions									
27B 16307	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				
Furnace Room									
20D 16291	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6	1	\$250	\$250	4				
Hose Room									
20B 16288	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 11".</i>	1	\$400	\$400	4				
Men's Toilet Room									
22D 16303	Remove interior partitions to create a single use toilet room. It is recommended that a privacy lock be installed. ICC / ANSI 603.2 <i>Photo 4.</i>	1	\$1,500	\$1,500	4				
NE Entry									
12B 16290	Relocate door and frame to provide an appropriate approach to the door. ICC / ANSI 404.2.3.1	1	\$1,500	\$1,500	4				

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
Telephone									
42E 16308	Lower the telephone so the highest operable part is no higher 48" above the floor. ICC / ANSI 704.2.2 Currently at 64".	1	\$100	\$100	4				
Women's Toilet Room									
22M1 16298	Relocate the water closet so it is centered 16"-18" from the side wall or partition. ANSI 604.2 Currently at 20 1/2".	1	\$1,600	\$1,600	4				
22N1 16297	Relocate the water closet flush valve so it is located on the open side of the water closet or provide an automatic flush system. MN1341 604.6	1	\$400	\$400	4				
				<i>Location Subtotal:</i>					\$2,000
									Priority # 4 Total \$6,750

Transition Plan - (location/priority)



Photo 1: Patch the rise at the main entry.



Photo 2: View of warming house.



Photo 3: The women's toilet room is large enough to provide accessibility. Convert this to a single-user accessible toilet room.

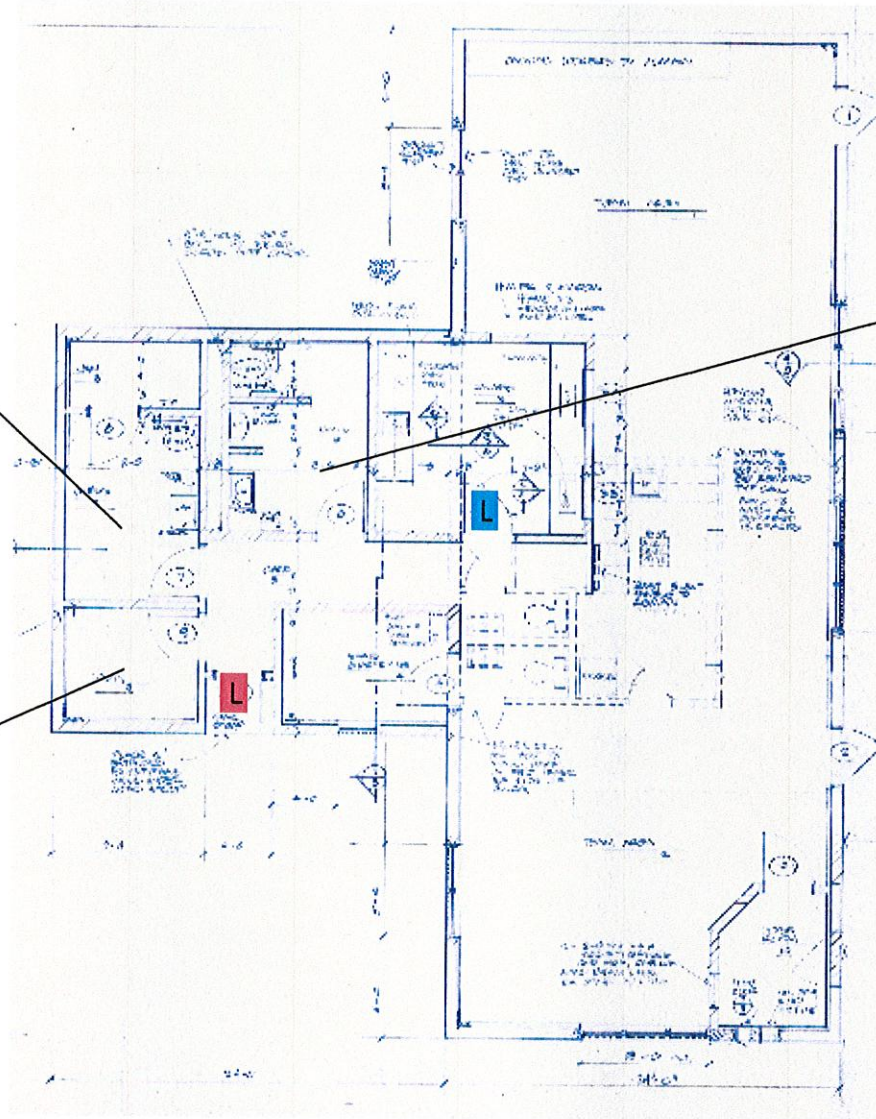


Photo 4: The men's toilet room does not currently provide any features of accessibility.

Add raised and braille sign
 Replace faucet
 Replace grab bars
 Add full height mirror
 Remove door closer

Add raised and braille sign
 Replace faucet
 Lower towel dispenser
 Relocate toilet paper dispenser
 Replace grab bars

Add raised and braille sign



Key

- Priority 1
- Priority 2
- Priority 3

L Install door lever hardware



julee quarve-peterson, inc.
 6345 vincent ave s
 minneapolis, mn 55423
 jqp_inc@yahoo.com

Lower Chester Park Community Club

City of Duluth, MN

2013