

*Prepared by:*

**Hayman House Plans Review**

City of Boise

ADA Assessment

## 

November 6, 2020

To: Ms. Ciera Garechana, ADA/Title VI Coordinator, City of Boise

From: Bryan Weinstein, P.E., AI/PE, Director of ADA Compliance and Accessibility Services, Tindale Oliver

Subject: ADA Compliance Review of Erma Hayman House Restoration Design Plans

This memorandum has been prepared in response to the City of Boise Idaho's request for Tindale Oliver to perform a review of the subject design criteria and drawings for adherence with the requirements of the Americans with Disabilities Act Accessibility Guidelines (ADAAG). This task includes a comprehensive review of the Architectural, Structural, and Landscape design plans prepared by Trout Architects and others dated July 30, 2020.

This review was performed in consideration of the applicable requirements of the ADAAG as revised and published by the U.S. Access Board on July 26, 2004, and adopted as regulatory requirements by the U.S. Department of Justice on September 15, 2010, as the 2010 ADA Standards.

Please note that this review represents our professional opinion, given our extensive experience with ADA regulatory requirements for Titles ll and lll entities. Although our review does not constitute a certification of compliance with the ADA as no formal authoritative certification process is obtainable, the review was performed by an ICC (International Code Council) certified Accessibility Inspector and Plans Examiner.

**Evaluation**

This design review follows an extensive review process and reports any deficiencies or omissions included in the project design drawings. This design level review reflects consideration of the compliance with the ADA requirements as depicted or described in the design elements of this project. Where omissions bf requirements are known, every attempt has been made to identify those omissions.

The following table provides comments resulting from the design plans review where conflicts or omissions of ADA requirements are found and incudes the ADA requirements described above.

| **Drawing/ Sheet No.** | **Erma Hayman House Restoration Design Review** | **ADAAG Requirements** |
| --- | --- | --- |
| General | The designers of this project have considered the accessibility requirements and have included key elements meeting ADA standards. Our comments to follow are mostly reminders or remarks specific to elements where the ADA requirements are not clearly specified  Parking is not identified in the design package. Should public parking be provided at this facility, consideration to all ADA requirements for parking and connected accessible routes must be considered. | N/A |
| A0.0 Cover | CODE DATA:  Suggest adding "USDOJ 2010 ADA Standards for Accessible Design (9.15.2010)" | 28 CFR §35.151. Construction and/or alteration of existing facilities are governed by the accessibility regulations enforced by the U.S. Department of Justice |
| A0.0 Cover | GENERAL BUILDING CODE NOTES:  The notes state, "This building is considered eligible for listing in the National Register of Historic Places." The ADA requires full compliance with the accessibility requirements for any elements altered during the project unless it is not feasible due to structural or threat to the historic significance of the facility. | §36.405 Alterations: Historic preservation.   1. Alterations to buildings or facilities that are eligible for listing in the National Register of Historic Places under the National Historic Preservation Act (16 U.S.C. 470 et seq.) or are designated as historic under State or local law, shall comply to the maximum extent feasible with this part. 2. If it is determined that it is not feasible to provide physical access to an historic property that is a place of public accommodation in a manner that will not threaten or destroy the historic significance of the building or the facility, alternative methods of access shall be provided pursuant to the requirements of subpart C of this part. |
| A1.2 First Level | Detail 3: A text box is provided with a description of the inaccessibility of the porch entrance to the building and the alternative accessible entrance to the provided at the new west door. While we concur with this determination and constructing the new west accessible entrance will satisfy the ADA requirements for at least one accessible entrance, caution is advised as it appears as though a ramp could be constructed on the surface that could provide access to the porch. Should this section of the facility be altered, it could be a challenge to justify not installing an accessible means of access to the "main" entrance. | State and local government facilities must follow the requirements of the 2010 Standards, including both the Title II regulations at 28 CFR 35.151; and the 2004 ADAAG at 36 CFR part 1191, appendices B and D. |
| A1.2 First Level | Detail 3: The assembly area indicates a total of 40 chairs provided. It is not clear if these chairs are stationary or portable. ADAAG requires a minimum of two wheelchair spaces be provided for a 40-chair space. This detail indicates space for only one wheelchair. | 221.2.1.1 provides a table indicating a minimum of two wheelchair spaces must be provided when the total number of fixed seating provided is between 26 and 50. |
| A2.1 Exterior Elevations | Detail 9, East Ramp Section: It is unclear as to the designed slope and horizontal length of this section of ramp. The ADA requires that for each 30' of horizontal projection of a ramp greater than 5% in slope, a landing must be provided. | 405.6 Rise. The rise for any *ramp* run shall be 30 inches (760 mm) maximum.  405.7 Landings. *Ramps* shall have landings at the top and the bottom of each *ramp* run. Landings shall comply with 405.7. |
| A2.2  Interior Elevations | Details 14, 10 and 6, Entry Elevations: Required tactile (raised character and Braille signage is shown in details 14 and 10 indicating a mounting height of 60" maximum. The required reach range for these signs are specific for a minimum of 48" and maximum of 60" above the finished floor to the bottom of the highest line of raised characters.  At detail 6, an exit sign is shown mounted over the door. The ADA requires that a tactile sign be installed at all designated exit doorways of a building. | 703.4.1 Height Above Finish Floor or Ground. *Tactile characters* on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest *tactile character* and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest *tactile character*.  216.4.1 Exit Doors. Doors at exit passageways, exit discharge, and exit stairways shall be identified by *tactile signs* complying with 703.1, 703.2, and 703.5. |

**Summary of Findings**

The focus of this review was to ascertain whether the design plans of the Hayman House Improvements project meet the requirements of ADAAG. If recommendations are adopted as provided in the findings given in the above table, and through additional reviews as the design advances, the design for the Hayman House Improvements will provide compliance in meeting the minimum requirements of the Americans with Disabilities Act accessibility standards.

If you have questions, please feel free to contact me at (443) 438-5392 ext. 1242 or via e-mail: [bweinstein@tindaleoliver.com](mailto:bweinstein@tindaleoliver.com).

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes a key to graphic symbols and abbreviations used, building codes, and general notes about the project. 

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes the site plan (a bird's eye view of the property), and parts of the property that will be remodeled to comply with A.D.A. requirements.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes the site plan (a bird's eye view of the property), and special attention on changes that will be made to concrete pads, walkways and ramps.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes structural details of the first floor of the building that will be remodeled to comply with A.D.A. requirements.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes details of the first floor ceiling that have to be remodeled to comply with A.D.A. requirements.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes "elevations" of the building (side views from each direction), and exterior details that have to be remodeled to comply with A.D.A. requirements.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes "elevations" of ramps and railings to be installed to comply with A.D.A. requirements.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes floorplans of interior rooms in the building showing details that have to be remodeled to comply with A.D.A. requirements.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes more floorplans of interior rooms in the building showing details that have to be remodeled to comply with A.D.A. requirements.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes cross-sectional drawings of the building showing doorway, window, and wall details that have to be remodeled to comply with A.D.A. requirements.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes cross-sectional drawings of the building showing structural details of walls, stairways, railings, and windows that have to be remodeled to comply with A.D.A. requirements.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes measured drawings and specifications of doors, doorways, and windows that have to be remodeled to comply with A.D.A. requirements.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes the site plan (bird's eye view) of the property with details of landscaping that have to be changed to comply with A.D.A. requirements.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes the site plan (bird's eye view) of the property with details of plantings around the property.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes additional details regarding landscaping and plantings that will be changed on the property.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes general notes regarding remodeling necessary on the property to comply with A.D.A. regulations.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes notes about specialized inspections that have to be made on the property to comply with A.D.A. regulations.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes details about modifications that have to be made to the foundation of the building in order to maintain structural integrity of the structure.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes notes and drawings showing remodeling necessary on stairs, doorways, guardrails and handrails in the building to comply with A.D.A. regulations.

Additional engineering drawings included on following pages.

Contains details of the Emma Hayman House Restoration project by the City of Boise Department of Arts & History, produced by Trout Architects. 

This page includes general notes regarding remodeling necessary on the property to comply with A.D.A. regulations.

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