

Camp Sewataro — Buildings



Town of Sudbury ADA Transition Plan

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Institute for Human Centered Design

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Background

Year Built: 1950s

Camp Sewataro is a 44-acre camp located at 1 Liberty Ledge. The Town is considering repurposing six (6) of the residential buildings on the site for use as Town offices. IHCD surveyed four (4) out of six (6) of these residence including the winter office (Building 1), the summer office (Building 2), a ranch house (Building 4), and a barn (Building 6). The brick split level house (Building 3) and the Cape house located at 213 Haynes Road were occupied and unable to be surveyed.

Based on 521 CMR, the regulations of Massachusetts Architectural Access Board (MAAB), "...when the use of a building changes from a private use to one that is open to and used by the public, an accessible entrance must be provided, even if no work is being performed."

In addition, if the offices are opened to the public, an accessible parking space in the parking lot by each building is required in order to meet the program accessibility obligation required under the Americans with Disabilities Act (ADA).

Given the fact that all of the first floors of the surveyed buildings lack accessible interior routes (due to noncompliant doors and excessive changes in level between rooms) and lack accessible toilet rooms, and that this is likely the case with the two buildings that IHCD did not survey because they were built to residential standards; IHCD recommends that the Town carefully consider whether to use these buildings for Town offices. It should be noted that even if a Town office is not opened to the public, an employee at some point may require a reasonable accommodation under Title I of the ADA, which could necessitate either undertaking an accessibility renovation or relocating that employee to an alternate accessible location. In addition, any renovations made to these facilities must comply with current codes and standards including all pertinent accessibility, building and fire code requirements. Even a partial renovation project could trigger additional requirements depending on the cost of the project and the assessed value of the building in question.

This building report details issues related to accessible entrances and parking at Buildings 1, 2, 4 and 6. Further interior renovations and associated costs will depend on building programming and public access.

Key Accessibility Issues

Accessible Entrance

Accessibility issues include excessive level changes at entrances, and noncompliant door hardware.

Note: At Building 1, IHCD recommends making the entrance to the sun room the accessible entrance because the front entrance has challenges with door clear width, door maneuvering clearance and complex level changes. A directional sign should be provided at the front entrance directing people to the accessible entrance. The Town should note that from the sun room, if the public is allowed to access the rest of the house, a lift or 17 foot long ramp will need to be installed in this location.

Parking Lots






Accessibility issues include lack of accessible parking spaces by each of the four buildings surveyed.

Order of Magnitude Cost Estimates






- Renovate entrances at four buildings (including providing ramps and compliant door hardware) : \$23,901
- Provide one van accessible parking space at each building: \$7,400

Total: \$31,301




**Town of Sudbury
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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
1	Building 1 - Door Between Rear Office and Sun Room	1							Note: From the sun room entrance, if the public is allowed to access the rest of the house, a lift or 17' ramp will need to be installed in this location.	1	-	\$0
2	Building 1 - Parking	Ext.		Off-Street Parking Lot or Garage	Employee		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces	5 0 0	Provide one van accessible parking space.	1	1850	\$1850
3	Building 1 - Route to Entrance	Ext.		Entrance	Main Entrance		Entrance not on an accessible route Directional sign to accessible entrance not provided	27.25" -	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
4	Building 1 - Side Patio	1		Entrance	Secondary Entrance		Entrance not on an accessible route	-	Provide a 35' long ramp to this entrance with compliant landings. (Cost estimate for a pressure treated wood dogleg ramp to address a 35" change in level.)	1	8566	\$8566
5	Building 2	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated van accessible spaces	5 est. 0	Provide one van accessible space.	1	1850	\$1850

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Building 2 - Main Entrance	1		Interior Access Route	N/A		Level changes > 1/4"	12.5"	Provide a compliant wood ramp to address the 12.5" change in level. (Cost estimate for a wood dogleg ramp.)	1	5027	\$5027
7	Building 2 - Main Entrance	Ext.		Entrance	Main Entrance		Entrance not on an accessible route Hardware not operable with a closed fist	3.25" -	Provide a compliant sloped walkway to the entrance and a level platform at the entrance that provides door maneuvering clearance. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist. (Cost estimate for door hardware and a 15' long by 4' wide concrete route.)	1	1864	\$1864
8	Building 4 - Parking	1		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated van accessible spaces	5 0	Provide one van accessible space.	1	1850	\$1850
9	Building 4 - Main Entrance	1		Exterior Access Route	Exterior		Accessible route not provided	6.25"	Ensure an accessible route is provided. Provide a 6' long ramp with compliant platforms at the top and bottom. (Cost estimate for a straight concrete ramp with a 6" rise.)	1	7080	\$7080
10	Building 4 - Main Entrance	1		Entrance	Main Entrance		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	484	\$484

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Building 4 - Route to Entrance	1		Exterior Access Route	Exterior		Running slope > 1:20 (5%)	11.4%	Reduce running slope to be no steeper than 1:20 (5%). Route by entrance has an excessive slope due to tree roots. Address issues when designing ramp at entrance.	1	-	\$0
12	Building 6 - Barn Entrance	Ext.		Entrance	Main Entrance		Threshold > 1/2" high Hardware not operable with a closed fist	2", 1" -	Alter threshold to be 1/2" high max. Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.	1	534	\$534
13	Building 6 - Route to Horse Stable Barn	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of designated van accessible spaces Total # of parking	5 est. 0	Provide one van accessible space.	1	1850	\$1850