



**Independence for People with Disabilities**

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Robinwood West  
Community Improvement District  
Attn: Jerry Polt  
12556 Merrick Dr  
St Louis, MO 63146

Paraquad, Inc  
Eric Kohring  
5240 Oakland Avenue  
Saint Louis, Missouri 63110

RE: Access Survey

Upon inspection of the Robinwood West Community Center at 12556 Merrick Drive, on February 8, 2009, the following issues were considered to expand accessibility to and within the facility.

Parking or passenger drop off is the initial barrier an individual encounters. The existing parking lot has (53) parking spaces serving both the building facility, a playground and a picnic area. (3) Accessible parking spaces are required for lots containing between 50 and 75 spaces. One of these (3) spaces must be designated "Van Accessible". The existing parking lot has only (2) accessible parking spaces with an access aisle exceeding 8' in width between these spaces. The access aisle is to be level, not exceeding 2% slope in any direction. The existing access aisle currently exceeds 2% slope due to a crack and the resulting settling. Patching and maintenance of the parking lot may correct this problem. Since the "Van Accessible" space requires a minimum of an 8' wide access aisle, I would advise to designate one of these existing spaces as "Van Accessible" with a sign showing the international symbol of accessibility, a sign indicating "Van Accessible" and a sign indicating "Fine \$50-\$300". The fine signage is a Missouri statute. This signage should be mounted so that the bottom edge of the lowest sign is no lower than 60" above the parking surface. All existing and new accessible parking spaces are to have signage as indicated above, with the exception of the van accessible designation. To meet the parking requirements of the ADA, an additional accessible parking space, sign and access aisle are to be located in closest proximity to the accessible path leading to one of the destinations served by the parking lot. I would encourage the Board to locate the additional accessible parking space closest to the picnic area. In addition to the parking space, I would encourage adding an accessible picnic table along an accessible route from this parking space. An accessible picnic table would have a top surface no higher than 34" with a minimum of 29" knee clearance from the bottom of the eating surface to the ground. This knee clearance area must be at least 30" wide and 19" deep so that a wheelchair could pull up to the table.

The accessible path leading to the main building entry appears compliant as do the entry doors. However, the exterior path leading to the pool locker rooms does not comply with the current

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ADA requirements. The path leading to the doors exceeds the maximum 8.3% slope, handrails are required for slopes exceeding 5% slope and a level landing at least 5'-0" deep is required at the doors. The existing doors to this space are a pair of 30" doors. Code requires that one of these doors must comply with the 32" minimum clear opening. Therefore I recommend removing these existing doors and replace them with a 36" door and a 24" door. The portion of the path to these doors that exceeds 5% slope can be removed and replaced and a level landing at the doors can be provided at the same time. By creating a sloped walk (less than 5% slope) you remove the requirement for a handrail and make it easier for people to traverse. Anytime there is a drop off of more than 6" from one surface to another, whether it's a level landing or a sloped surface, a 4" high curb must be provided to eliminate accidentally stepping or rolling off of a raised surface.

All doors or door openings for use by public are required to have a minimum of 32" clear. This is not achievable with a 30", 32" or perhaps not even a 34" door. The clear opening must be free from obstruction like door stops and even the open door that still partially blocks the opening. The doors to the hallway where the bathrooms are, the bathroom doors and door leading to the locker rooms are all non-compliant. I recommend removing and replacing the doors to the bathrooms with 36" doors. Given the limited width in the hallways, I recommend removing the doors in the hall and providing a finished opening at least 32" wide. (36" is better)

The existing drinking fountain is relatively compliant. Keeping a paper cup dispenser adjacent to the drinking fountain is a good practice. Ensure the dispenser is no higher than 48" above the floor.

Signage is a very important part of accessibility and general wayfinding (finding your way around). Doors/rooms with signage are to have signage with raised characters with a high contrast to the background with Braille. Rooms signs are to be located within 9" of the latch side of the door, centered 60" above the floor. Signage is to be clear, concise and standardized. Too many signs in different places can be confusing rather than helpful. Blade signs above doors are nice (as long as they are at least 80" above the floor), but if the door has a sign it must also have an ADA compliant sign within 9" of the latch side of the door, 60" above the floor.

The women's locker room has several compliance issues. The sink is at a compliant height which is no higher than 34" to the top of the sink while providing adequate knee clearance below the sink to the floor of 29". The drain and water supply to the sink are required to be protected with either insulation or covered. If your intent is to cover the pipes and to not use a prefabricated insulation, there are specific clearances to maintain, so please contact me so I can provide a detail. The faucet at the sink has to be usable with a closed fist and it must not take more than 5lbs of pressure. I would recommend replacing the existing faucets with a single lever style faucet, plunger style commercial faucet or automatic sensor faucet. The existing mirror is not at a compliant height; the bottom of the reflective surface of the mirror is to be no higher than 40" above the floor. I recommend removing and replacing the existing mirrors; in addition providing new full height mirrors are beneficial to everyone, especially smaller people and those seated in wheelchairs or other mobility devices. The shower stalls in the women's locker room

are also non-compliant. At minimum, the stall must provide a shower bench so that an individual using a wheelchair could transfer out of their chair and onto the bench within the shower. The shower fixture itself must be a handheld style with a 60" hose and a mounting bracket within a reach range no higher than 54" above the floor surface. The shower controls must also be within an allowable reach range between 38" and 48" above the floor. Ideally, these controls would allow a person to reach and use the controls without being directly in line of the shower spray. As discussed on site, it may be most beneficial to use two of the existing shower stalls and convert them into one accessible stall, provide a fold down shower bench, handheld shower and remove, relocate and replace the existing shower controls with a new ADA compliant mixer/control fixture. The sill at the shower base would also be removed. The existing dressing room is only 54" x 73" which does not allow for a 60" turning diameter required in any room/space. I would recommend reconfiguring the existing partitions or replacing them to allow for a minimum 60" x 60" stall (with the door swinging out) and a 16" deep bench. The toilet stalls are also non-compliant. An accessible stall, like the dressing room, must allow for a 60" turning diameter; the toilet and the door swing are not allowed to be included in this area. I would recommend combining the space for two stalls and creating one accessible stall. This stall is required to have a 36" grab bars the rear of the toilet mounted 6" off the side wall between 33" and 36" to the top of the bar to the floor and a 42" grab bar to the near side of the toilet mounted 12" from the back wall between 33" and 36" to the top of the bar from the floor. The toilet is to be mounted 17" to 19" from the side wall to the center of the toilet and the top of the toilet seat surface is to be between 17" and 19" above the floor. The flush valve for the toilet must be no higher than 48" above the floor on the far side of the toilet from the wall. The toilet paper dispenser must be located no lower than 19" to the center above the floor. The toilet paper dispenser must be able to be used with a closed fist.

The men's locker room has similar issues. The shower stall must allow for 32" clear opening and the sill must be removed. A fold-up shower bench is required as is the handheld shower fixture and relocated control fixtures as specified in the women's locker room. It was discussed on site that an accessible toilet stall could be added to the men's locker room. The existing urinal is located in a short hallway created by the partitions of the existing toilet stall. This hallway is less than the allowed 30" required for wheelchair access. To resolve this, a new ADA compliant urinal could be mounted so that the lip of the urinal is no higher than 17" above the floor surface on a new wall that brings the urinal out flush with the adjacent wall. The existing sink needs to be removed and replaced with a wall hung sink that is mounted so that the top surface of the sink is no higher than 34" above the floor and there is a minimum of 29" clear knee space from the bottom of the sink to the floor. The faucet spec is the same as for the women's locker room. The added accessible stall must be compliant as described in the women's locker room.

Access from the locker rooms to the pool need to be clear of obstructions and the threshold at the door leading to the pool from the locker rooms may require a short hard rubber ramp to ease the transition at the threshold. The allowed maximum change in height is 1/2". The threshold should reduce down to 1/4" and ramp up to the maximum 1/2" and then back down on the other side. Armstrong flooring produces these wedge ramps for just this purpose. There are several ways

for an individual using a wheelchair to access the pool. Pool lifts, transfer steps, a transfer wall pool steps or an entry ramp are most popular. The existing pool lift was not installed at the time of the survey. A pool lift must be located where the water level is no deeper than 48" (this allows for assistance from someone standing in the pool). In the raised (load) position, the centerline of the seat must be over the deck, a minimum of 16" from the edge of the pool. The lift must be designed so that the seat will make a stop between 16" and 19" above the deck surface and allow the seat to be submerged at least 18" below the water surface. The lift must be designed and placed so that people can use them without assistance even-though assistance can be provided if needed. The controls and operating mechanism must be unobstructed when a lift is in use. A person must be able to use the lift with one hand, and the operating control must not require tight grasping, pinching or twisting of the wrist. Controls may not require more than 5lbs of force to operate. The lift must be capable of supporting a minimum weight of 300lb. As discussed on site, the lift is to be set up during pool hours and the lifeguards on duty are to be trained in setting it up and operating it. The lift could remain covered while not be used to prevent abuse.

The pool area has a concession area and a seating area with tables that do not comply with the ADA. The concession counter must be lowered from the existing 41" above the floor to no higher than 34" above the floor surface. Tables are to allow for a minimum 29" clear knee space below, 30" wide and extend under the table 19".

The path to the basketball court is too steep and could be easily extended to allow a compliant ramp or sloped walk from the pool deck surface down to the courts.

As discussed on site, the kitchen is mostly compliant with a few issues. The sink surface and at least one work surface should be provided so that the top of the sink or work surface is no higher than 34" above the floor. 29" knee clearance at least 30" wide and extending 19" under the sink/work surface is to be provided. Ideally, the cook-top would also comply to these standards and a wall oven be used instead of the range/oven combo. Kitchens are mostly design by best practices and fall between residential kitchen spaces and commercial kitchens (not generally held to ADA standards).

The most pressing issue is that there is no accessible bathroom in the space. It was discussed that the existing bathrooms in the hall could be modified to be accessible single occupancy/family style bathrooms by widening the entry doors, removing the toilet partitions and replacing the sink vanity and faucets with ADA compliant wall hung sinks and faucets.

Since the building was built prior to the 1992 Americans with Disabilities Act, it is not required to come into compliance all at once. The ADA recognizes that facilities can create a transition plan to address the removal of barriers over time as it is financially readily achievable. Now, that being said, this should have been implemented in 1993 over 16 years ago! Financially readily achievable is currently being redefined to specify 1% of gross revenue or operational expenses should be set aside every year to remove these barriers. The intent of the current ADA

was that funds should be set aside every year to address making the facility more accessible until it complies with the current standards.

The ADA does not only apply to the built environment. Program access means that all events to which the public is invited to attend must be accessible. Reasonable accommodations must be made upon request to ensure there is no discrimination due to inaccessibility. This means that until the building in which public programs are held is compliant, other accommodations may be required so no one is excluded.

Please let me know if I missed anything. I know we talked quite a bit on site and if there was something you wanted me to expand on, please let me know.

Thank you,

Eric Kohring  
Paraquad