



the resource for people with disabilities

May 21, 2024

Ms. Carrie Amos
Wind Meadow Corporation
6939 Mariner Drive
Racine, WI 53406

Thank you for asking Independence First to provide the Wind Meadows Corporation with a survey and a written report for accessibility. As you may know, Independence First is a resource not just for people with disabilities in the four-county metropolitan area, but also for businesses and organizations to be as accessible to their customers and patrons as possible.

We have outlined the barriers that currently exist at the clubhouse and have made recommendations to easily and cost-effectively remove those barriers.

Sincerely,

Rebecca Rabatin
Community Access and Legislative Policy Analyst

Calli Niemi
Independent Living Services Coordinator

Wind Point Homeowners Association Clubhouse

Wind Point, WI

The Wind Meadows Corporation and managed by the Wind Meadows Homeowners Association (WMHA). The site contains several facilities for the enjoyment of the WMHA members. There are five small parking areas, with five or six parking space in each area, located on either side of Bayfield Court. Bayfield Court leads to a roundabout with several walkways leading to the different facilities.

The facilities on site include a clubhouse, an in-ground pool, tennis courts, and a picnic area. The clubhouse is a one-story wood building with a basement. The clubhouse ground floor includes men and women toilet rooms, a kitchen, a small bar, and a seating area. The clubhouse basement includes men and women showers and large open space with access to a concrete patio.

There are several built walkways to other amenities. There is a concrete walkway at the south end of the roundabout. East of the concrete walkway is a ramp to the clubhouse entrance. South from the same concrete walkway is a concrete stairway to the patio and in-ground pool. North of the clubhouse is a concrete and asphalt walkway to the clubhouse kitchen door. Leading from the north walkway is a concrete block walkway to the tennis courts and the graveled area with the picnic tables.

Assessment Methodology:

Date of Site Visit: May 1, 2024

Assessors: Calli Neimi and Rebecca Rabatin

Guidelines used: The Americans with Disabilities Act Accessibility Guidelines (ADAAG) was updated to become the 2010 ADA Standards with an effective date of March 15, 2012 for new construction, alterations, and barrier removal. If building features were in compliance with the 1991 ADA Standards (ADAAG), it serves as a safe harbor and will not be required to comply with 2010 ADA Standards until altered. The ADA Checklist for Existing Facilities by The New England ADA Center was used as a guide. The Department of Justice has identified the four priorities for correcting inaccessibility.

Priority 1: Accessible approach and entrance

Priority 2: Access to goods and services

Priority 3: Access to rest rooms

Priority 4: Additional access

Guidelines used: 2010 Department of Justice ADA Standards for Accessible Design. Relevant excerpts of the Standards are copied or paraphrased for each barrier.

Diagrams are provided from U.S. Access Board. ADA Standards can be found at www.ada.gov.

Priority One – Accessible Approach and Entrance

Accessible Parking Spaces

The drive that leads to the roundabout at the front entrance of the clubhouse is straddled by five small parking areas. There is a total of 28 parking spaces spread between the parking areas: five in the far northeast, five in the mid-east, six in the mid-west, six in the southeast, and six in the southwest.

Barrier 1: There are 28 parking space; none are accessible parking spaces with an adjacent access aisle. ADA scoping requires two accessible parking spaces with an adjacent access aisle on the shortest route to the accessible entrance. One accessible parking space shall be a van-accessible parking space.

208.2 Minimum Number. Parking spaces complying with [502](#) shall be provided in accordance with Table 208.2. WA minimum of 2 accessible parking spaces are required when there a total of 26 to 50 parking spaces in parking facility.

208.2.4 Van Accessible Parking Spaces. For every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one shall be a van parking spaces complying with 502.

Recommendation: Provide two accessible parking spaces; one is to be a van accessible parking space.

Barrier 2: The two accessible parking spaces are to be located on the shortest accessible route to the clubhouse's accessible entrance. There are no accessible parking spaces.

208.3 Location. Parking spaces complying with [502](#) that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with [206.4](#). ...

Recommendation: Locate accessible parking spaces on the shortest accessible route to the clubhouse's accessible entrance. The accessible parking spaces, adjacent access aisle, and, accessible route location will be determined by surface conditions meeting the ADA technical standards.

Barrier 3: The accessible parking spaces are to be on a firm and stable surface with cross and running slopes no steeper than 1:48 in either direction. The southwest parking area appears to have the flattest surface and on the shortest route to the accessible entrance.

Multiple shots of running and cross slopes were taken at each of the last three south parking spaces in the southwest parking area to verify if the ground surface would meet the technical requirements for accessible parking spaces. All cross and running slopes for each of the three parking spaces were less than 1:48 except for one running slope at south mid-point of the middle parking space of the three.



Southwest parking area, second space from the west, Running slope at front driver-side. Running slope at this location at 1%.

502.4 Floor or Ground Surfaces - Parking spaces and access aisles serving them shall comply with [302](#). Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Recommendation: Locate the two accessible parking spaces (one being a van accessible parking space) with adjacent access aisle in the last three south parking spaces in the southwest parking area. Accessible parking spaces can be located at either the roundabout or southeast parking area if dimension and slope requirements can be met and provide an accessible pathway from to the clubhouse's entrance.

Barrier 4: Dimensions of parking spaces were not verified, parking spaces will need to be repainted. An accessible car parking space is to be a minimum width of 96 inches, a van accessible parking space may be either a minimum width of 96 inches with an 96 inches wide access aisle or 132 inches wide with an adjacent 60 inches access aisle.



502.1 General - Car and van parking spaces shall comply with 502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

502.2 Vehicle Spaces - Car parking spaces shall be 96 inches wide minimum and van parking spaces shall be 132 inches wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with [502.3](#).

EXCEPTION: Van parking spaces shall be permitted to be 96 inches wide minimum where the access aisle is 96 inches wide minimum.

502.3 Access Aisle - Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

502.3.1 Width - Access aisles serving car and van parking spaces shall be 60 inches wide minimum.

Recommendation: Paint accessible parking spaces line-work in the southwest parking area in the following order and dimensions from south to north:

- Van-accessible parking space a minimum width of 11ft, or 136 inches, from centerline to centerline.
- Access aisle a minimum width of 5ft, or 60 inches, from centerline to centerline. Access aisle can be hatched or completely painted.
- Car-accessible parking space a minimum width of 8ft, or 96 inches, from centerline to centerline.

This proposed accessible parking space order locates the access aisle on the passenger side of the van-accessible parking space. The access aisle must be on the passenger side of a van-accessible parking space if parking spaces are diagonal.

Barrier 5: Currently there is no signage identifying accessible parking spaces. Install appropriate signage when accessible parking spaces are located within the parking area.

502.6 Identification. Parking space identification signs shall include the International Symbol of Accessibility complying with [703.7.2.1](#). Signs identifying van parking spaces shall contain the designation “van accessible.” Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

Advisory 502.6 Identification. The required “van accessible” designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use. Enforcement of motor vehicle laws, including parking privileges, is a local matter.

Recommendation: Install signage identifying car-accessible and van-accessible parking spaces after striping is completed. Signage is to include the International Symbol of Accessibility and be installed a minimum of 60 inches above the ground surface.

Include the words “van accessible” above or below the van-accessible parking signage and be installed a minimum of 60 inches above the ground surface. Although not required by the ADA or building code, install signage identifying the access aisle to alert drivers it is a no-parking space.

Accessible Walkways

There are several walkways on the site required to be part of accessible. Each walkway has barriers with the exception of the asphalt pathway from the purposed accessible parking spaces. However, a recommendation is provided for the asphalt walkway as a safety measure.

Accessible walkways are identified for each type of architectural barrier.

Walkways include:

- Asphalt walkway from purposed accessible parking
- Concrete walkway from asphalt surface to the main entrance ramp
- Ramp to main entrance
- Walkway to kitchen door
- Walkway to the tennis courts and picnic tables.

Barrier 6: Numerous shots of running and cross slopes were taken using a digital level at all walkways. The running slope of an accessible walkway surface is to be no steeper than 5%, and the cross slope no steeper than 2.2%. If a running slope is steeper than 5% it would be defined as a ramp; a ramp’s running slope shall not be steeper than 8.3%.

The surface of an accessible walkway is to be firm and stable; the walkway to the picnic tables include a concrete block walkway and graveled area that is not firm and stable.

Non-compliant running and cross slopes barriers were located at:

- Walkway to kitchen door – a running slope of 9.3% near the electrical panel and 5.3% at start of the concrete surface.
- Walkway to tennis courts and picnic tables – a running slope of 11.3% at tennis court entrance. Additionally the area housing the picnic tables has a ground surface of loose gravel.



Walkway from roundabout

Walkway to kitchen

Walkway to Picnic Tables

403.1 Walking Surfaces General. Walking surfaces that are a part of an accessible route shall comply with [403](#).

403.2 Floor or Ground Surface. Floor or ground surfaces shall comply with [302](#).

403.3 Slope. The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Barrier 7: The walking surface shall not have horizontal gaps no larger the $\frac{1}{2}$ inch in the direction of travel and a change of height no greater than $\frac{1}{4}$ inch.

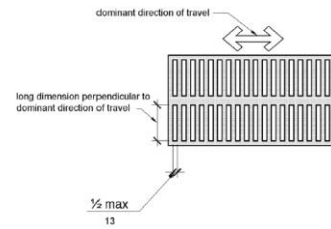
- **Concrete walkway from asphalt pathway from purposed accessible parking spaces – photograph with dimension shows a 5 inch horizontal gap at the widest point.**
- **The walkway to tennis courts and picnic tables – have numerous gaps from 3 to 5 inches wide.**
- **Concrete portion of walkway to kitchen – several horizontal gaps larger than $\frac{1}{2}$ inch.**
- **Changes in level greater than $\frac{1}{4}$ inch were at all locations due to expansion and contraction during the freeze/thaw cycle.**



Pathway close to concrete stairs

Overview of Pathway to Tennis Courts

302.3 Openings. Openings in floor or ground surfaces shall not allow passage of a sphere more than $\frac{1}{2}$ inch (13 mm) diameter except as allowed in [407.4.3](#), [409.4.3](#), [410.4](#), [810.5.3](#) and [810.10](#). Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

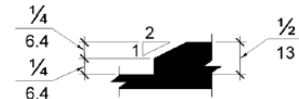


303.2 Vertical. Changes in level of $\frac{1}{4}$ inch high maximum shall be permitted to be vertical.



303.3 Beveled. Changes in level between $\frac{1}{4}$ inch high minimum and $\frac{1}{2}$ inch high maximum shall be beveled with a slope not steeper than 1:2.

Advisory 303.3 Beveled. A change in level of $\frac{1}{2}$ inch is permitted to be $\frac{1}{4}$ inch vertical plus $\frac{1}{4}$ inch beveled. However, in no case may the combined change in level exceed $\frac{1}{2}$ inch. Changes in level exceeding $\frac{1}{2}$ inch must comply with [405](#) (Ramps) or [406](#) (Curb Ramps).



Barrier 8: Ramps are to have a running slope no steeper than 8.3% and a cross slope no steeper than 2%. Flat landings are required at the top and bottom of each ramp run depth, in the direction of the run, and have a minimum depth of 60 inches. Handrails are required on both sides of a ramp and are to be continuous when there is a change in direction. Edge protection is required on each side of the ramp.

Ramps have running slopes greater than 8.3%, landing depth less than 60 inches, and, lack of handrails and edge protection were noted at the following ramps:

- Ramp to the clubhouse's main entrance – cross slope is 4.6%, landings are not proper size at top and bottom of ramp run, handrails are not provided on both sides of the ramp, and there is no edge protection on both sides of the ramp and at the top landing.
- Walkway to tennis courts and picnic tables – the walking surface is constructed of concrete blocks. The blocks have heaved which has created an unstable surface. The most notable sloping of the surface is at the tennis court gate with a 11.3% running slope. The landing from the kitchen walkway to the tennis courts is only 46 inches depth, the depth should be 60 inches.
- Concrete portion of pathway to kitchen – walking surface running slope is greater than 5% and therefore, is considered a ramp. Ramp running slope is 9.3%, ramp cross slope is 3.5%, no handrails are provided.



Main Entrance with 4.6% ramp cross slope.

No edge protection at main entrance landing.



Kitchen ramp with a 3.5% cross slope.

405.2 Slope Ramp runs shall have a running slope not steeper

than 1:12.

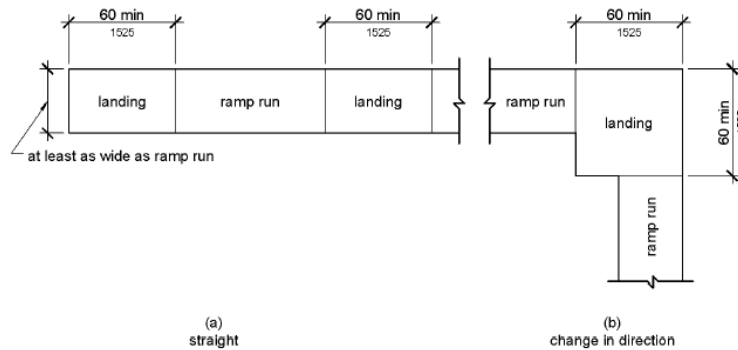
405.3 Cross Slope. Cross slope of ramp runs shall not be steeper than 1:48.

405.4 Floor or Ground Surfaces. Floor or ground surfaces of ramp runs shall comply with [302](#). Changes in level other than the running slope and cross slope are not permitted on ramp runs.

405.5 Clear Width. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 36 inches minimum.

405.6 Rise. The rise for any ramp run shall be 30 inches maximum.

405.7 Landings. Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.



405.7.1 Slope. Landings shall comply with [302](#). Changes in level are not permitted.

405.7.2 Width. The landing clear width shall be at least as wide as the widest ramp run leading to the landing.

405.7.3 Length. The landing clear length shall be 60 inches long minimum.

405.7.4 Change in Direction. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 60 inches minimum.

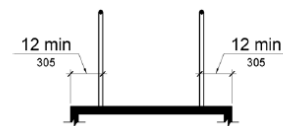
405.7.5 Doorways. Where doorways are located adjacent to a ramp landing, maneuvering clearances required by [404.2.4](#) and [404.3.2](#) shall be permitted to overlap the required landing area.

405.8 Handrails. Ramp runs with a rise greater than 6 inches shall have handrails complying with [505](#).

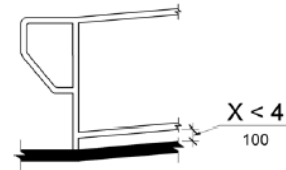
405.9 Edge Protection. Edge protection complying with [405.9.1](#) or [405.9.2](#) shall be provided on each side of ramp runs and at each side of ramp landings.

405.9.1 Extended Floor or Ground Surface. The floor or ground surface of the ramp run or landing shall extend 12 inches minimum beyond the inside face of a handrail complying with [505](#).

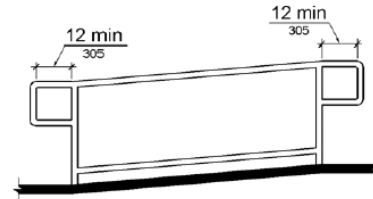
Advisory 405.9.1 Extended Floor or Ground Surface. The extended surface prevents wheelchair casters and crutch tips from slipping off the ramp surface.



405.9.2 Curb or Barrier. A curb or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface.



405.10.1 Top and Bottom Extension at Ramps. Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.



Stairways

Barrier 9: The stairway leading to the pool does not comply with several building code and ADA Standards.

Building code requires landings at the top and bottom of a stairway that are flat and meet a minimum width and depth. The top landing, that is part of the concrete walkway, does not meet the full 48 inches depth requirement and the slopes are steeper than 1:48, or 2%.

There are handrails only on one side of the stairs; there is landscaping on one side of the stairs and non-compliant handrails on the other. The existing handrail gripping surface does not meet 2-1/4 inches cross section. Handrail gripping surface is to extend 12 inches horizontal from the top and bottom stair.

Landscaping is protruding into the stair circulation pathway and minimizing the width of the stairway. The accessible stairway width is to be maintained.

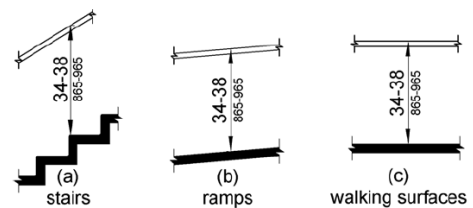
IBC 1011.2 Stairway Width and Capacity. The required capacity of stairways shall be determined by Sections 1005.1, but the minimum width shall be not less than 44 inches.

IBC1011.6 Stairway Landings. There shall be a floor or landing at the top and bottom of each stairway. The width landings shall not be less than the width of stairways served. Every landing shall have a minimum width measured perpendicular to the direction of travel equal to the width of the stairway. Where the stairway has a straight run the depth need not exceed 48 inches.

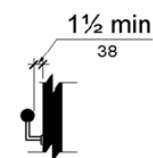
IBC 1011.7.1 Stairway Walking Surface. The walking surface of treads and landings of a stairway shall not be sloped steeper than 1:48 or 2% in any direction. ...

505.2 Where Required. Handrails shall be provided on both sides of stairs and ramps.

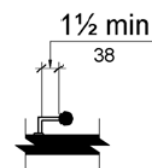
505.4 Height. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.



505.5 Clearance. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1½ inches minimum.

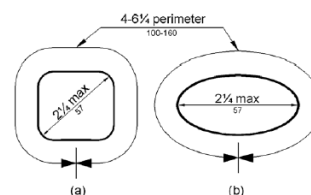


505.6 Gripping Surface. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Where provided, horizontal projections shall occur 1½ minimum below the bottom of the handrail gripping surface.



505.7.1 Circular Cross Section. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1¼ inches minimum and 2 inches maximum.

505.7.2 Non-Circular Cross Sections. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6¼ inches maximum, and a cross-section dimension of 2¼ inches maximum.



Recommendations: Accessible Walkway from Purposed Accessible Parking Spaces to Concrete Walkway - As a safety precautions, paint the asphalt walking surface a minimum of 36 inches wide (60 inches is preferred), from the accessible parking spaces to the concrete walk. Accessible walkways should be hatched (white or yellow) and not be within the vehicular path.

Concrete Stairs and Walkway to Pool – Consider demolishing existing stairs and provide an accessible walkway further west cutting through the grass area from the asphalt surface. Verify site elevations to determine the best location to place an accessible walkway. The accessible walkway would have a running slope not steeper than 5% and a cross slope greater 2.2%. A walkway with a running slope steeper than 5% is considered a ramp and then requires handrails.

Walkway and Ramp to Clubhouse's Main Entrance – The ramp to the front entrance should be re-built. A new ramp will need to include: flat landings at the top and bottom of ramp runs; appropriate size landings for maneuvering capability; running slopes no steeper than 8.3% and cross slopes no steeper than 2.2%; handrails on both side of the ramp; and edge protection.

Walkway to Kitchen – The current walkway to the kitchen exceeds the running and cross slopes for a walkway and maximum running slope for a ramp. The walkway also provides access to the gas grill and dumpster.

There are two options to provide an accessible walkway; regrade the area with a gentle sloping walking surface or install a compliant ramp. A walking surface cannot have a running slope steeper than 5% or a cross steeper than 2%. A walking surface would not require any flat landings or handrails except at the door. A new ramp will need to include: flat landings at the top and bottom of ramp runs; appropriate size landings for maneuvering; a running slope no steeper than 8.3% and cross slope no steeper than 2.2%; handrails on both side of the ramp; and edge protection.

Walkway to Tennis Courts and Picnic Tables – Remove concrete block walkway to the tennis court; there are large horizontal gaps and change in levels on the walkway and is a tripping hazard. Re-build the walkway with materials that will provide a firm and stable surface. The walkway surface running slope shall not exceed 5% and a cross slope not steeper than 2.2%.

Doors, Doorways, and Gates

There are several entries to the building; four entryways from the club level; and three from the lower level. Not all entrances are required to be accessible; currently there are no accessible doors and doorways. Dependent on work to be completed additional entries could become accessible entryways or accessible to the maximum extent feasible. There are several components to provide for an accessible entryway: doors; doorways; maneuvering spaces; thresholds; and, graspability and usability of door hardware.

Barrier 10: Non-compliant doors, doorways, and gates features include:

- All interior doors have doorknobs; doors should have lever hardware.
- Doors with locks require a twisting motion to lock/unlock doors.

- There is only one “accessible” entrance to the building; the main entrance. 60% of the buildings entrances are to be accessible. Non-accessible entrances are to post signage indicating the location of accessible entrances. Accessible entrances are to post signage with the International Symbol of Accessibility indicating the entrance is accessible. Ideally, signage is to be visible from the street or sidewalk. There is no signage indicating if an entrance is accessible or directions to the accessible entrances.
- The toilet room, kitchen and patio doors do not provide a minimum 32 inches clear door opening.
- The main entrance does not provide the required perpendicular and parallel maneuvering space at the doorway and there is no maneuvering space at the tennis court gate. There is 15 inches parallel clearance to the doorway and 36 inches perpendicular to the doorway before the ramp starts. There is no maneuvering space at the tennis court gate.
- The clubhouse patio door threshold is greater than a ½ inch maximum (or ¾ inch for an existing building); threshold height is close to an inch.
- Toilet room doors required more than 5 pounds of force to open.



Kitchen door open clearance, 30-1/2 inches

Lack of maneuvering space at tennis courts.



Perpendicular approach at main entrance is 35 inches.

Parallel approach at main entrance is 15 inches.

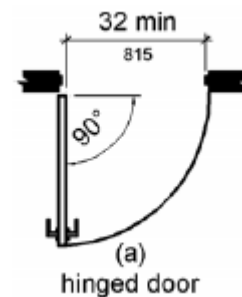
206.4 Entrances. Entrances shall be provided in accordance with 206.4. Entrance doors, doorways, and gates shall comply with [404](#) and shall be on an accessible route complying with [402](#).

206.4.1 Public Entrances. In addition to entrances required by [206.4.2](#) through [206.4.9](#), at least 60 percent of all public entrances shall comply with [404](#).

216.6 Entrances. Where not all entrances comply with [404](#), entrances complying with [404](#) shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Directional signs complying with [703.5](#) that indicate the location of the nearest entrance complying with [404](#) shall be provided at entrances that do not comply with [404](#).

Advisory 216.6 Entrances. Where a directional sign is required, it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route, not just at the inaccessible entrances to a building.

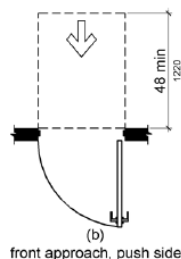
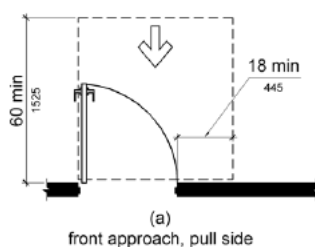
404.2.3 Clear Width. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches.



404.2.4.1 Swinging Doors and Gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Table 404.2.4.1 Maneuvering Clearances at Manual Swinging Doors and Gates

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Pull	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) ¹



Maneuvering Clearances at Manual Swinging Doors and Gates.

404.2.4.4 Floor or Ground Surface. Floor or ground surface within required maneuvering clearances shall comply with [302](#). Changes in level are not permitted.

EXCEPTIONS:

- 1. Slopes not steeper than 1:48 shall be permitted.*
- 2. Changes in level at thresholds complying with [404.2.5](#) shall be permitted.*

404.2.5 Thresholds. Thresholds, if provided at doorways, shall be 1/2 inch high maximum. Raised thresholds and changes in level at doorways shall comply with [302](#) and [303](#).

EXCEPTION: Existing or altered thresholds 3/4 inch high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply with [404.2.5](#).

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum.

Recommendation: Door Hardware – Change all doorknob hardware to lever hardware. Levers can be installed on security access/card reader entry door.

Door Locks – Change all locks that require a twisting motion to unlock with either an electronic locking system (on a door with lever hardware) gaining access with a fob or badge or lever style lock

Door Opening Clearance – Replace doors with doors having a clear opening clearance a minimum of 32 inches. If it is technically infeasible to install wider doors then install offset hinges on doors and jambs.



Toilet Room Door Pressure – Adjust the door pressure on toilet room doors.

Maneuvering Space at Clubhouse Entrances – Provide a landing at the main entrance door when installing a new ramp to ensure the landing that is flat, slopes no more than 2.2% in any direction, and deep enough to provide the required 60 inches perpendicular maneuvering clearance. The required 18 inches parallel maneuvering clearance is technically infeasible. Install an automatic doors in lieu of not having the required maneuvering space on both sides of the doors.

Tennis Court Gate Maneuvering Space - Provide for an 18 inches parallel and 60 inches perpendicular maneuvering clearance when the accessible pathway to the tennis court gate is built-out.

Patio Door Threshold – Replace the existing patio door threshold with a new transition threshold ramp if a lower profile threshold is technically infeasible.



Priority Two – Access to Good and Services

Wheelchair Spaces, Companion Seats, and Designated Aisle Seats

The ADA Standards address wheelchair spaces and companion seats in the built environment but for the outdoor environment. There is another standard that address wheelchair spaces and companion seats in the outdoor environment if federal funds are utilized for construction or programming. This standard, the Architectural Barriers Act Standard, is utilized by many public entities and accommodation even though federal funds are not used as an assurance of accessibility and inclusiveness.

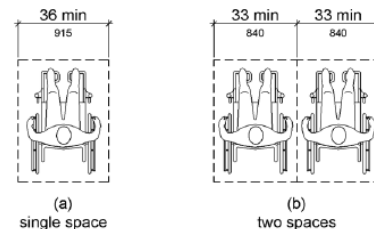
Barrier 11: There is a bench located at the front of the main entrance ramp. The bench does not have a wheelchair open space for mobility device user to seat next to their companion who may want to sit on the bench. The area surrounding the bench seating is soft and unstable surface, wood chips. (Photo of barrier unavailable)

802.1.1 Floor or Ground Surface. The floor or ground surface of wheelchair spaces shall comply with [302](#). Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

802.1.2 Width. A single wheelchair space shall be 36 inches wide minimum. ...

802.1.3 Depth. Where a wheelchair space can be entered from the front or rear, the wheelchair space shall be 48 inches deep minimum. Where a wheelchair space can be entered only from the side, the wheelchair space shall be 60 inches deep minimum.



802.1.5 Overlap. Wheelchair spaces shall not overlap circulation paths.

Advisory 802.1.5 Overlap. The term “circulation paths” used in Section 802.1.5 means aisle width required by applicable building or life safety codes for the specific assembly occupancy. Where the circulation path provided is wider than the required aisle width, the wheelchair space may intrude into that portion of the circulation path that is provided in excess of the required aisle width.

Recommendation: Provide a 36 inches wide by 48 inches deep open space adjacent to the outdoor bench for wheelchair users to join their companions. Construct the open space with either asphalt or concrete for a firm and stable ground surface with slopes no steeper than 2.2% in any direction. The open space is to set back from the roundabout to ensure the wheelchair user can sit shoulder-to-shoulder with their companion and not project out into the circulation pathway.

Picnic Table

Barrier 12: There are three picnic tables, no accessible picnic table is provided. Picnic tables are not address in the ADA Standards but the Architectural Barriers Act (ABA) standards would be used as a best practice to ensure accessibility. The ABA standards would require at least two, of the three, picnic tables be accessible providing toe and knee clearances. The picnic tables currently are group together and don't provide 36 inches of clear ground space on usable sides. (No photos provided)

F245.2.2 Picnic Facilities with More Than Two Picnic Units. Where picnic facilities contain more than two picnic units, at least 20 percent, but not less than two, of the picnic units...

1011.2.1 Size and Location. The size and location of the clear ground space shall be in accordance with Table 1011.2.1. ...

Table 1011.2.1 Clear Ground Space

Outdoor Constructed Feature	Minimum Size and Location
Picnic tables	36 inches (915 mm) on all usable sides of the table measured from the back edge of the benches

1011.4.1 Height. The tops of picnic tables shall comply with [902.3](#).

902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum above the finish floor or ground.

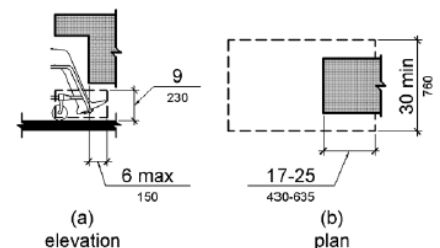
1011.4.2 Wheelchair Space. Picnic tables shall provide at least one wheelchair space for each 24 linear feet of usable table surface perimeter. Wheelchair spaces shall be 30 inches minimum by 48 inches minimum. Wheelchair spaces shall be positioned for a forward approach to the table and provide knee and toe clearance complying with [306](#) under the table.

306.2.1 Toe Clearance General. Space under an element between the finish floor or ground and 9 inches above the finish floor or ground shall be considered toe clearance and shall comply with [306.2](#).

306.2.2 Maximum Depth. Toe clearance shall extend 25 inches maximum under an element.

306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches minimum under the element.

306.2.4 Additional Clearance. Space extending greater than 6 inches beyond the available knee clearance at 9 inches above the finish floor or ground shall not be considered toe clearance.

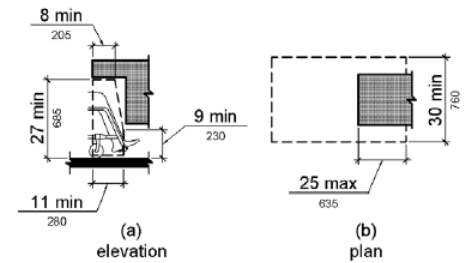


306.2.5 Width. Toe clearance shall be 30 inches wide minimum.

306.3.1 Knee Clearance General. Space under an element between 9 inches and 27 inches above the finish floor or ground shall be considered knee clearance ...

306.3.2 Maximum Depth. Knee clearance shall extend 25 inches maximum under an element at 9 inches above the finish floor or ground.

306.3.3 Minimum Required Depth. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches deep minimum at 9 inches above the finish floor or ground, and 8 inches deep minimum at 27 inches above the finish floor or ground.



306.3.5 Width. Knee clearance shall be 30 inches wide minimum.

Recommendation: Provide a 36 inches wide (preferable 60 inches) minimum accessible route to the picnic table area. Accessible route is to be firm and stable with a running slope no steeper than 5% and cross slope no steeper than 2.2%. Gravel may be used if binders are added and is maintained.

Install two accessible picnic tables with the 30 inches minimum width of toe and knee clearance. The top of the table surface is to be 28 inches minimum, 32 inches maximum, from the ground surface. Install picnic tables to accommodate the 36 inches ground space around the perimeter of the tables.

Operable Parts and Reach Ranges

Barrier 13: There is a little library in front of the ramp to the clubhouse entrance. The obstructed side high reach height to little library operable parts is 52 inches, with a reach depth of 42 inches from the asphalt clear ground. The maximum obstructed side high reach height is 46 inches for a reach depth of 10 to 24 inches. The bolt barrel lock on the little library would twisting of the barrel to open the door. Hardware is to be easily operable.



There is a box for WMGA guests to pay tennis court fees just to the left of the gate. There is no clear ground space for a mobility device user to safely open the door and drop in the fee envelope. Also, the height to the operable parts of door from the ground is 51 inches.

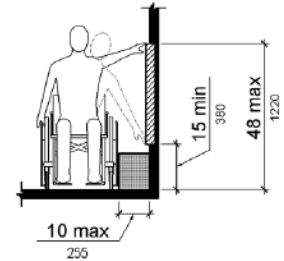


The coatroom does not have a pole installed at a maximum height of 48 inches from the floor surface to hang a coat within an unobstructed reach range.

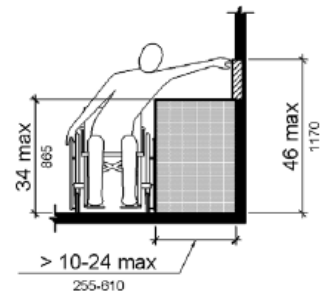


308.3.1 Unobstructed Side Reach. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground.

EXCEPTIONS: 1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches maximum.



308.3.2 Obstructed High Reach. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches maximum and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum for a reach depth of 10 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum for a reach depth of 24 inches maximum.



309.2 Clear Floor Space for Operable Parts. A clear floor or ground space complying with [305](#) shall be provided.

309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds maximum.

Recommendation: Relocate the little library closer no further than 24 inches from the edge of the roundabout asphalt surface; 10 inches is preferred. A second option is to provide a firm and stable surface, either asphalt or concrete, to the little library. Lower the height of the little library operable parts to 46 inches or lower from the ground surface. Replace door hardware with a simple or magnetic latch for easy opening..

Relocate the box for tennis court fees. The currently location is within the area needed to provide maneuvering space to open the tennis court gate. Install the box outside of the tennis court gate maneuvering space. For side approach locate the box between 10 and 24 inches from the walkway with box door 46 inches maximum above the ground surface.

Install a pole in the coatroom no higher than 48 inches.

Priority Three – Access to Restrooms

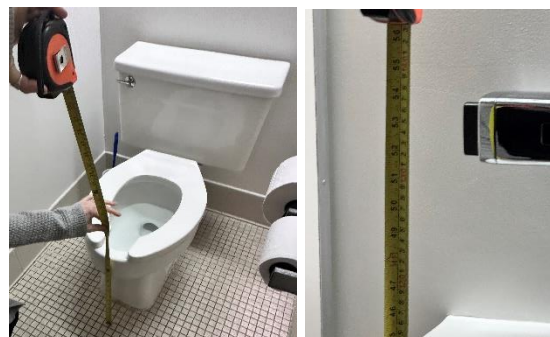
Barrier 14: The men and women restrooms on the clubhouse ground floor have the most non-compliant features in the building. Only a few dimensions were taken of the restrooms after verifying critical measurements, i.e. – clear door width, door swing into required open spaces for maneuvering, pathway width from door to stalls.

The men and women restroom doors have a clearance of approximately 27 inches, a minimum of 32 inches is required. Maneuvering to exit the restroom has many challenges. The restrooms do not meet the required 18-inch parallel doorway clearance and 48-inch perpendicular doorway clearance. It would be difficult for a mobility device user to exit the restrooms independently if at all.

A 60-inch turning space is required in the restrooms; the restrooms are approximately 76 inches wide. The 30 inches by 48 inches open spaces for each fixture can overlap 25 inches within the required turning space. Turning radius of 60 inches with the remaining 5 inches (after the 25 inches from 30 inches open space width at fixture) leaves only 11 inches for fixtures (toilets, sinks, urinals).



Fixture barriers measured for verification include: toilet seats are less than the 17- to 19-inches range above the floor (15 inches); the flush valve is more than 48 inches from the floor (53 inches); and, the wall hung urinal rim is higher than 17 inches (24 inches) above the floor.



Dimensions of all restroom features were not verified due to the amount of non-compliance easily observed. Non-compliant items observed include: no room for a 60-inch turning radius; lack of 30-inch by 48-inch open space to maneuver outside of the door swing; insufficient partition clearances; narrow partition door openings; incorrect grab bar locations and heights; accessory locations and heights (soap, paper towel and toilet paper dispenser); lack of sink pipe insulation; and, height of mirrors.

213.2 Toilet Rooms and Bathing Rooms. Where toilet rooms are provided, each toilet room shall comply with [603](#). Where bathing rooms are provided, each bathing room shall comply with [603](#).

EXCEPTIONS: 1. In alterations where it is technically infeasible to comply with [603](#), altering existing toilet or bathing rooms shall not be required where a single unisex toilet room or bathing room complying with [213.2.1](#) is provided and located in the same area and on the same floor as existing inaccessible toilet or bathing rooms.

213.2.1 Unisex (Single-Use or Family) Toilet and Unisex Bathing Rooms. Unisex toilet rooms shall contain not more than one lavatory, and two water closets without urinals or one water closet and one urinal. Unisex bathing rooms shall contain one shower or one shower and one bathtub, one lavatory, and one water closet. Doors to unisex toilet rooms and unisex bathing rooms shall have privacy latches.

603.2.1 Turning Space. Turning space complying with [304](#) shall be provided within the room.

304.2 Floor or Ground Surfaces. Floor or ground surfaces of a turning space shall comply with [302](#). Changes in level are not permitted.

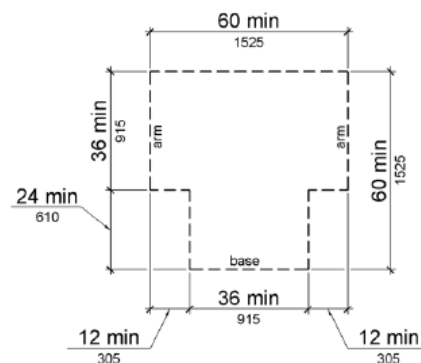
EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Advisory 304.2 Floor or Ground Surface Exception. As used in this section, the phrase “changes in level” refers to surfaces with slopes and to surfaces with abrupt rise exceeding that permitted in Section [303.3](#). Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aids such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones. The exception permits slopes not steeper than 1:48.

304.3 Size. Turning space shall comply with [304.3.1](#) or [304.3.2](#).

304.3.1 Circular Space. The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with [306](#).

304.3.2 T-Shaped Space. The turning space shall be a T-shaped space within a 60 inch square minimum with arms and base 36 inches wide minimum. Each arm of the T shall be clear of obstructions 12 inches minimum in each direction and the base shall be clear of obstructions 24 inches (minimum. The space shall be permitted to include knee and toe clearance complying with [306](#) only at the end of either the base or one arm.



603.2.2 Overlap. Required clear floor spaces, clearance at fixtures, and turning space shall be permitted to overlap.

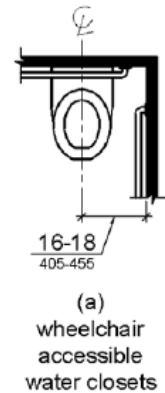
603.2.3 Door Swing. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors shall be permitted to swing into the required turning space.

603.3 Mirrors. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground.

Advisory 603.3 Mirrors. A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74 inches minimum from the floor or ground.

603.4 Coat Hooks and Shelves. Coat hooks shall be located within one of the reach ranges specified in [308](#). Shelves shall be located 40 inches minimum and 48 inches (maximum above the finish floor.

604.2 Location. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum to 18 inches maximum from the side wall.... Water closets shall be arranged for a left-hand or right-hand approach.



604.3 Clearance. Clearances around water closets and in toilet compartments shall comply with 604.3.

604.3.1 Size. Clearance around a water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.

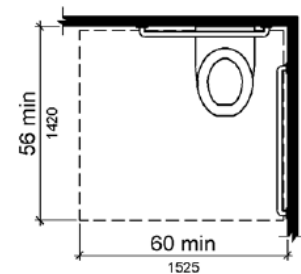


Figure 604.3.1 Size of Clearance at Water Closets

604.3.2 Overlap. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

Advisory 604.3.2 Overlap. When the door to the toilet room is placed directly in front of the water closet, the water closet cannot overlap the required maneuvering clearance for the door inside the room.

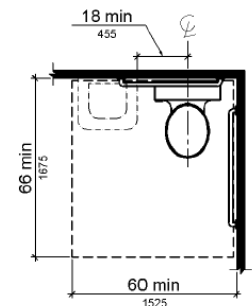


Figure 604.3.2 (Exception) Overlap of Water Closet Clearance in Residential Dwelling Units

604.4 Seats. The seat height of a water closet above the finish floor shall be 17 inches minimum and 19 inches maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

EXCEPTIONS: 1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 604.4.

604.5 Grab Bars. Grab bars for water closets shall comply with [609](#). Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

EXCEPTIONS: 1. Grab bars shall not be required to be installed in a toilet room for a single occupant accessed only through a private office and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the installation of grab bars complying with 604.5.

604.5.1 Side Wall. The side wall grab bar shall be 42 inches long minimum, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall.

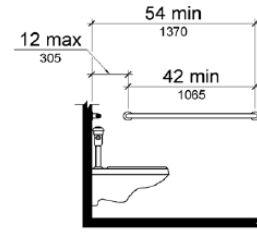


Figure 604.5.1 Side Wall Grab Bar at Water Closets

604.5.2 Rear Wall. The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches minimum on the other side.

EXCEPTIONS: 1. The rear grab bar shall be permitted to be 24 inches long minimum, centered on the water closet, where wall space does not permit a length of 36 inches minimum due to the location of a recessed fixture adjacent to the water closet.

2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.

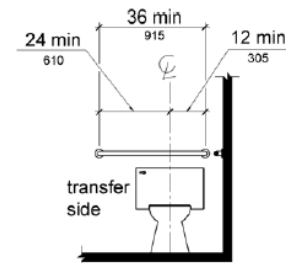


Figure 604.5.2 Rear Wall Grab Bar at Water Closets

604.6 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with [309](#).

Advisory 604.6 Flush Controls. If plumbing valves are located directly behind the toilet seat, flush valves and related plumbing can cause injury or imbalance when a person leans back against them. To prevent causing injury or imbalance, the plumbing can be located behind walls or to the side of the toilet; or if approved by the local authority having jurisdiction, provide a toilet seat lid.

604.7 Dispensers. Toilet paper dispensers shall comply with [309.4](#) and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

Advisory 604.7 Dispensers. If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48 inches maximum above the finish floor and the top of the gripping surface of the grab bar must be 33 inches minimum and 36 inches maximum above the finish floor.

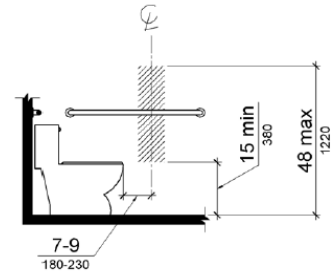


Figure 604.7 Dispenser Outlet Location

605.1 General. Urinals shall comply with [605](#).

Advisory 605.1 General. Stall-type urinals provide greater accessibility for a broader range of persons, including people of short stature.

605.2 Height and Depth

Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 13½ inches deep minimum measured from the outer face of the urinal rim to the back of the fixture.

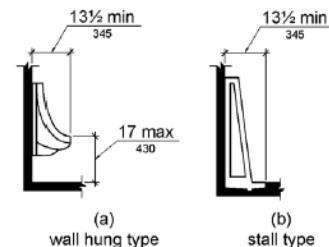


Figure 605.2 Height and Depth of Urinals

605.3 Clear Floor Space. A clear floor or ground space complying with [305](#) positioned for forward approach shall be provided.

605.4 Flush Controls. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with [309](#).

606.1 Lavatories and Sinks General. Lavatories and sinks shall comply with [606](#).

Advisory 606.1 General. If soap and towel dispensers are provided, they must be located within the reach ranges specified in [308](#). Locate soap and towel dispensers so that they are conveniently usable by a person at the accessible lavatory.

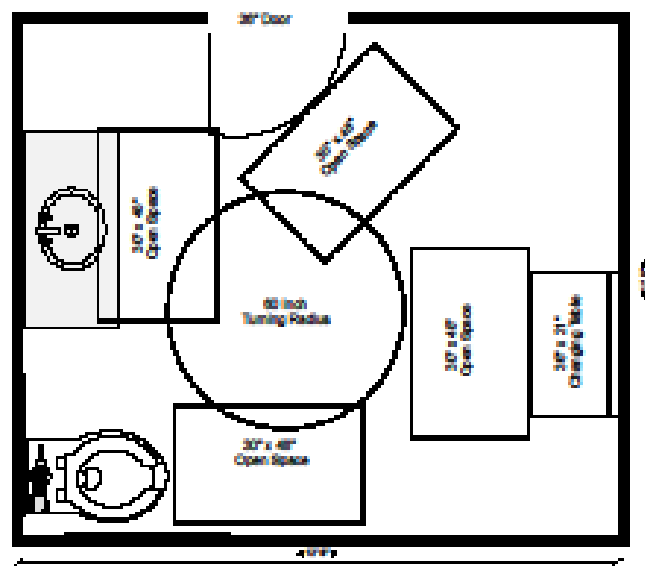
606.2 Clear Floor Space. A clear floor space complying with [305](#), positioned for a forward approach, and knee and toe clearance complying with [306](#) shall be provided.

606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground.

606.4 Faucets. Controls for faucets shall comply with [309](#). Hand-operated metering faucets shall remain open for 10 seconds minimum.

606.5 Exposed Pipes and Surfaces. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

Recommendation: The men and women toilet rooms are approximately 74-inches wide, removing the separately wall would provide approximately a 13 foot wide single use toilet room. Below is a simple layout of a possible single use toilet room, after demo'ing the current men and women restrooms. The single use restroom layout includes a toilet, sink, and changing table all with a 30-inch by 48-inch open spaces, a 36-in door, and a 60-inch turning radius. Not depicted is an urinal that can be included within the restroom.



The ground floor restrooms are narrow and cannot accommodate a required 60-inches turning radius and the 30- by 48-inches open spaces at fixtures. WMHA is advised to

contract with a design professional to design an accessible single use restroom on the ground floor. The basement restrooms do not have to be altered. The ADA Standards do permit non-compliant restrooms on a floor provided there are accessible restrooms either above or below the non-compliant restroom floor. Signs are to be posted at the non-compliant restrooms indicating where the accessible restroom(s) are located.

Additional Recommendations: The basement women's locker room was briefly reviewed. It was noted there are no accessible changing stations or shower stall; a more thorough assessment may find additional non-compliant features found. Compliance work to the shower rooms may be one of the last priority project; however, a design professional will need to prepare drawings for the project. Additionally, the in-ground pool does not have an accessible entrance. There are several options to providing access to in-ground pools; installation of a ramp or a pool (or chair) lift. The installation of a pool lift would be the most cost-effective approach to providing pool access.

The National Network of ADA Centers developed the ADA Assessment Checklist by priorities. In the report opening it advised to complete items listed by priority; however, there are few items listed under Priority Two that can be completed earlier, i.e. – the open space adjacent to the bench and providing open space and compliant reach ranges for the little library and tennis court guest fee box.