



FINAL

Accessibility Audit

1 James Street, Walkerton, Ontario

Prepared for:

**Corporation for the Municipality of
Brockton**

Box 68, 100 Scott Street
Walkerton, ON N0G 2V0

Attention: Michael Murphy
Acting Director of Parks and Recreation

June 26, 2019

Pinchin File: 238064.001

**Accessibility Audit**

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Issued to: Corporation for the Municipality of Brockton

Contact: Michael Murphy
Acting Director of Parks and Recreation

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EXECUTIVE SUMMARY

Pinchin Ltd. (Pinchin) was retained by the Corporation for the Municipality of Brockton to conduct an Accessibility Audit of the Site and Building located at 1 James Street, Walkerton, Ontario. Raven Cote conducted the Accessibility Audit on May 22, 2019.

The scope of the assessment was to:

- Review assessment reports prepared by other consultants if available;
- Review relevant drawings and details pertaining to the building if available;
- Conduct an Accessibility Audit in accordance with ASTM E2018-15 ADA Accessibility Audit standards and AODA AccessON "Design of Public Spaces Standard", including: Building History, Parking, Exterior Accessible Route, Building Entrances, Interior Accessible Routes and Amenities, Interior Doors, Elevators, and Toilet Rooms;
- Visual review and taking of limited measurements and counts of interior and exterior accessibility features;
- Provide a written report including description of existing accessibility features, and areas of recommended improvement in accordance with ASTM standards and AODA standards, including observations, conclusions, recommendations; and
- Provide budget pricing and/or Class D (+/- 50%) cost estimates; itemized for each recommendation.

Total budget cost of \$9,850 for possible accessibility improvements have been identified. Improvements recommended with regards to the accessibility features are summarized as follows with their associated cost estimates.

Parking

- Provide two (2) accessible parking spots (This item can be completed and included in the overall cost when pavement line markings require renewal).

Exterior Accessible Routes and Outdoor Public Use Eating Areas

- Repair and/or replace missing and deteriorated asphalt along the accessible access route (\$2,500).
- Include one (1) table at the picnic area which meet the clearance requirements (29") (\$1,000).

Exterior Doors

- Install automatic door openers (\$4,000).



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Interior Doors

- Install lever style door hardware at the pool building (\$500).

Toilet Rooms

- Install accessibility signage on washroom doors (\$450).
- Install visual strobe fire alarm devices in the washrooms at the pool building (\$1,000).
- Insulate plumbing under designated accessible sinks against contact (\$400).



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1.0 INTRODUCTION

Pinchin Ltd. (Pinchin) was retained by the Corporation for the Municipality of Brockton to conduct an Accessibility Audit of the Site and Building located at 1 James Street, Walkerton, Ontario. Raven Cote conducted the Accessibility Audit on May 22, 2019, and was accompanied by Eric McDougall and Rick Reich of the Corporation for the Municipality of Brockton ("Site Representatives"). The Site contains two (2) buildings, a single-storey community pool building ("pool building") and a single-storey building with public washrooms ("washrooms building"). The Site is a public park located at the North end of James Street and North of McGivern Street West. Paved surface parking is available at the park entrance off of James Street and South of the pool building. The Site was first developed as a public park in approximately 1971, with the age of the buildings and amenities on Site varying. There is one (1) vehicular entrance driveway off James Street at the South portion of the Site, and a secondary pedestrian walkway entrance off of Centennial Drive at the Northeast portion of the Site.

2.0 SCOPE OF WORK

The scope of the assessment was conducted in accordance with ASTM E2018-15 ADA Accessibility Audit standards and AODA AccessON "Design of Public Spaces Standard", including: Building History, Parking, Exterior Accessible Route, Building Entrances, Interior Accessible Routes and Amenities, Interior Doors, Elevators, and Toilet Rooms. Observations were made for areas requiring improvements to accessibility in accordance with the ASTM E2018-15 standard and AODA AccessON (Design of Public Spaces Standard). Limited measurements and counts were taken as part of the assessment.

3.0 OBSERVATIONS AND RECOMMENDATIONS

3.1 Building History

According to the Site Representatives no ADA accessibility surveys have previously been completed for this property. Accessibility improvements have been made to the property since the original development of the park in 1971, including the addition of an accessibility washroom and service counter at the pool building. No complaints, Orders or pending litigation was reported to Pinchin by the Site Representatives with regards to accessibility at the Site.

3.2 Parking

There are currently no accessibility surface parking spots located at the Site.

It was noted that based on the number of total parking spots for the Site (i.e. approximately 42 surface parking spots), there should be a total of two (2) accessible parking spots, based on the AODA AccessON (Design of Public Spaces Standard) requirements. The spots should consist of one (1) van

accessible spot, and one (1) regular accessibility spot with access aisles. The accessible parking spots should be placed in a location nearest to the shortest possible route to the main accessibility entrance for the buildings at the Site. There should be sign posts located at the head of the surface accessible parking spaces with the appropriate Symbol of Accessibility present.

It is recommended that accessibility parking spots be added in order to meet current AODA AccessON requirements; this item can be completed when pavement line markings require renewal. The AODA AccessON requirements for parking will be triggered if the parking area is redeveloped, or if newly constructed parking areas are added to the Site.



View of parking area closest to the pool building main entrance.



General view of parking area at the South end of the park.

3.3 Exterior Accessible Route and Outdoor Public Use Eating Areas

The accessible path of travel present from the municipal sidewalk to the park amenities and buildings consists of the asphalt paved surface parking, concrete walkways, and wood bridge walkways.

Along the accessible path of travel, there was an asphalt ramp to the concrete curb from the paved roadway, allowing access to the concrete walkway along McGivern Street West located on the South perimeter of the park. Additionally, there are asphalt walkways throughout the park that are level with the asphalt surface parking. Uneven and damaged areas of the asphalt pavement were noted throughout the

park including an uneven portion at the accessibility route from the lower parking area to the splash pad area and washroom building. As well, there was a damaged portion of the asphalt walkway North of the splash pad. There are exterior concrete walkways that lead to the pool building that generally appeared to be level and in good condition.

It is recommended to repair the asphalt pavement where it is uneven or damaged so that the exterior accessible route is level and in a state of good repair.

The park was noted to have a covered picnic area at the North portion of the Site that was accessible but did not include dedicated accessibility furnishings; the picnic tables were found to generally not allow for the roll under space and did not meet the minimum height for accessibility clearance requirements (29").

It is recommended to include a minimum of one (1) table at the picnic area which will meet the minimum height for accessibility under table clearance requirements (29") in order to improve the accessibility of the park amenities for any guests which may visit this common area as per AODA AccessON requirements. If there are more than ten (10) tables in the outdoor eating area, then two (2) accessible tables will be required.



View of the concrete walkway and wood bridge that leads to the pool area of the park.



View of the concrete walkway at the main accessibility entrance of the pool building.



View of the asphalt paved walkway which is uneven at the pathway to the splash pad.



View of damaged asphalt paved walkway within the park.



View of uneven asphalt paving that leads to the tennis courts at the park.



View of the municipal sidewalk at the park entrance driveway.



View of the covered picnic area at the park.

3.4 Building Entrances

The main entrances to the pool building and the washroom building are located on the West elevations of each building. The entrance on the East elevation of the pool building that provide access to the pool area were noted to be accessible.

The accessibility entrance doors appeared to be compliant with clear floor areas on each side of the door and appeared to be compliant with the minimum clear opening width (32"). The door hardware did not require twisting and is in compliance with accessibility requirements. The threshold at the accessible entrance doorways was sufficiently flush to meet accessibility requirements. Only the doors providing access to the pool area were noted to have accessibility signage on the door. Signage to washroom building doors is covered under Section 3.8 "Toilet Rooms".

There were no automatic door openers installed on any of the exterior accessibility doors. It is recommended to install automatic door openers on exterior pool building accessible doors and washroom building accessible doors.



View of the main entrance door at the pool building viewed from the interior.



View of the exterior door from the pool area to the change rooms in the pool building.



View of the doors for the washrooms adjacent to the splash pad.

3.5 Interior Accessible Routes and Amenities

There is an accessibility route connecting all public areas within the pool building. The accessible routes within the building were clear and free of obstruction at the time of the Site inspection (minimum 36").

There are dressing rooms, shower areas, and a counter service area within the pool building. The service counter was observed to have a lower counter that could accommodate a person seated in mobility aid to obtain service and it appeared to have a clearance height in general conformance with minimum height for accessibility under counter clearance requirements (29").

The pool contained an entrance ramp that appeared to meet the slope requirements of 1:15 or less in accordance with AODA AccessON requirements. The ramp also appeared to be compliant with the minimum width accessibility requirements (36" clear width). There were handrails on both sides of the ramp. The handrails appeared to be compliant with the height requirements (34" to 38") and termination details of railings.



View of the change room space for the pool area.



View of the lower service counter at the pool entrance area.

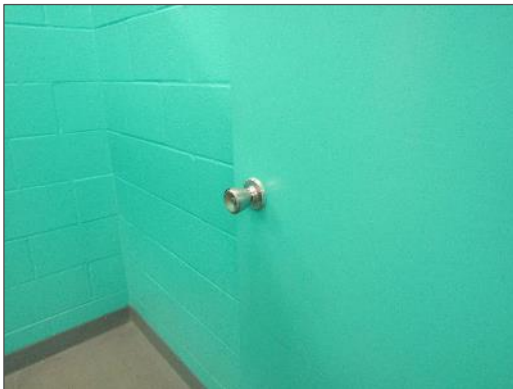


View of the accessible ramp into the pool.

3.6 Interior Doors

The interior doors within the pool building at interior accessible routes generally were observed to be compliant with clear floor areas on either side of the doors. The doors along main routes of travel within the pool building had twisting style or push/pull style door hardware installed. The twisting style hardware does not comply with accessibility requirements. Doors where tested qualitatively appeared to be compliant with accessible opening force requirements. All doors appeared to be in compliance with minimum clear opening width accessibility requirements (32").

It is recommended that all the door hardware be updated to lever style to be compliant with accessibility requirements.



Typical interior door in the pool building with twist style hardware.

3.7 Elevators

There are no elevators at the Site.

3.8 Toilet Rooms

There is an accessibility washroom with a shower located in the pool building and two (2) accessible washrooms located at the washroom building.

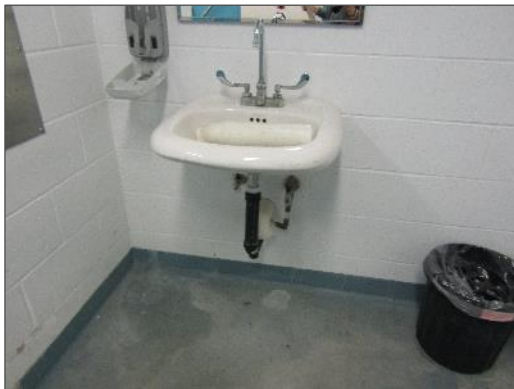
It was noted that the washroom building did not have accessibility signage present on the exterior washroom doors. There are visual strobe fire alarm devices in the washroom building, however they were not observed in the pool building washrooms. Corridor access doors to the washrooms within the pool building appeared to meet minimum width requirements for accessibility standards (32"). The toilet rooms appeared to generally meet minimum requirements for compliant floor area, with respect to turning radius required for accessibility.

The under countertop/under sink clearance appeared to generally meet minimum requirements (29"). Sinks were observed to have automatic motion sensor hardware or lever style hardware, which meets accessibility requirements. The plumbing under sinks was not insulated against contact in any of the

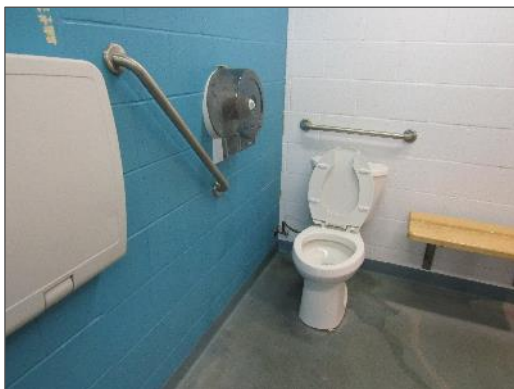
washrooms at the time of the Site inspection and is not in compliance with accessibility requirements. It was reported by the Site Representative that the pool building washroom was undergoing plumbing repairs and required the temporary removal of the insulated cover on the under-sink plumbing.

Grab bars were noted to be provided in the accessible washrooms and appeared to be installed at appropriate heights and locations. There were also grab bars installed in the designated accessibility shower stalls. The showers meet accessibility requirements with regards to threshold, control heights, clearance areas, in-shower bench seating, and grab bars. Soap dispenser and air dryers appeared to be mounted at a height where controls and dispensing components were found to be installed in compliance with maximum height requirements (48"). Hooks in the washroom stall were found to be mounted in compliance with maximum height requirements (48").

It is recommended to install accessibility signage on all accessible washroom doors and visual strobe fire alarm devices in the pool building washrooms. It is recommended to insulate plumbing under designated accessible sinks against contact in all washrooms.



View of the sink within the accessibility washroom at the pool building.



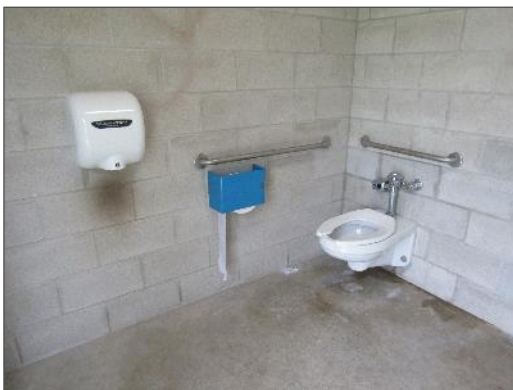
View of the accessible washroom within the pool building.



View of the accessible shower in the pool building.



View of the sink within the park washrooms adjacent to the splash pad.



View of the park washroom adjacent to the splash pad.

4.0 COST ESTIMATES

The following table provides a summary of the estimated costs. Note that these costs are estimated and are subject to change depending on the final scope of work, details and specifications and variations with market based pricing.



Table 1 – Cost Estimates of Accessibility Improvements

Item Description	Estimated Cost
Provide two (2) accessible parking spots (This item can be completed and included in the overall cost when pavement line markings require renewal).	Included in pavement line marking renewal capital costs
Repair and/or replace missing and deteriorated asphalt along the accessible access route.	\$2,500
Include a minimum of one (1) table at the picnic area which meet the clearance requirements (29").	\$1,000
Install automatic door openers on building entrance doors.	\$4,000
Install lever style door hardware at the pool building.	\$ 500
Install accessibility signage on washroom doors.	\$ 450
Install visual strobe fire alarm devices in the washrooms at the pool building.	\$1,000
Insulate plumbing under designated accessible sinks against contact.	\$ 400
TOTAL	\$9,850

5.0 TERMS AND LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the Authorization to Proceed for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

In accordance with the proposed scope of work, no physical or destructive testing or design calculations were conducted on any of the major components of the building. Assessment of the original or existing building designs, compliance with Code or detection or comment upon concealed structural deficiencies and any buried/concealed utilities or components are outside the scope of work. The assessment is based on a review of available documents, and visual inspection.

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It should be noted that Pinchin has attempted to identify all the deficiencies associated with this project. Pinchin does not accept any liability for deficiencies that were not identified within the scope of the investigation.

The budget costs for remedial work for each specific item has been provided to the best of our ability and will provide an order of magnitude cost for the individual item and the overall possible remedial work. Our experience has shown that the costs that Pinchin have provided are appropriate and of reasonable accuracy for the purpose intended. It should be noted that the budget cost or reserve costs for any specific item may vary significantly based on the fact that the schedule or phasing of the future remedial work is unknown at this time, the impact on building operations of this remedial work is unknown at this time and that no detailed design work is included. If a more accurate, detailed or documented reserve cost is required at this time the Client should request Pinchin to provide the additional proposal to provide a more accurate cost estimate.

It is possible that unexpected conditions may be encountered at the Site that have not been explored due to the scope of the site investigation and this report. Should such an event occur, Pinchin should be notified in order to determine if modifications to the conclusions are necessary.

Environmental audits or the identification of designated substances, hazardous materials insect/rodent infestation, mould and indoor air quality are excluded from this report.

This report presents an overview on issues of the accessibility of the building and Site, reflecting Pinchin's best judgment using information reasonably available at the time of Pinchin's review and Site assessment. Pinchin has prepared this report using information understood to be factual and correct and shall not be responsible for conditions arising from information or facts that were concealed or not fully disclosed to Pinchin at the time of the Site assessment.

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