



FINAL

Accessibility Audit

290 Durham Street West,
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: 238065.002

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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 290 Durham Street West, 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 \$8,450 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 one (1) additional accessible parking spot (This item can be completed and included in the overall cost when pavement line markings require renewal).

Exterior Accessible Route

- Install signage to identify the exterior accessibility route and create curb cuts where required in order to improve the route from municipal sidewalks to the main accessible entrance (\$1,250).

Interior Accessible Routes and Amenities

- Include one (1) service counter at each of the food booths which meet the clearance requirements (29") (\$2,000).



- Improve the slope of the interior ramps to 1:15 or less (This item can be completed and included in the overall cost at the time of major renovation to the interior finishes and ramps).
- Install signage to indicate where the accessible route to the second floor is (\$250).

Toilet Rooms

- Remove stored items in first floor accessibility washroom, which are partially blocking the clear path of travel to the sink area (This is a housekeeping item with no associated cost).
- Renovate a minimum of one (1) shower stall to make it accessible (\$3,500).
- Install visual strobe fire alarm devices in the washrooms (\$1,000).
- Insulate plumbing under designated accessible sinks against contact (\$200).
- Lower the dressing room hooks or install additional hooks installed at accessibility heights (\$250).



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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 290 Durham Street West, 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 Building is a two (2) storey community centre and arena, and is located on the North side of Durham Street West and West of Yonge Street North. Paved surface parking is available along the East and South elevations of the Site Building. The Site Building was constructed in approximately 1972. There are two (2) entrance driveways to the Site from Durham Street West to the South of the Site Building.

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 original construction in 1972, including the installation of an accessible lift and the addition of an accessibility entrance. 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 a total of two (2) accessibility surface parking spots located to the East of the Site Building near the accessibility entrance on the East elevation of the Site Building. The accessible parking spots are placed in a location nearest to the shortest possible route to the main accessibility entrance for the building. There are sign posts located at the head of the surface accessible parking spaces with the appropriate Symbol of Accessibility present. There is one (1) parking spot at the East surface parking area which appears to be a van accessible spot with painted access aisle adjacent to both sides of the spot, while the other parking spot appears to be a regular accessible spot with one (1) access aisle. The accessible parking spots appeared to be relatively level and did not have any obstructions present.

It was noted that based on the number of total parking spots for the Site (i.e. approximately 65 surface parking spots), there should be a total of three (3) accessible parking spots, based on the AODA AccessON “Design of Public Spaces Standard” requirements. Currently, there are two (2) accessible parking spots, therefore; one (1) more spot should be added to the parking areas. The three (3) spots should consist of one (1) van accessible spots, and two (2) regular accessible spots.

It is recommended that one (1) additional accessible parking spot 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 additional parking will be triggered if the parking area is redeveloped, or if newly constructed parking areas are added to the Site.



Accessibility parking space located at the East surface parking area with one (1) access aisle.



Accessibility parking space located at the East surface parking area with two (2) access aisles.



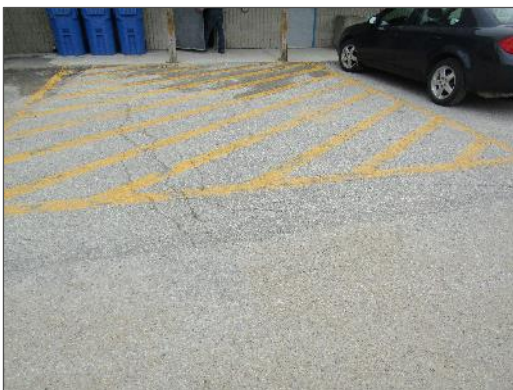
Accessible parking space sign located at the East surface parking area.

3.3 Exterior Accessible Route

The accessible path of travel present from the municipal sidewalk from Durham Street West, to the East main accessibility entrance of the building consists of the asphalt pavement of the surface parking area and concrete walkways. There was signage indicating where the accessibility entrance is, in the surface parking lot or which may result in confusion as to the location of the accessible entrance.

Along the accessible path of travel, there was a curb ramp from the paved roadway and parking area, allowing access to the South concrete walkway along Durham Street West located on the West side of the main entrance driveway. The concrete walkway on the East side of the main entrance driveway did not have lowered concrete curb ramps from the paved parking area, making it not an accessible route. Additionally, there is a concrete walkway located at the main accessibility entrance that is level with the asphalt parking area acting as the accessible path of travel.

It is recommended to install signage to indicate where the exterior accessibility route is and to create curb cuts where required in order to improve the route from municipal sidewalks to the main accessible entrance. The AODA AccessON requirements for exterior accessible route improvements will be triggered if the exterior path of travel is significantly renovated or if a new exterior path of travel is installed.



View of the accessible path of travel from the East surface parking area to the main accessibility entrance.



View of the concrete walkway at the main accessibility entrance.



Missing curb cut leading from parking area to the concrete walkway at the East side of the main entrance driveway.



Asphalt paving curb ramp leading from parking area to the concrete walkway on the West side of the main entrance driveway.

3.4 Building Entrances

The main accessibility entrance to the Site Building is located on the East elevation. The main accessible entrance enters into the public dressing room hallway.

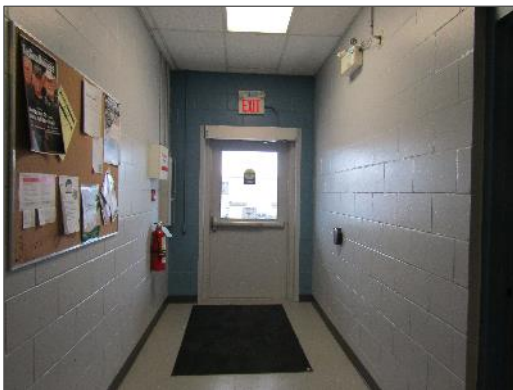
The accessibility entrance door appeared to be compliant with clear floor area on each side of the door, and was measured to be 41" wide, which is compliant with the minimum clear opening width (32"). The accessible entrance door was equipped with power door operator hardware, which was functioning at the time of the Site inspection. The door hardware did not require twisting, and is in compliance with

accessibility requirements. The threshold at the accessible entrance doorway was sufficiently flush to meet accessibility requirements.

There are no changes required to the building accessible entrance based on this assessment.



General view of East elevation with main accessible entrance door.



Interior view of main accessible entrance.

3.5 Interior Accessible Routes and Amenities

There is an accessibility route connecting all public areas within the ground floor of the building. The accessible routes within the building were clear and free of obstruction at the time of the Site inspection (minimum 36"). The interior access route to the second floor is not deemed to be accessible, however an alternate route using the accessibility lift, which is accessed from the exterior of the Site Building on the East elevation can be used to reach all areas of the public space on the second floor.

There are viewing areas, event space, and counter service areas on the first and second floors of the Site Building. Additionally, there is a second floor kitchen adjacent to the event space. The tables throughout the event space were observed to have a clearance height in general conformance with minimum height for accessibility under counter clearance requirements (29"). The kitchen area adjacent to the event space did not include dedicated accessibility furnishings or sink access. The food booth service areas

were observed to have counters that are too high for a person seated in mobility aid to obtain service and no alternative service area was noted.

The Site Building has two (2) interior ramps, one (1) in the rink area and another within the main corridor of the community centre. The rink side interior ramp leads to an accessible viewing area and it has a slope of approximately 1:4 (ramp rise to run ratio). The slope for the interior ramp that leads to the viewing area in the main corridor of the community centre was observed to have a slope of approximately 1:10. The ramps do not meet slope requirements of 1:15 or less in accordance with AODA AccessON requirements. The ramp widths were measured and are compliant to minimum width accessibility requirements (36" clear width). There are no handrails on either ramp.

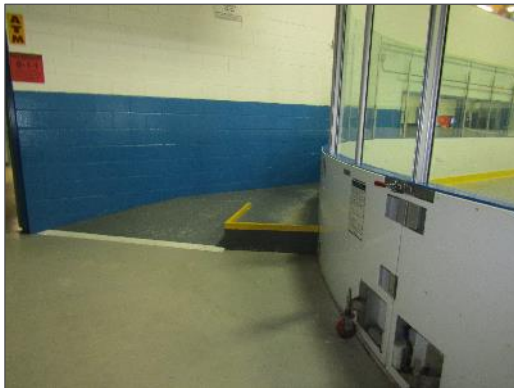
It is recommended to renovate the food service counters to provide a lowered counter area for accessibility with a clearance of 29" below. It is also recommended that the slope of the interior ramps for the viewing areas be improved to a slope of 1:15 or less (This item can be completed and included in the overall cost at the time of major renovation to the interior finishes and ramps). It is recommended that signage be installed near the stairs to the second floor directing persons to the alternate accessible route which uses the lift from the exterior.



View of second floor event space.



View of second floor kitchen sink area.



View of accessibility viewing area at the arena.



View of an accessibility viewing area within the community centre.



View of the service counter for the food booth on the ground floor.

3.6 Interior Doors

The interior doors within the Site Building at interior accessibility routes generally were observed to be compliant with clear floor areas on either side of the doors. The doors along main routes within the Site Building had lever style or push/pull style door hardware installed, which complies with accessibility requirements. Doors where tested qualitatively appeared to be compliant with accessible opening force requirements. All doors, where measured, along interior accessible routes were in compliance with minimum clear opening width accessibility requirements (32").

There are no changes required to the interior doors based on this assessment.



View of an accessible interior door.



Typical interior door with lever style hardware.

3.7 Accessibility Lift

There is one (1) accessibility lift in the Site Building which serves the first and second floors. The lift has two (2) sets of doors; an East opening door and a West opening door. The door opens to the East on the first floor on the exterior of the building and to the West on the second floor to the interior of the building.

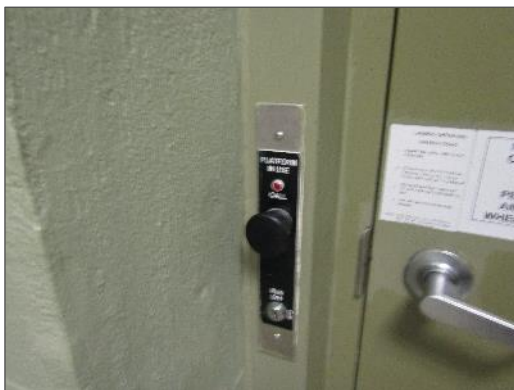
All hallway call buttons were observed to be configured with one (1) "call" button. The lift was noted to not have any audible or visual call indicators upon arrival to each floor, at the lift entrances. As well, it did not have audible or visual floor position indicators within the cab. The lift appeared to not have the minimum compliant clear floor area to meet accessibility standards. The lift doors do not have functioning re-opening devices to prevent closure on obstructions in the door opening. The lift control button heights were measured and found to be in compliance with maximum height requirements for accessibility standards (48"). Tactile and Braille characters were not observed to be included to the left of each lift car control button. There is no emergency call system located within the lift cab.

The use of the accessibility lift requires key access and assistance, as indicated by signage on the doors of the lift. It is assumed that personnel at the building would be assisting with use of the lift, otherwise it is

not possible to gain access to the lift as a key is required. As such, there are no changes required to the lift based on this assessment, and under the assumption that the lift would only be used with the assistance of building personnel.



General view of lift.



View of the lift call button on the exterior.



View of the lift controls within the cab.

3.8 Toilet Rooms

There is an accessibility washroom on the second floor and an accessibility dressing room with one (1) accessible toilet stall on the first floor. It was noted that the washrooms generally had accessibility signage above or beside the door. There are no visual strobe fire alarm devices in the washrooms.

Corridor access doors to the washrooms were measured, and 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, which meets accessibility requirements. The plumbing piping under sinks was not insulated against contact in any of the washrooms, and is not in compliance with accessibility requirements.

Grab bars were noted to be provided in the accessibility washrooms and appeared to be installed at appropriate heights and locations. The accessible stall door width was measured and meets the minimum compliant clear width requirements (32"). The accessibility toilet stall appeared to provide sufficient compliant clear floor area. Soap dispenser and air dryers were measured for mounted height of controls and dispensing components and 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") while the hooks for the dressing room area were higher than the maximum height requirement.

It was noted that the path to the sink in the first floor accessible washroom was blocked by stored items. It is recommended to remove these items to allow clear path of travel to the sink area. This is considered to be a housekeeping item.

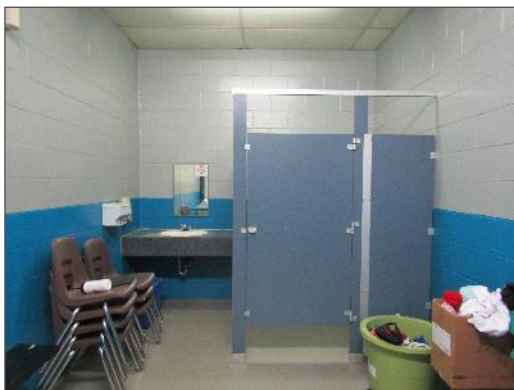
It was noted that there was no accessibility shower area within the building as all the current showers feature a concrete curb at the base. It is recommended to renovate a dressing room to include an accessible shower stall, including bench seating, grab bars, and appropriate height mounted controls and shower hardware. It is recommended to install visual strobe fire alarm devices in the washrooms. Further, it is recommended to insulate plumbing under designated accessible sinks against contact and lower the dressing room hooks or install additional hooks at heights in compliance with accessibility requirements.



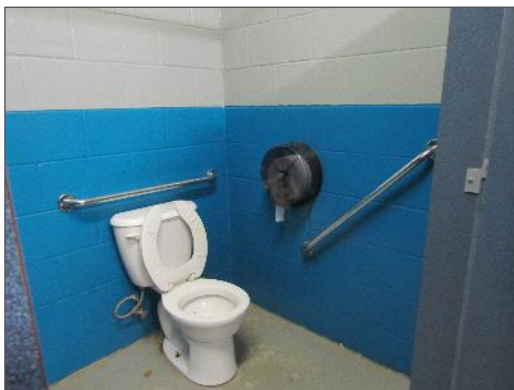
General view of second floor accessible washroom.



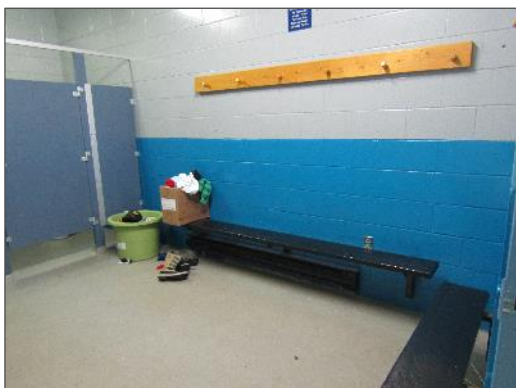
View of the sink and countertop within second floor washroom.



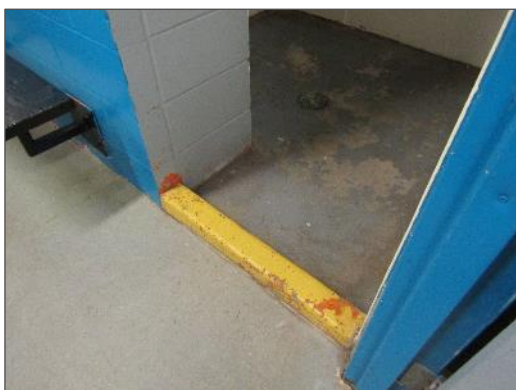
General view of first floor accessibility washroom and dressing room, showing partially blocked path of travel to the sink area.



View of the accessible washroom stall with grab bars on the first floor.



View of hooks within the accessible dressing room that are placed too high.



View of concrete curb at the base of the shower stall.

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 one (1) additional accessible parking spot (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
Install signage to identify the exterior accessibility route and create curb cuts where required in order to improve the route from municipal sidewalks to the main accessible entrance.	\$1,250
Include one (1) service counter at each of the food booths which meet the clearance requirements (29").	\$2,000



Item Description	Estimated Cost
Improve the slope of the interior ramps in accordance with current AODA AccessON requirements of 1:15 or less (This item can be completed and included in the overall cost at the time of major renovation to the interior finishes and ramps).	Included in interior renovation capital costs
Install signage to indicate where the accessible route to the second floor is.	\$ 250
Remove stored items in first floor accessibility washroom, which are partially blocking the clear path of travel to the sink area (This is a housekeeping item with no associated cost).	Housekeeping
Renovate a minimum of one (1) shower stall to make it accessible.	\$3,500
Install visual strobe fire alarm devices in the washrooms.	\$1,000
Insulate plumbing under designated accessible sinks against contact.	\$ 200
Lower the dressing room hooks or install additional hooks at accessibility heights.	\$ 250
TOTAL	\$8,450

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.



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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