



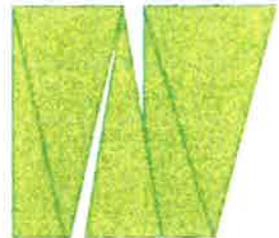
ADA STUDY AND FINDINGS FOR SELECTED PROPERTIES

A handwritten signature in blue ink, appearing to read 'William C. McLees', is positioned above a horizontal line.

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1. Overview

A site walk-through was conducted of eight facilities owned and operated by the Borough of Wildwood Crest. The investigation was to review and analyze the buildings and properties for conformance to the federal *Americans with Disabilities Act* and related state codes and adopted design standards. The selected buildings identified by the Borough for this review were as follows:

- Joseph Von Savage Pool Center
8800 New Jersey Avenue
- Public Works Building
120 w Newark Avenue
- Ambulance Corps Building
9300 Pacific Avenue
- Nesbitt Tourism Center
Rambler Road & Beach
- Lifeguard Headquarters
Rambler Road & Beach
- Old Library Building
6301 Ocean Avenue
- Crest Pier Recreation Center
5800 Ocean Avenue
- Borough Hall
6101 Atlantic Avenue

Building age spans the decades for the above list and as a result, several of the properties which pre-date the 1990 federal mandate have been found to be lacking in compliance in several aspects. This, coupled with the State's individual requirement from the 2015 NJ Edition of the *International Building Code* (following) presents a significant burden of improvement for older facilities such as the Ambulance Corps building and the Beach Patrol Headquarters:

*"1104.4.1.1 Regardless of the square footage of the buildings or floors, buildings of two or more stories that are owned and occupied by public entities shall provide a vertical accessible route between floors."*¹

As such, the Borough may give some consideration to a total replacement and/or consolidation of the facilities in such cases. In other locations, buildings will require varying levels of renovation or improvement to address the deficient areas, most often found to be related to door hardware and/or restroom improvements.

¹ 2015 *International Building Code*, New Jersey Edition Section 1104.4.1.1

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2. Background & Method

In 1990 Congress approved and enacted the *Americans with Disabilities Act (ADA)* to protect the civil rights of people with disabilities in the United States. This legislation was modeled after earlier landmark laws prohibiting discrimination based on race or gender. The ADA covers a wide range of disability, from physical conditions affecting mobility, stamina, sight, hearing and speech to conditions such as emotional illness and learning disorders.² The law address access to various locations, spaces, buildings and the like, divided into several sections within the law.

Through a continued process of refinement and public input, the ADA regulations were developed and issued by the Department of Justice (DOJ) as an enforceable standard in 1998 that governs the manner and accessibility guidelines to workplace environments, government services and facilities, and place of public accommodation, all of which apply to the facilities owned and operated by the Borough of Wildwood Crest. At the state level implementation of the accessibility guidelines was achieved through the creation of the New Jersey Barrier Free Subcode, and adoption of the *ICC/ANSI A117.1-2009*. Through this lens, **william mclees architecture** conducted a site walk-through/survey of the existing conditions at the above mentioned selected buildings and facilities for purpose of identifying deficiencies and offering critical analysis and proposed resolutions for the Borough's consideration.

The review was conducted at each location and evaluated from the point of arrival, identifying an accessible route through the facility to all spaces, features and amenities, structured in the following standard format for all properties:

1. Site and Parking Area
2. Building Entry & Accessible Route
3. Vertical Accessible Route
4. Toilet & Bathing Facilities
5. Special Rooms and Spaces
6. Built-In Furnishings and Equipment

Additional consideration was given to compliance in selected areas, such as restrooms, service counters, kitchen/break areas and other similar areas of public accommodation. The following report provides insight into areas where further accommodation might be made for each facility. Areas found to be deficient are noted and resolutions are

² Excerpt from Introduction, ADAAG A Guide to the Americans with Disabilities Act Accessibility Guidelines, July 1998

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proposed. When conditions are found lacking, the applicable section of the *ICC/ANSI* design standard (herein referenced, 'design standard') is provided for reference.

It should be noted that although the design standards are incorporated into the State *Uniform Construction Code* as a matter of implementation, the ADA federal law as-enacted is a civil rights law, not a building code. As such there is no 'grandfather' provision or relief from compliance due to the age of the facilities.

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3. Von Savage Memorial Pool

8800 New Jersey Avenue



1. Site and Parking Areas

1.1 Parking

The parking area is provided with 2 ADA spaces which share a common loading space. Signage is provided, however a van accessible stall should be identified. The number of spaces is adequate in consideration of the total number of parking spaces in the lot. **[502.2, 502.7]**

RESOLUTION: PROVIDE ADDITIONAL SIGNAGE TO IDENTIFY VAN ACCESSIBLE SPACES

1.2 Curb Ramps and Accessible Route

The building is situated on New Jersey Avenue, with a large parking area located adjacent to the public pedestrian sidewalk network. An accessible walkway connects the building entry to the sidewalk, via a concrete ramped walk. The walkway appears to exceed the allowable slope in the direction of travel and is thus considered a ramp and should be provided with the required handrails, guards and landings. A curb ramp is present between the parking field and the building entry. The slope of the sidewalk to the entry from the curb ramp also appears to exceed the allowable slope and should be reconfigured or provided with the necessary handrails, landings, etc. **[405]**

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RESOLUTION: REMOVE AND REPLACE CONCRETE AT THE ENTRY AREA TO CONFORM TO REQUIRED MAXIMUM 1:20 SLOPE

2. Building Entry & Accessible Route

2.1 Doors/Clear Floor Space

Entry doors are provided with pulls, no latching device is present. Other exterior doors for exit points are provided with panic hardware. Which complies with the design requirements.

Interior doors were found to be in compliance with regard to width, however several doors have knob-type hardware. [404.2.6]

RESOLUTION: DOOR HARDWARE SHOULD BE REPLACED WITH LEVER HARDWARE COMPLYING WITH DESIGN STANDARDS

CONSIDERATION MAY BE GIVEN TO AUTOMATED DOOR OPENERS, WHICH- WHILE NOT REQUIRED- PROVIDE ADDITIONAL CONVENIENCE FOR DISABLED PERSONS.

2.2 Thresholds

Thresholds throughout the facility were found to be in compliance with the design standard. However, at entry points to the Men's and Women's Restrooms the flooring transition from the pool deck surface to the adjacent restroom non-slip composite flooring presents a significant slope up, through a circuitous 'blind' entry designed to obstruct views into the restroom. The floor transition here slopes up approximately 3 inches within a distance of 36" and does not meet threshold or floor slope requirements. [404.2.4]

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RESOLUTION: THE FLOOR SLOPE AREA AT THE RESTROOM/LOCKER ROOM ENTRY AREAS SHOULD BE REMOVED AND REPLACED AT A SLOPE NOT EXCEEDING 1:20 AND/OR PROVIDED WITH AN ADA COMPLIANT THRESHOLD CONDITION.

3. Vertical Accessible Route

3.1 Elevators
not applicable

3.2 Stairways/Handrails
not applicable

3.3 Ramps
see Section 1 above regarding exterior ramping at the building entry. [405]

4. Toilet & Bathing Facilities

4.1 Restroom Clear Floor Spaces
Both Men's and Women's Rooms provide clear floor space for fixtures and turning space within the rooms.

The private restroom is inadequate for accessible purposes. The wall-mounted lavatory is set at 32 inches above the floor, which does not permit the required knee-space below. the lavatory encroaches on the clear floor space required for the toilet. The room dimensions do not permit clear floor spaces to be met for the toilet, or for the approach to the door. Grab bars are mounted too low at 32 inches. [604.5, 606.2]

RESOLUTION: RENOVATE THE EXISTING PRIVATE RESTROOM TO PROVIDE REQUIRED CLEARANCES.

4.2 Toilet Compartments/Grab Bars
The toilet compartments provided at each restroom meet with the design standard for space. The compartments however, do not include the grab bars required at the accessible toilet compartment. [604.5, 604.7, 609]

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RESOLUTION: REPLACE EXISTING GRAB BARS

4.3 Toilets

Toilets surveyed meet the accessible height requirements.

4.4 Urinals

The urinals surveyed meet the accessible height requirements.

4.5 Lavatories/Mirrors

The lavatories and mirrors surveyed meet the accessible height requirements.

4.6 Showers/Grab Bars

*The showers provided allow for clear floor space maneuvering and controls are within the reach ranges, however no hand-held shower nozzles have been provided. Additionally, grab bars are insufficient. No bench seating is provided. **[608.3, 608.5]***

RESOLUTION: PROVIDE REQUIRED HAND HELD SHOWER DEVICES AND GRAB BARS

4.7 Restroom Accessories

*Restroom accessories are mounted within allowable reach ranges, however it should be noted that the towel dispensers exceed the maximum projection permitted for wall mounted fixtures. **[307.2]***

RESOLUTION: REPLACE WALL MOUNTED RESTROOM ACCESSORIES

4.8 Drinking Fountains

Fountains at the facility comply with the design standard.

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5. Special Rooms and Spaces

5.1 Locker Rooms

Clear floor turning space was not available within the locker room area. [803.2]

RESOLUTION: REMOVE/RECONFIGURE BENCHES AS REQUIRED TO PROVIDE CLEAR TURNING SPACE.

5.2 Kitchen/Break rooms

The break room area is provided with a counter at 36" inches and does not provide an accessible work surface. No counter surfaces with knee-space are provided, and no knee-space is provided at the sink. Furniture in the break room appears to comply with the design standard. [804.3, 804.4]

RESOLUTION: RENOVATE THE EXISTING COUNTER AREA TO PROVIDE AN ACCESSIBLE WORK SURFACE AREA AND KNEE SPACE AT THE SINK.

6. Built-In Furnishings & Equipment

6.1 Work surfaces

not applicable

6.2 Benches

Benches provided in the pool area and in the locker rooms meet the design standard.

6.3 Sales/Service Counters

The check in counter complies with design requirements.

6.4 Pool

The pool is provided with an accessible seat that complies with requirements.

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4. Public Works

120 W Newark Avenue



1. Site and Parking Areas

1.1 Parking

No designated accessible parking has been provided for the facility in the yard area. [502, 503]

RESOLUTION: PROVIDE DESIGNATED ACCESSIBLE VAN PARKING CONNECTED TO AN ACCESSIBLE ROUTE.

1.2 Curb Ramps and Accessible Route

An accessible route is provided to the facility both, from the public sidewalk network and from the yard/parking area, via ramps. Handrails have been provided and appear to meet the design standard requirements.

2. Building Entry & Accessible Route

2.1 Doors/Clear Floor Space

The building entry and interior accessible route comply with requirements. Doors meet the minimum clear width. Door hardware provides lever handles as required.

CONSIDERATION MAY BE GIVEN TO AUTOMATED DOOR OPENERS, WHICH- WHILE NOT REQUIRED- PROVIDE ADDITIONAL CONVENIENCE FOR DISABLED PERSONS.

2.2 Thresholds

Thresholds observed comply with the design standard.

3. Vertical Accessible Route

3.1 Elevators

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not applicable

3.2 Stairways/Handrails

A raised walkway along the vehicle service area connects adjacent office/services spaces. The walkway is provided with a guardrail, however the stairs connecting the vehicular service area to the walkway are not provided with the required handrails or handrail extensions. [505]

RESOLUTION: RAILINGS, WHILE REQUIRED FOR BUILDING CODE COMPLIANCE, ARE NOT REQUIRED FOR ACCESSIBILITY AS A RAMP PROVIDES ACCESS TO THE SERVICE FLOOR.

3.3 Ramps

Ramps are provided both at the building entry points and within the facility to connect the walkway to the lower vehicular service area. All ramps comply with applicable standards.

4. Toilet & Bathing Facilities

4.1 Restroom Clear Floor Spaces

The Men's and Women's Restrooms provide accessible facilities with clear floor spaces meeting the design standard.

A private restroom is provided for the Supervisor office. This restroom does not meet any accessibility design standard requirements, due to the size of the room, door placement, etc. Previous versions of the New Jersey State Uniform Construction Code permitted such deviations for private use restrooms, but this exception no longer applies. [604.3, 604.5]



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RESOLUTION: WHILE AN EXCEPTION IS PROVIDED IN THE ICC/ANSI FOR GRAB BARS AT PRIVATE RESTROOMS, ALL CLEAR FLOOR SPACES ARE STILL REQUIRED TO BE PROVIDED, ALONG WITH DOOR FLOOR CLEARANCES.

4.2 Toilet Compartments
Toilet compartments meet the design standard.

4.3 Toilets
The toilets meet design requirements in mounting location.

4.4 Urinals
The Urinal in the Men's Room is mounted at an appropriate height.

4.5 Lavatories
Lavatories in the restrooms are mounted at 32 inches above the finished floor. this may pose a problem with the knee space requirements below the lavatory.

RESOLUTION: VERIFY KNEE SPACE CLEARANCES ARE MET.

4.6 Showers
not applicable

4.7 Drinking Fountains
Fountains meet the design requirement.

5. Special Rooms and Spaces

5.1 Locker Rooms
Locker areas are provided for Men and meet the accessible standard. Benches are mounted at a height of 17 inches.

5.2 Kitchen/Break rooms
The Break room is provided with a counter area at a height of 36 inches. No accessible work surface is provided at the break room. Additionally the sink is mounted at 36 inches, and does not provide for knee space below. Seating in-place meets the design standard. [804.3, 804.4, 606]

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RESOLUTION: RENOVATE EXISTING KITCHEN AREA TO PROVIDE ACCESSIBLE HEIGHT WORK SURFACE AND KNEE SPACE AT ACCESSIBLE HEIGHT SINK.

6. Built-In Furnishings & Equipment
 - 6.1 Work surfaces
see above
 - 6.2 Benches
see above
 - 6.3 Sales/Service Counters
not applicable

5. Ambulance Corps

9300 Pacific Avenue



1. Site and Parking Areas

1.1 Parking

The parking area is provided with 2 ADA spaces which share a common loading space. Signage is provided, however a van accessible stall should be identified. The number of spaces is adequate in consideration of the total number of parking spaces in the lot. [502.7]

RESOLUTION: PROVIDE ADDITIONAL REQUIRED SIGNAGE.

1.2 Curb Ramps and Accessible Route

The parking area is connected to the building via an accessible route. No curb ramps are required to reach the building entry from the parking.

2. Building Entry & Accessible Route

2.1 Doors/Clear Floor Space

The building is largely non-compliant from our review. The entry door, for instance, is an appropriate size, however the clear floor space requirements for the entry door cannot be met. The entry vestibule does not provide adequate space for maneuvering through to the building interior. The majority of the interior doors are 32 inches or less and do not permit the proper width for maneuvering. [404.2.3, 404.2.5]

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RESOLUTION: RENOVATE THE EXISTING ENTRY TO PROVIDE CLEAR FLOOR SPACES, MANEUVERING SPACES AND ACCESSIBLE DOORS.

CONSIDERATION MAY BE GIVEN TO AUTOMATED DOOR OPENERS, WHICH- WHILE NOT REQUIRED- PROVIDE ADDITIONAL CONVENIENCE FOR DISABLED PERSONS.

2.2 Thresholds

Thresholds appeared to comply.

3. Vertical Accessible Route

3.1 Elevators

*No elevator is provided to the second floor. The NJ Barrier-Free Subcode of the NJ Uniform Construction Code requires that a vertical accessible route be provided between all floors of buildings owned by public entities. **407, IBC 1104.4.1.1]***

RESOLUTION: AN ELEVATOR SHOULD BE INSTALLED TO PROVIDE AN VERTICAL ACCESSIBLE ROUTE BETWEEN FLOORS. A LIMITED USE, LIMITED APPLICATION ELEVATOR MAY BE USED, DEPENDING ON THE FLOOR AREA OF THE SECOND FLOOR.

3.2 Stairways/Handrails

*Stairs provided at the rear of the building meet accessibility requirements with regard to riser/tread and handrail height. The handrail does not have a cross-section sufficient to provide the adequate gripping surface. No guardrail is present. The stair width does not meet the required 48 inch width for compliance with the building code for an accessible exit. **[505, 505.6, 505.7, 505.10]***

RESOLUTION: RENOVATE THE EXISTING STAIR TO MEET REQUIREMENTS FOR HANDRAILS TO PROVIDE AN ACECSSIBLE MEANS OF EGRESS.

3.3 Ramps

No ramps were observed.

4. Toilet & Bathing Facilities

4.1 Restroom Clear Floor Spaces

*Clear floor spaces were not provided in the restroom. Additionally, no knee-space was provided at the lavatories. Doors to the restroom, measure 30" and do not permit adequate maneuvering space. **[604.3, 604.5, 606, 608, 609]***

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RESOLUTION: RENOVATE ALL RESTROOMS THROUGHOUT THE BUILDING TO PROVIDE ACCESSIBLE FACILITIES.

4.2 Toilet Compartments

Toilet compartments do not meet design requirements. [604.2, 604.3]

RESOLUTION: SEE 4.1 ABOVE

4.3 Toilets

Toilets do not meet the required mounting height or location from the adjacent wall. [604.2, 604.3]

RESOLUTION: SEE 4.1 ABOVE

4.4 Urinals

The urinal is mounted at 21 inches, in excess of the maximum height. [605]

RESOLUTION: SEE 4.1 ABOVE

4.5 Lavatories/Mirrors

Lavatories are mounted at an acceptable height, however they provide no required knee-space for access. Mirrors are mounted above the maximum height. [603.3, 606]

RESOLUTION: SEE 4.1 ABOVE

4.6 Showers

Second floor restrooms are provided with showers in the residential/dorm area. These showers do not meet any of the design standard requirements. No bench seating is provided. No grab bars are provided. [608, 608.3, 608.4, 608.5]

RESOLUTION: SEE 4.1 ABOVE

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4.7 Drinking Fountains
No drinking fountains were observed.

5. Special Rooms and Spaces

5.2 Kitchen/Break rooms

The kitchen area in the residential/dorm space does not provide the required work surfaces, knee-spaces or accessible height sink. Appliance controls additionally do not comply. [804.2 - 804.4]



RESOLUTION: RENOVATE THE KITCHEN/ BREAK AREA TO PROVIDE THE REQUIRED ACCESSIBLE FEATURES.

6. Built-In Furnishings & Equipment

6.1 Work surfaces

Work surfaces at the dispatch area appear to comply with requirements.

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6. Nesbitt Tourism Center

Rambler Road & Beach



1. Site and Parking Areas

1.1 Parking

The parking area is provided with 2 ADA spaces which share a common loading space. Signage is provided, however a van accessible stall should be identified. The number of spaces is adequate in consideration of the total number of parking spaces in the lot.

1.2 Curb Ramps and Accessible Route

No curb ramp is provided at the loading area, which therefore forces disabled persons to traverse vehicle paths to reach the nearest curb ramp up to the pedestrian sidewalk. [502.8]

RESOLUTION: PROVIDE A NEW CURB RAMP AT THE END OF THE LOADING AREA WITH TACTILE WARNING PAD TO PROVIDE ACCESSIBLE ROUTE WITHOUT CROSSING TRAFFIC AREAS.

2. Building Entry & Accessible Route

2.1 Doors/Clear Floor Space

The facility entrance is accessed via a ramp up to the entry porch. the entry door has a substantial threshold which exceeds the maximum allowable transition at the door. Doors throughout the facility are appropriately sized, however are provided with knobs, not an accessible lever handle. [404.2.4]

RESOLUTION: REMOVE AND RE-SET ENTRY DOORS SUCH THAT THE THRESHOLD COMPLIES WITH THE 1:2 REQUIREMENT, MAX. 1/2" RISE. REPLACE DOOR HARDWARE WITH COMPLIANT LEVER HANDLES.

CONSIDERATION MAY BE GIVEN TO AUTOMATED DOOR OPENERS, WHICH- WHILE NOT REQUIRED- PROVIDE ADDITIONAL CONVENIENCE FOR DISABLED PERSONS.

2.2 Thresholds

Interior thresholds comply with the design standard.

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3. Vertical Accessible Route

3.1 Elevators
not applicable.

3.2 Stairways/Handrails

Stairways and handrails serving them comply with the applicable standards. The height of the entry porch is approaching 30 inches, therefore consideration may be given to providing guardrails and intermediate pickets at the railings for fall prevention.

3.3 Ramps

The ramp provided is in excess of 36 inches. Clear landings comply with the requirements and edge protection has been provided integral to the handrail system.

4. Toilet & Bathing Facilities

4.1 Restroom Clear Floor Spaces

A single fixture unisex restroom is provided at the facility. The restroom provides all required clear floor space requirements.

4.2 Toilet Compartments
not applicable

4.3 Toilets

The toilet mounting height and location meet the standard.

4.4 Urinals
not applicable

4.5 Lavatories/Mirrors

*The lavatory meets the required standard, however the mirror is mounted in excess of 52 inches, outside of the accessible height range. **[603.3]***

RESOLUTION: REMOVE AND REPLACE THE EXISTING MIRROR OR SUPPLEMENT THE EXISTING WITH AN ADDITIONAL MIRROR AT AN ACCESSIBLE HEIGHT.

4.6 Showers
not applicable

4.7 Drinking Fountains
not applicable

5. Special Rooms and Spaces
not applicable

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6. Built-In Furnishings & Equipment

6.3 Sales/Service Counters

The main service counter is located at 42 inches and in excess of the required height. [904]

RESOLUTION: PROVIDE NEW MILLWORK ADJACENT TO THE EXISTING AT AN ACCESSIBLE HEIGHT.

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7. Lifeguard Headquarters

Rambler Road & Beach



1. Site and Parking Areas

1.1 Parking

No parking is designated for the facility. [502]

1.2 Curb Ramps and Accessible Route

not applicable [405]

2. Building Entry & Accessible Route

2.1 Doors/Clear Floor Space

No accessible entry to the building is provided. Stairs provided at the side of the facility do not meet the requirement. Doors to the facility are largely insufficient in width and location. Clear floor space is not provided. The interior accessible route is inadequate due to the space limitations and doorway widths. [404, 405, 505]

RESOLUTION: PROVIDE A NEW ACCESSIBLE WALKWAY TO THE PUBLIC WAY, RAMP, HANDRAILS, LANDINGS AND ACCESSIBLE WIDTH ENTRY DOOR.

CONSIDERATION MAY BE GIVEN TO AUTOMATED DOOR OPENERS, WHICH- WHILE NOT REQUIRED- PROVIDE ADDITIONAL CONVENIENCE FOR DISABLED PERSONS.

2.2 Thresholds

Several threshold conditions prevent the safe passage for disabled persons. [404.2.4]

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RESOLUTION: REMOVE AND REPLACE NON COMPLIANT DOORS AND THRESHOLDS AND REPLACE WITH COMPLIANT COMPONENTS.

3. Vertical Accessible Route

3.1 Elevators

No elevator is provided to the second floor. The NJ Barrier-Free Subcode of the NJ Uniform Construction Code requires that a vertical accessible route be provided between all floors of buildings owned by public entities. [407]

RESOLUTION: AN ELEVATOR SHOULD BE INSTALLED TO PROVIDE AN VERTICAL ACCESSIBLE ROUTE BETWEEN FLOORS. A LIMITED USE, LIMITED APPLICATION ELEVATOR MAY BE USED, DEPENDING ON THE FLOOR AREA OF THE SECOND FLOOR.

3.2 Stairways/Handrails

The main stairway to the second floor is inadequate as a means of providing an accessible route. Handrails do not meet the design standard requirements for height or extensions. [504.2, 505]

RESOLUTION: REMOVE AND REPLACE HANDRAILS MEET DESIGN STANDARDS.

3.3 Ramps
not applicable.

4. Toilet & Bathing Facilities

4.1 Restroom Clear Floor Spaces

Clear floor spaces were not provided in the restroom. Additionally, no knee-space was provided at the lavatories. Doors to the restroom, measure 30" and do not permit adequate maneuvering space. [602.2, 603.3, 604.5, 604.8, 605, 606, 606.3, 606.6, 608, 609]



RESOLUTION: RENOVATE ALL RESTROOMS THROUGHOUT THE BULIDING TO PROVIDE ACCESSIBLE FACILITIES.

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4.2 Toilet Compartments

Toilet compartments do not provide the required clear floor space. [604.3]

RESOLUTION: SEE ITEM 4.1 ABOVE

4.3 Toilets

Toilets are not mounted at the correct height or location for compliance with the design standard. The toilets do not provided the required elongated bowl. [604.3]

RESOLUTION: SEE ITEM 4.1 ABOVE

4.4 Urinals

Urinals are not mounted at the correct height.[605]

RESOLUTION: SEE ITEM 4.1 ABOVE

4.5 Lavatories

Lavatories are not compliant. knee-space is not adequate. [606]



RESOLUTION: SEE ITEM 4.1 ABOVE

4.6 Showers

A common shower area is provided. No hand held shower devices are provided. A substantial curb is present at the entry to the shower, preventing access to the shower area. No bench seating is provided. No grab bars are provided. [404.2.5, 608.5]

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RESOLUTION: SEE ITEM 4.1 ABOVE

4.7 Drinking Fountains
not applicable.

5. Special Rooms and Spaces

5.1 Locker Rooms

The locker area does not provide adequate turning space. [803]

RESOLUTION: REMOVE LOCKERS AND/OR BENCHES AS REQUIRED TO PROVIDE ADEQUATE TURNING SPACE

5.2 Kitchen/Break rooms

The kitchen area in the residential/dorm space does not provide the required work surfaces, knee-spaces or accessible height sink. Appliance controls additionally do not comply. [804.2- 804.4, 606]



RESOLUTION: PROVIDE AN ACCESSIBLE WORK SURFACE AND SINK AT THE REQUIRED HEIGHT, WITH REQUIRED KNEE-SPACE.

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6. Built-In Furnishings & Equipment
 - 6.1 Work surfaces
Work surfaces meet the requirement.
 - 6.2 Benches
Benches observed meet the design requirements.

8. Old Library Building

6301 Ocean Avenue



1. Site and Parking Areas

1.1 Parking

The parking area is provided with 2 ADA spaces which share a common loading space. Signage is provided, however a van accessible stall should be identified. The number of spaces is adequate in consideration of the total number of parking spaces in the lot. **[502.7]**

RESOLUTION: VAN ACCESSIBLE PARKING SHOULD BE IDENTIFIED.

1.2 Curb Ramps and Accessible Route

The building is situated on Ocean Avenue, with a small parking area located adjacent to the public pedestrian sidewalk network. An accessible walkway connects the building entry to the sidewalk.

2. Building Entry & Accessible Route

2.1 Doors/Clear Floor Space

The building entry is sloped to the doors. doors provided are an acceptable width, but with ramping up to the door, do not provide adequate clear floor space prior to entry, due to the slope of the adjacent sidewalk area. **[405]**

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RESOLUTION: SIDEWALK AREAS SHOULD BE REWORKED TO PROVIDE A LANDING AND CLEAR FLOOR SPACE AT THE ENTRY DOORS, MAX 1/4" PER LINEAR FOOT SLOPE. SIDEWALK AREAS SHOULD BE CONFIRMED TO NOT EXCEED 1:20 SLOPE OR BE PROVIDED WITH RAILINGS. ENTRY DOORS SHOULD BE 36 INCHES MINIMUM IN WIDTH.

CONSIDERATION MAY BE GIVEN TO AUTOMATED DOOR OPENERS, WHICH- WHILE NOT REQUIRED- PROVIDE ADDITIONAL CONVENIENCE FOR DISABLED PERSONS.

2.2 Thresholds
Thresholds comply throughout.

3. Vertical Accessible Route

3.1 Elevators
not applicable

3.2 Stairways/Handrails
not applicable

3.3 Ramps
Ramps are provided within the building, between the existing original construction, and the addition area. The ramps are provided with railings, but the cross-sectional area of the handrail and picket placement do not permit sufficient gripping surface. Additionally, no handrail extensions are provided. Lastly, no landing is provided at the top of the ramp, prior to the doors. [405]

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RESOLUTION: RAMP AREAS SHOULD BE RENOVATED TO PROVIDE THE REQUIRED LANDING AND CLEAR FLOOR SPACE AT THE TOP OF RAMP, ADJACENT TO DOORS. RAILINGS SHOULD BE REMOVED AND REPLACED WITH RAILINGS COMPLYING WITH THE DESIGN STANDARD.

4. Toilet & Bathing Facilities

4.1 Restroom Clear Floor Spaces

Restroom entries do not meet the minimum door width or clear floor space requirements. Floor space within the restroom, is not adequate to provide clear floor spaces within the restroom. [602.2, 603.3, 604.5, 604.8, 605, 606, 606.3, 606.6, 608, 609]



RESOLUTION: RESTROOM AREAS SHOULD BE RENOVATED TO COMPLY WITH ALL APPLICABLE STANDARDS.

4.2 Toilet Compartments

Toilet compartments do not meet the design criteria. [604.8]

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RESOLUTION: SEE ITEM 4.1 ABOVE.

4.3 Toilets

Toilets are not compliant, and are not mounted correctly to meet design requirements. [604]

RESOLUTION: SEE ITEM 4.1 ABOVE.

4.4 Urinals

The urinal is not mounted at the correct height to meet the standard. [605]



RESOLUTION: SEE ITEM 4.1 ABOVE.

4.5 Lavatories/Mirrors

Lavatories do not meet the design standard. No knee-space is provided. Mirrors are mounted above the maximum range for accessibility. [603.3]

4.6 Showers

not applicable

4.7 Drinking Fountains

The drinking fountains meet the requirements.

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- 5. Special Rooms and Spaces
 - 5.2 Kitchen/Break rooms
not applicable

- 6. Built-In Furnishings & Equipment
 - 6.1 Work surfaces
 - ..
 - 6.2 Benches
not applicable
 - 6.3 Sales/Service Counters
 - ..

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9. Crest Pier Recreation Center

5800 Ocean Avenue



1. Site and Parking Areas

1.1 Parking

The parking area is provided with 2 ADA spaces which share a common loading space. Signage is provided and a van accessible stall is identified. The number of spaces is adequate in consideration of the total number of parking spaces in the lot.

1.2 Curb Ramps and Accessible Route

The building is situated on Ocean and Atlantic Avenues, with a large parking area located adjacent to the public pedestrian sidewalk network.

2. Building Entry & Accessible Route

2.1 Doors/Clear Floor Space

The building is served by an accessible route to the Ocean Avenue entry via an exterior ramp adjacent to the accessible parking stalls. Doors to the facility are adequate and provide the necessary clear floor space for maneuvering. The interior accessible route is adequate, providing access to all of the main spaces on the first floor. Several of the doors in the facility are provided with knob hardware, which does not meet the design requirements for accessibility.

[404.2.3, 404.2.6]

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RESOLUTION: DOOR HARDWARE SHOULD BE REPLACED WHERE NOT COMPLIANT. DOORS, SUCH AS THE CONFIGURATION ABOVE, SHALL BE REPLACED OR RECONFIGURED TO PROVIDE THE NECESSARY CLEAR FLOOR SPACE.

CONSIDERATION MAY BE GIVEN TO AUTOMATED DOOR OPENERS, WHICH- WHILE NOT REQUIRED- PROVIDE ADDITIONAL CONVENIENCE FOR DISABLED PERSONS.

2.2 Thresholds
Thresholds comply throughout.

3. Vertical Accessible Route

3.1 Elevators

No elevator is provided to the second floor. The NJ Barrier-Free Subcode of the NJ Uniform Construction Code requires that a vertical accessible route be provided between all floors of buildings owned by public entities. [407]

RESOLUTION: AN ELEVATOR SHOULD BE INSTALLED TO PROVIDE AN VERTICAL ACCESSIBLE ROUTE BETWEEN FLOORS. A LIMITED USE, LIMITED APPLICATION ELEVATOR MAY BE USED, DEPENDING ON THE FLOOR AREA OF THE SECOND FLOOR.

3.2 Stairways/Handrails

The stairway provided to the second floor is an open riser stair which does not comply with accessible standards. Similarly, handrails/guardrails do not comply with the gripping surface requirements, or extensions provided. [504.3, 505]

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RESOLUTION: HANDRAILS SHOULD BE REPLACED WITH COMPLIANT SYSTEMS, OPEN RISER CONDITIONS SHOULD BE CLOSED.

3.3 Ramps

Ramps provide comply with the design requirements.

4. Toilet & Bathing Facilities

4.1 Restroom Clear Floor Spaces

Restrooms are adequately sized to provide clear floor space for the fixtures.

The private restroom located adjacent to the office area is not ADA compliant. the room lacks the clear floor space and grab bars necessary for compliance with the design standard.



RESOLUTION: THE RESTROOM IS NOT ACCESSED THROUGH A PRIVATE OFFICE AND DOES NOT QUALIFY FOR THE PRIVATE RESTROOM EXCEPTION. THE ROOM

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SHOULD BE RENOVATED TO MEET CLEAR FLOOR SPACE, TURNING SPACE AND GRAB BAR REQUIREMENTS.

4.2 Toilet Compartments

Toilet compartments are adequately sized to accommodate the clear floor space requirements needed. Grab bars in the compartments however do not meet the standard. [604.5, 609]

RESOLUTION: GRAB BARS SHOULD BE REPLACED TO MEET REQUIREMENTS.

4.3 Toilets

Toilets meet the accessible height.

4.4 Urinals

Urinals meet the accessibility requirement

4.5 Lavatories

Lavatories are mounted to comply with the design standard.

4.6 Showers

The showers are a common area. A handheld device is provided at an accessible location in the women's room, however the Men's room does not have a handheld device for accessibility. No bench seating is provided. Grab bars are insufficient. [608.3, 608.5, 609]

RESOLUTION: GRAB BARS SHOULD BE PROVIDED TO MEET REQUIREMENTS. BENCH SEATING IS NOT REQUIRED FOR ROLL-IN CONDITIONS, HOWEVER A HAND HELD SHOWER FIXTURE SHOULD BE PROVIDED.

4.7 Drinking Fountains

Drinking Fountains are in compliance.

5. Special Rooms and Spaces

5.1 Locker Rooms

Benches are installed at a height of 17 inches and comply with requirements.

5.2 Kitchen/Break rooms

..

6. Built-In Furnishings & Equipment

6.1 Work surfaces

..

6.2 Benches

see notes above

6.3 Sales/Service Counters

..

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10. Borough Hall

6101 Pacific Avenue



1. Site and Parking Areas

1.1 Parking

The parking area is provided with 2 ADA spaces which share a common loading space. Signage is provided and a van accessible stall is identified. The number of spaces is adequate in consideration of the total number of parking spaces in the lot.

1.2 Curb Ramps and Accessible Route

The building is situated on Ocean and Atlantic Avenues, with a large parking area located adjacent to the public pedestrian sidewalk network.

2. Building Entry & Accessible Route

2.1 Doors/Clear Floor Space

Both entries to the Borough Hall and to the Police Department provide an accessible route and clear floor space at the entries. The interior accessible route at the Borough hall is adequate. The route within the Police Department is minimally adequate, with tight maneuvering spaces. [304.3]

CONSIDERATION MAY BE GIVEN TO AUTOMATED DOOR OPENERS, WHICH- WHILE NOT REQUIRED- PROVIDE ADDITIONAL CONVENIENCE FOR DISABLED PERSONS.

2.2 Thresholds

Thresholds comply with the design standard.

3. Vertical Accessible Route

3.1 Elevators

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An elevator is provided for the Borough Hall to complete the accessible route to the second floor. The Police Department has no such vertical route that complies. A corridor connection between the Police Department and the Borough hall exists, and may be utilized to access the elevator.

3.2 Stairways/Handrails

Public use stairway meets riser/tread requirements, however the handrail/guardrail exceeds an acceptable height. [505, 505.10]

The Police Department Stair...[505]

RESOLUTION: HANDRAILS/GUARDS SHOULD BE PROVIDED THAT COMPLY WITH DESIGN STANDARDS IN ALL AREAS.

3.3 Ramps

Ramps at the exterior of the building comply with applicable standards. The interior ramp at the Police Department access to the court does not comply, due to the lack of landing space at the bottom. [405]

RESOLUTION: AN ALTERNATE ROUTE IS PROVIDED FROM THE POLICE DEPARTMENT CORRIDOR TO THE BOROUGH HALL CORRIDOR AND ACCESSIBLE ROUTE.

4. Toilet & Bathing Facilities

4.1 Restroom Clear Floor Spaces

Access to the Borough Hall first floor toilet rooms is limited in clear floor space on the pull side. [404.2.3]

Locker room restrooms provide clear floor spaces at the fixtures and doors. However a designated turning space at the locker area was not observed. [803.2]

Second Floor facilities at the Borough Hall face similar issues to those noted for the first floor restrooms. [404.2.3]

The second floor restroom at the Police Department does not comply with accessibility requirements, as it does not meet clearances, maneuvering spaces, turning spaces nor mounting heights for the fixtures. [602.2, 603.3, 604.5, 604.8, 605, 606, 606.3, 606.6, 608, 609]

RESOLUTION: DOORS SHOULD BE REPLACED/RECONFIGURED TO PROVIDE REQUIRED CLEAR FLOOR SPACE. FIXTURES NOT MEETING REQUIREMENTS, I.E. LAVATORIES AT BOROUGH HALL, SHOULD BE REMOVED AND REPLACED ACCORDINGLY. POLICE DEPARTMENT RESTROOMS SHOULD BE RENOVATED COMPLETELY TO MEET ALL REQUIREMENTS.

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4.2 Toilet Compartments
Toilet compartments meet design requirements.

4.3 Toilets
Men's toilets meet accessible requirements. The Women's toilet is installed at 19 inches to the center from the adjacent wall, which exceeds the maximum distance of 18 inches. [604.2]

Toilets in the Locker area of the Police Department have toilets which exceed the required dimension to center at 20 inches. Toilets here also are lower than required at 15" and do not have elongated bowls. [604.2]

RESOLUTION: SEE ITEM 4.1 ABOVE.

4.4 Urinals
The Men's locker room urinal is mounted at 24 inches and does not meet the design requirement. [605]

RESOLUTION: SEE ITEM 4.1 ABOVE

4.5 Lavatories
Lavatories as-installed exceed the maximum mounting height required. [606.3]

RESOLUTION: SEE ITEM 4.1 ABOVE.

4.6 Showers
not applicable

4.7 Drinking Fountains
Drinking Fountains meet the design standard.

5. Special Rooms and Spaces

5.1 Locker Rooms
See notes above.

5.2 Kitchen/Break rooms
not applicable

5.3 Holding Cells
Holding cells appear to comply with the design standard.

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5.4 Courtrooms

Courtroom access is provided along the accessible route through the Borough Hall. Ramping is provided within the courtroom to access the dais. Access to the courtroom from the Police Department is provided via a ramp and door, but is not compliant. An accessible route is provided to the Borough Hall corridor from a separate door.

6. Built-In Furnishings & Equipment

6.1 Work surfaces

Work surfaces observed comply with requirements.

6.2 Benches

Benches observed comply with requirements.

6.3 Sales/Service Counters

The Service counters at the Borough Hall do not comply at several locations.

[904]

*The main Service Counter for the Police Department at the vestibule exceeds the maximum permitted height for disabled persons at 42 inches. **[904]***

RESOLUTION: SERVICE COUNTER AREAS AT THE TAX OFFICE AND COURT SHOULD BE REWORKED TO PROVIDE ACCESSIBLE HEIGHT SURFACES AND KNEE SPACE.