



Arlington County Fire Station No.7 3116 S. Abington Street, Arlington County, Virginia 22206

Report identifying deficiencies relating to ADA Title II accessibility for persons with physical disabilities to programs or functions in this County-operated facility using the 2010 ADA Standards for Accessible Design and the Virginia Uniform Statewide Building Code Accessibility Standards.

Assessment Conducted: February 2, 2019
Report Submitted: March 18, 2019

RRMM Lukmire
2700 S. Quincy St., Suite 300
Arlington, VA 22206
(703) 998-0101

DRAFT



ADA Assessment

RRMM Lukmire Project # 13356.25

Fire Station No. 7 ADA Assessment

INTRODUCTION

At the request of Arlington County, the A/E team (Architect & Structural Engineer) conducted an accessibility assessment to identify the American for Disabilities Act (ADA) deficiencies in the existing facility.

The Facility is the Arlington Fire Station No. 7 located at 3116 S. Abington St., Arlington VA. The original apparatus bay is a 1940 era construction with an addition constructed in 1983. The facility is a two-level structure and is composed of the apparatus bay, aka, “Engine Bay”, Office” and “Day” area with a kitchen on the upper level and sleeping quarters and toilets on the lower level.

The existing Fire Station is an old structure used able bodied firefighters however it does not meet the goal of the County to provide equal access to all people, regardless of physical ability.

The A/E Team visited the Site on February 2, 2019 to review the condition the existing conditions for ADA compliance:

ANALYSIS

The Architect observes as follows:

1. Accessibility – Under the ADA, any facility built by, for, or on behalf of a public entity shall be designed in such a manner so that the facility is readily accessible to and usable by individuals with disabilities. The County follows the ICC International Building Code (IBC) as part of the Virginia Building Code (VUSBC) and it meets the requirements of the Americans with Disabilities Act (ADA) and Fair Housing Act. ADA 28 C.F.R.& 35.1.151. Standards for construction must comply with either the Uniform Federal Accessibility Standards (“UFAS”) or with ADA-Accessibility Guidelines.

The existing facility is not ADA compliant. With the concurrence of the Authorities Having Jurisdiction (AHJ), the A/E observes that the occupied use and type of activities are by “able bodied” firefighters and reasonably does not require that this facility comply with the referenced Accessible and Usable Buildings and Facilities standard (2009 ICC 117.1), however it is not exempted by the ADA for there might be some County personnel with

disabilities and the public during tours of a type or degree that might allow them to perform those activities required for this facility or at a minimum, to supervise such activities.

2. Parking – The existing fire station has five (5) 9’x17’ parking spaces without an accessible parking stall. A minimum of one (1) accessible parking stall with wheel stop and sign adjacent to the existing building sidewalk is required for the facility. Providing an accessible parking space and access aisle will reduce the total number of parking stalls to four (4).

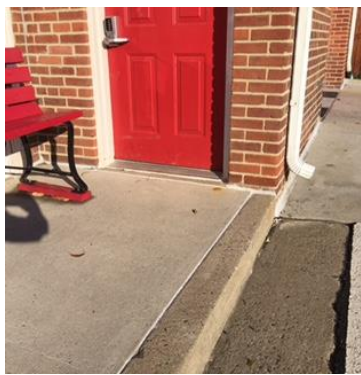


Proposed location of accessible stall.

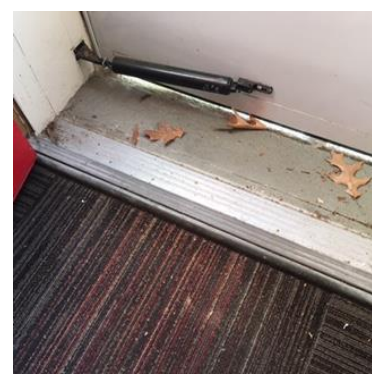
3. Entry – There is no accessible access from the parking lot to the entry doors. The sidewalk is separated by a 5 ½” curb from the parking from the building entry. Install an accessible and curb cut to the sidewalk. The existing entry doors are compliant with thresholds less or equal to ½” to allow accessible entry to the building.



Sidewalk curb

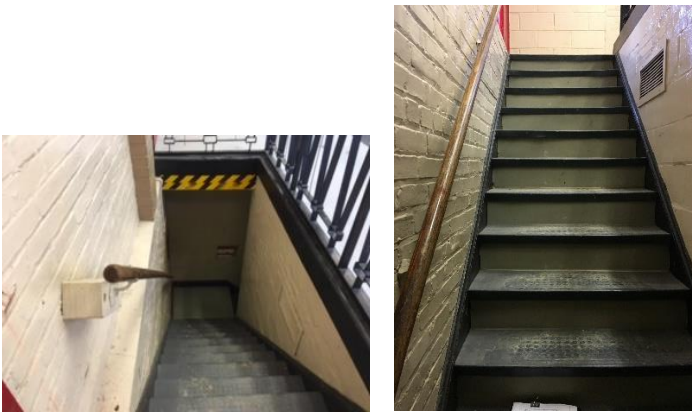


Sidewalk to entrance door



ADA compliant thresholds

4. Stairway/Accessibility Between Levels – The existing facility has no provision to allow persons with disabilities to access between the upper and lower levels. The residential components of the facility are located at both the lower and upper levels without a lift or elevator to allow ADA accessibility. The stair itself does not comply with the code having 9” deep treads and 7 ½” risers. Installation a platform lift or elevator between the levels.



Photos of existing stair connecting the upper and lower levels.

5. Toilets – The two bathrooms are not accessible from the upper level and are located at the lower level. The bathrooms are not ADA compliant with maneuvering clearance, clearances and obstructions to accessories and obstructions. The toilets have no grab bars and the the shower stalls are not accessible. At a minimum, install an ADA compliant toilet at the “Day Room” at the upper level.



Toilet 1 photos



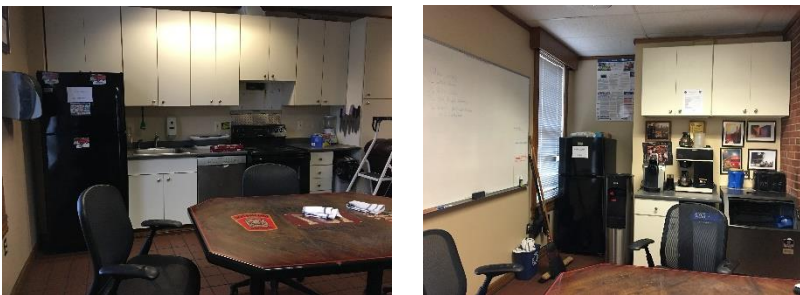
Toilet 2 photos

6. Signage - Directional exit sign is installed in the building, however no permanent ADA compliant signage designating informational/directional and entry are installed.



Installed exit signs. Note rooms have no space signage.

7. Day Room/Counters – The existing counters in the Day room are not compliant. The counter heights are 36”. The existing sink has no provision for toe and knee clearance. Install ADA compliant counters for height, reach, with toe and clearance under the sink.



Existing counters and cabinets.



8. ADA Compliance Checklist – A separate prepared ADA compliance checklist is included as part of this assessment showing non-compliant conditions discussed above.