

# East Longmeadow Fire Station



## Town of East Longmeadow ADA Transition Plan

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Institute for Human Centered Design

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### Background

Year Built: 1996

The East Longmeadow Fire Station is located at 150 Somers Road and is a two-story building. The public only accesses the first floor of the building. A parking lot is provided on the southeast side of the site. The public visits to the building during the Fire Station Open House, staff provides tours of the facility, and staff assists the public with car seat installations. Additionally, the public goes to the building to pick up fire reports and to visit the fire inspector.

The building has one (1) largely accessible entrance on the south side. There is an additional exit on the north side.

Areas surveyed include the lobby, training room, apparatus bay, administrative office, and one (1) set of men's and women's single-user toilet rooms.

### Key Accessibility Issues

#### Exterior Access Routes

Accessibility issues include routes with excessive running and cross slopes and routes that are not maintained in operable working condition.

#### Entrance

Accessibility issues at the main entrance include maneuvering clearance that has a steeper slope than is allowed.

#### Signage

Accessibility issues include lack of designation signage with raised characters and braille, and lack of tactile signs (with braille and raised characters) at the emergency egresses. Additionally, the inaccessible emergency exit lacks a directional sign pointing people to the nearest accessible emergency exit.

#### Assembly Areas

Accessibility issues include a possible lack of an adequate assistive listening system in the training room. Based on the

seating capacity of 75, three (3) receivers must be provided, two (2) of which must be hearing-aid compatible.

**Note:** If audible communication is integral to the use of the space, an assistive listening system must be provided. In addition, a sign with the International Symbol of Access for Hearing Loss indicating its availability is required when an assistive listening system is present.

#### Toilet Rooms

Accessibility issues are present in both the men's and women's single-user toilet rooms. In order to reach compliance, IHCD recommends changing both toilet rooms into all-gender single-user toilet rooms, and proceeding with bringing the current men's toilet room into full compliance. Signage with the International Symbol of Accessibility (ISA) should be provided at the former men's toilet room after it is brought into full compliance. A directional sign should be provided at the former women's single-user toilet room pointing visitors to the accessible toilet room.

#### **Additional Accessibility Issues**

- Two (2) accessible parking signs are located lower than allowed.
- Interior doors lack maneuvering clearance due to furniture and require a greater amount of force than allowed to open.
- Operable parts, such as a telephone and a clothing donation bin, are located higher than allowed.
- Knee clearance is less than 19" deep at work surfaces within the training room.

#### **Best Practice and Inclusive Design**

Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.

- At all accessible parking spaces, recommend replacing the identification sign with one that includes the text "Accessible" parking instead of "Handicapped" parking.
- Recommend providing a detectable warning on the curb ramp to the accessible parking spaces.

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- Recommend altering the change in level at this inaccessible exit to be 1/4" high max. so that the level change does not act as a tripping hazard. Alternately, provide a contrasting color strip on the edge of the step, so that people are more easily able to recognize the change in level.
- Recommend providing an adjustable height lectern with knee and toe clearance in the training room.

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<div style="border: 1px solid gray; padding: 2px;">Approach and Entrance</div> <div style="border: 1px solid gray; padding: 2px; margin-top: 5px;">Exterior Access Route</div>												
1	From Main Entrance Towards Parking	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%)	2.7%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	-
2	Near Accessible Parking	Ext.		Exterior Access Route			Surface openings > 1/2"	1.25"	Ensure that the surface opening is no greater than 1/2" max.	1	-	-
3	Parking Lot	Ext.		Exterior Access Route	Parking Lot		Does not prevent accumulation of water Route not maintained in operable working condition		Repair surface. Ensure the accessible route is maintained in operable working condition.	1	-	-
4	Towards Parking	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	10.3%	Reduce running slope to be no steeper than 1:20 (5.00%).	1	-	-
<div style="border: 1px solid gray; padding: 2px;">Off-Street Parking Lot or Garage</div>												
5	Accessible Parking Spaces	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated car accessible parking spaces Total # of designated van accessible spaces Sign bottom < 60" above finished grade	15 1 1 51.75"	Locate sign with the bottom of the sign 60" above the ground.	2	Labor	Labor

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Entrance</b>												
6	Main Entrance	Ext.		Entrance	Main Entrance		Maneuvering clearance at door > 1:50 (2.00%)	5.8%	Provide an automatic door opener in a level area where the slope and cross slope are no greater than 1:50 (2%) for a wheelchair user (30" x 48" area).	1	9900	\$5K - \$10K
											<b>9900</b>	
<b>Access to Goods and Services</b>												
<b>Means of Egress</b>												
7	Apparatus Bay Egress	1		Means of Egress	N/A		Tactile exit sign not provided Directional sign to accessible emergency exit not provided	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48"- 60" above the finished floor located on the latch side of the door. Provide a directional sign indicating the location of the nearest accessible emergency exit.	1	413 413	\$500 - \$1K
											<b>826</b>	
8	Lobby	1		Means of Egress	N/A		Tactile exit sign not provided Illuminated ISA symbol not provided (MAAB)	- -	Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48"- 60" above the finished floor located on the latch side of the door. When the illuminated exit sign is repaired or replaced, provide an illuminated sign with the International Symbol of Accessibility (ISA).	1	413	\$1 - \$500
											<b>413</b>	
<b>Interior Access Route</b>												
9	Corridor by Administrative Office	1		Interior Access Route	N/A		Obstructed by protruding objects	6.5"	Provide a cane detectable barrier such as a fixed trash can or railing located 27" max. above the finished floor or relocate the red box. Ensure that maintenance staff is aware every object that they mount in the circulation path that is greater than 4" deep, located between 27" and 80" above the finished floor is considered a protruding object. Cost estimate is for relocating the red box.	1	825	\$500 - \$1K
											<b>825</b>	

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Doors, Doorways, &amp; Gates</b>												
10	Administrative Office	1		Doors, Doorways, & Gates	Office		Maneuvering clearance(s) not provided	39"	Ensure that office door is propped open during business hours or relocate cabinet so that there is 60" clear in front of the door.	1	Labor	Labor
11	Men's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs. of force to open	10 lbs	Ensure that door opening pressure is monitored and kept in compliance at all doors by maintenance staff every 6 months.	1	Labor	Labor
<b>Signage</b>												
12	Administrative Office	1		Signage	Designation		Raised characters not provided on sign Braille not provided on sign		Provide text with raised characters duplicated in braille on the sign.  Note: IHCD will provide a guide from the U.S. Access Board on the requirements for signage under the ADA.	1	413	\$1 - \$500
											<b>413</b>	
<b>Operable Parts / Reach Range</b>												
13	Lobby - Assistance Telephone	1		Operable Parts / Reach Range	Telephone		Reach < 15" or > 48"(forward/side approach)	62"	Relocate phone so that controls are between 15"- 48" above the finished floor.	1	825	\$500 - \$1K
											<b>825</b>	
14	Clothing Donation Bin	Ext.		Operable Parts / Reach Range	Clothing Donation Bin		Reach < 15" or > 48"(forward/side approach)	72.5"	Ensure that staff is available to assist visitors who need assistance.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Dining or Work Surfaces</b>												
15	Training Room	1		Dining or Work Surfaces	Work Surface		Knee clearance less than 19" deep	14.5"	Provide at least one work surface with knee clearance that is 19" deep min.	1	700	\$500 - \$1K
											<b>700</b>	
<b>Assembly Area</b>												
16	Training Room	1		Assembly Area	N/A		Number of seats Assistive listening devices not provided	75 -	If audible communication is integral to the use of the space, provide an assistive listening system. IHCD team was shown this device, however under the ADA, based on the seating capacity of 75 people, 3 receivers must be provided, two of which must be hearing-aid compatible. Assistive listening systems should be identified by signage that contains that contains the International Symbol of Access for Hearing Loss.	1	2716	2716
<b>Toilet &amp; Bathing Rooms</b>												
<b>Overall Access</b>												
17	Women's and Men's Single-User Toilet Rooms	1		Overall Access	Toilet Room		Sign to accessible toilet not provided International Symbol of Acc. not provided	- -	Change the signs at each single-user toilet room to read "All-Gender" and recommend bringing the current men's toilet room into compliance. At the current women's room, provide a directional sign indicating the location of the nearest accessible toilet room. At the current men's room, provide a sign with the International Symbol of Accessibility (ISA). Cost estimate is for 2 designation and 1 directional signs.	1	413 413 413	\$1K - \$5K
											<b>1239</b>	
18	Women's and Men's Toilet Rooms	1		Overall Access	Toilet Room		Audible and visible alarm not provided	-	When fire system is updated, ensure that a visible and audible fire alarm is installed.	2	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Lavatory</b>												
19	Men's Toilet Room	1		Lavatory	N/A		Clear floor space not provided at lavatory Faucet requires > 5 lbs. of force	- 7 lbs	Provide at least one lavatory with a 30" min. by 48" min. clear floor space positioned for a forward approach. Relocate the trash container. Ensure that the faucet is adjusted so that it requires no more than 5 lbs. of force to operate.	1	Labor	Labor
<b>Single-User Toilet</b>												
20	Men's Toilet Room	1		Single-User Toilet	N/A		Centerline < or > 18" (MAAB) Rear grab bar < 42" long (MAAB) Clearance at toilet < 60" clear width	20.5 37.25" 57"	Relocate toilet so that the centerline is 18" from the side wall. Provide a rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side). Relocate the trash bin and rebuild lavatory counter so that there is 60" clear wide at the toilet.	1	6066 1238 3094	\$10K - \$50K
											<b>10398</b>	
<b>Best Practice</b>												
<b>Accessible Parking</b>												
21	Accessible Parking Spaces	Ext.		Accessible Parking	N/A				At all accessible parking spaces, recommend replacing the identification sign with one that includes the text "Accessible" parking instead of "Handicapped" parking.	1	-	-
<b>Curb Ramp</b>												
22	Route to Accessible Parking	Ext.		Curb Ramp	N/A				Recommend providing a detectable warning on the curb ramp.	1	-	-

ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Inaccessible Egress</b>												
23	Apparatus Bay Egress	1		Inaccessible Egress	N/A			2.5"	Recommend altering the change in level at this inaccessible exit to be 1/4" high max. so that the level change does not act as a tripping hazard. Alternately, provide a contrasting color strip on the edge of the step, so that people are more easily able to recognize the change in level.	1	-	-
<b>Lectern</b>												
24	Training Room	1		Lectern	N/A				Recommend providing an adjustable height lectern with knee and toe clearance.	1	-	-