

REPORT OF ANALYSIS AND RECOMMENDATIONS
CONCERNING THE
PROPOSED ACCESSIBILITY RENOVATIONS TO THE
BELLEFONTE AREA HIGH SCHOOL FOOTBALL FIELD
BELLEFONTE, PENNSYLVANIA

PREPARED FOR

BELLEFONTE AREA SCHOOL DISTRICT
BOARD OF SCHOOL DIRECTORS

PREPARED BY

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I. INTRODUCTION

It is the understanding of the Architect that it is the goal of the Bellefonte Area School District to make the existing High School Football Field and associated facilities handicapped accessible.

The purpose of this report is to offer advice to the school district as to how to achieve that goal. The report is organized as follows:

- A. To present an overview of the proposed accessibility renovations associated with the existing high school football field.
- B. To address the building code implications of these renovations.
- C. To present a phasing plan for these renovations.

The report is divided into three sections based on the threefold purpose of the report as previously described.

The professional who prepared this report are:

Michael J. Siggins, Architect, LEED AP

The site plan included provides a general overview of the site revisions and is not an “in-depth” type study. This report is to be a general overview and not an “in-depth” type study.

The views and opinions presented here-in are strictly those of the writer and are not to be interpreted or represented by anyone other than the writers.

A. OVERVIEW OF PROPOSED ACCESSIBILITY RENOVATIONS

The program of proposed accessibility renovations to the existing Bellefonte High School Football Field consists of the following items:

1. Extension of McCallister Street to a new accessible parking area. and the. Signage indicating access to accessible parking spaces at the intersection of East Bishop Street and McCallister Street.
2. Construction of the new accessible parking area and accessible access from the new accessible parking area to the existing stadium entry gate.
3. New accessible access from the existing gate to bleacher seating, locker and rest rooms and concession stand(s).
4. Renovations to existing bleachers to construct code compliant accessible access ramps and wheelchair accessible viewing areas.
5. Renovations to existing ticket booths to provide code compliant accessible ticket vending facilities.
6. Renovations to existing concession facilities to provide code compliant accessible vending facilities.
7. Renovations to existing locker and toilet facilities to provide code compliant accessible locker and toilet facilities .

This program was developed from meetings and conversations between the architect and Mr. Aaron Barto, Director of Physical Plant.

B. BUILDING CODE ANALYSIS OF THE PROPOSED RENOVATIONS

One of the intents of the Americans with Disabilities Act is to remove physical barriers which prevent people with physical disabilities and handicaps from accessing buildings, facilities and services otherwise available to the general public.

The proposed renovations included in this report are intended to remove the existing physical barriers which are associated with the Bellefonte High School Football Field in accordance with the state and local codes that have jurisdiction over this project.

Because these are renovations to an existing facility, the proposed renovations fall under the jurisdiction of the provisions of the International Existing Building Code-2009 (IEBC-2009), Chapter 11 “Accessibility” International Building Code- 2012 (IBC-2012), the International Code Council A117.1-2009. These codes are and the off- street parking regulations of the Borough of Bellefonte Zoning Ordinance.

As per IEBC-2009, the renovations would be considered Level 2 Alterations and the accessibility requirements associated with Level 2 Alterations are the same as those required for Level 1 Alterations.

The following analysis is intended to illustrate would be required to provide a fully accessible route to and throughout the facility.

A worst case scenario of 2,000 people occupying the home team bleachers and 1,000 people occupying the visiting team bleachers was used in this study where occupancy loads were required for certain calculations.

As per the IBC, the occupancy category of this facility is “A5- Assembly”.

A paraphrase of the IBC commentary on Chapter 11- Assembly states that, when doing a code analysis to determine what needs to be accessible, one is to assume that everything is to be accessible and then look for the exceptions.

The IEBC-2009 says that the altered element or space is only required to be on an accessible route if the alteration affects the accessibility to a, or contains an area of, primary function, the route to the primary function shall be accessible. The accessible route to the primary function area shall included toilet facilities or drinking fountains serving the area of primary function.

EXCEPTION- This provision does not apply to alterations undertaken for the primary purpose of increasing the accessibility of an existing building, facility or element.

1. ACCESSIBLE ROUTE

The proposed renovations are suggested to provide an accessible route from site arrival points to the accessible facility entrance and within the facility.

That accessible route begins with providing access for site arrival points that include:

- Public transportation stops
- Accessible parking
- Accessible passenger loading zones
- Public streets or sidewalks to the accessible building or facility entrance.

Exception- An accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing for pedestrian access.

Extension of McCallister Street to a new accessible parking area and Signage indicating access to accessible parking spaces at the intersection of East Bishop Street and McCallister Street.

This proposed renovation provides new vehicular access to the new accessible parking area. The extension can be constructed of gravel. If accessible pedestrian access is also included, that portion would have to be constructed of a smooth durable surface such as asphalt or concrete. In addition, if that pedestrian access is sloped at greater than 1 in 20, then ramps would have to be installed at those steeper portions which comply with the A117.1-2009 standards for ramp construction.

2. PARKING

Where parking is provided, accessible parking spaces are to be provided in accordance with the requirements of IBC-2012. These requirements dictate number and location of the accessible parking facilities.

As per IBC-2012, accessible parking spaces are to be provided as close to the accessible facility entrance as possible. While there are existing accessible parking spaces on site, none of them are close to the accessible entrance to the football field.

Construction of the new accessible parking area and new accessible access from the new accessible parking area to the existing stadium entry gate.

This proposed renovation is to provide accessible parking close to the entrance to the football field. Six spaces are shown but more detailed analysis may show the need for additional accessible spaces. The width of these spaces and their associated access aisles are dictated by the A117.1-2009 and one space out of the six must be van accessible.

3. ACCESSIBLE ROUTE WITHIN THE FACILITY

At least one accessible route shall connect accessible buildings, accessible facilities, accessible element and accessible spaces that are on the same site.

When a building or portion of a building is required to be accessible, an accessible route shall be provided to each portion of the building, to accessible building entrances connecting pedestrian walkways and the public way.

Accessible routes shall coincide with or be located in the same area as a general circulation path.

Exception- In a space used for assembly purposes with fixed seating, an accessible route shall not be required to serve levels where wheelchair spaces are not provided.

Exception- An accessible route shall not be required to press boxes in bleachers that have points of entry at only one level, provided that the aggregate area of all press boxes is 500 square feet.

New accessible access from the existing gate to bleacher seating, locker and rest rooms and concession stand(s).

This proposed renovation provides an accessible route around the football field and connects the existing site components listed above. This route needs to be constructed of a smooth, durable surface such as asphalt or concrete. In addition, the slope of the route must not exceed 2% in any direction.

4. BLEACHERS

A building, room or space used for assembly proposes with fixed seating shall provide accessible seating.

If a service or facility is provided in an area that is not accessible, the same service or facility shall be provided on an accessible level and shall be accessible. In bleachers, wheelchair space locations provided only in rows at points of entry to bleacher seating shall be permitted.

In bleachers and stadiums with fixed seating, accessible wheelchair spaces shall be provided as follows:

<u>Seating Capacity</u>	<u>Min. Wheelchair Spaces</u>
2,000	16
1,000	10

At least one wheelchair space shall be provided in team or player seating areas serving areas of sport activity.

At least one companion seat shall be provided for each required wheelchair space.

Lawn seating areas and exterior overflow seating areas, where fixed seating is not provided, shall connect to an accessible route.

Assistive listening system may be required (to be determined).

Renovations to existing bleachers to construct code compliant accessible access ramps and wheelchair accessible viewing areas.

The proposed renovation includes the rebuilding of the existing access ramps to the first tier of the bleacher seating to make the ramps accessible as per the requirements of A117.1-2009. Where the ramps access the first tier, first tier seating areas directly adjacent to the ramp access are to be altered to provide wheelchair spaces. It is anticipated that 2 to 3 wheelchair spaces to each side of the ramp entry point to the bleachers will be sufficient to meet the requirements for the minimum number of wheel chair access spaces.

5. TICKET VENDING FACILITIES

Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Queue and waiting lines servicing accessible counters or check-out aisles shall be accessible.

Renovations to existing ticket booths to provide code compliant accessible ticket vending facilities.

The existing ticket booth(s) and access to them will be renovated as required to comply with the requirements of A117.1-2009.

6. CONCESSION FACILITIES

Where counters are provided for sales or distribution of goods or services, at least one of each type provided shall be accessible. Where such counters are dispersed throughout the building or facility, accessible counters shall also be dispersed.

Queue and waiting lines servicing accessible counters or check-out aisles shall be accessible. Food service lines shall be accessible.

Renovations to existing concession facilities to provide code compliant accessible vending facilities.

The existing concession stand(s) and access to them will be renovated as required to comply with the requirements of A117.1-2009.

7. EXISTING LOCKER AND TOILET FACILITIES

If the occupancy load of an existing facility increases by more than 20%, plumbing fixtures shall be provided in the quantities required in the International Plumbing Code-2009 based on the increased occupancy load.

Where dressing rooms, fitting rooms or locker rooms are provided, at least 5 percent, but not less than one, of each type of use in each cluster shall be accessible.

Each toilet room and bathing room shall be accessible. At least one of each type of fixture, element, control or dispenser in each accessible toilet room and bathing room shall be accessible.

In assembly and mercantile occupancies, an accessible family or assisted- use toilet room shall be provided where an aggregate of six or more male and female water closets are required.

Renovations to existing locker and toilet facilities to provide code compliant accessible locker and toilet facilities.

The existing locker, bathing and toilet facilities will be renovated to make them accessible as per the requirements of Chapter 11: IBC-2012 and A117.102009. Because the occupancy load is not changing, it is anticipated that the renovation will not include the increase in the number and type of required plumbing fixtures.

C. PHASING PLAN FOR THE PROPOSED RENOVATIONS

It is recommended by code that alterations that improve the accessibility of an existing facility be taken from the point or points of site access and work inward into the existing facility.

Also, since any of these renovations is undertaken for the sole purpose of increasing the accessibility of the existing facility, the “domino effect” that can force the inclusion of several or all accessibility deficiencies into one project is avoided as per the provisions of the IEBC-2009.

However, since the object of the project is to make the existing football field, and access to it, accessible, it is recommended that all of the proposed renovations be included either in one project or phased in over time as budget allows in the following order:

1. Extension of McCallister Street to a new accessible parking area and the. Signage indicating access to accessible parking spaces at the intersection of East Bishop Street and McCallister Street.
2. Construction of the new accessible parking area and accessible access from the new accessible parking area to the existing stadium entry gate.
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