



# REPORT TO THE CITY OF HELENA

## Section: Grandstreet Theatre

October 14, 2015

### Legend of Abbreviations

**aff...** above the finished floor (or  
above the finished ground)  
**AR...** Accessible Route  
**CIL...** Change in Level  
**CFS...** Clear Floor Space  
**lbf...** Pounds of Force

**Background**

City staff conducted an access audit at the Grandstreet Theatre. Our findings are below.

**1.1 Parking - [\[CHECKLIST\]](#) No accessible parking**

***Recommendations (Grandstreet Theatre is a site designated as accessible so 1.1.1 is integral to compliance with title II program access test):***

1.1.1 **Create** one or more 8' accessible parking stalls, with one 5' adjacent access aisle, with proper signage and striping

Responsible Employee	Progress Towards Completion	Recommended Phase
Gery Carpenter Community Facilities Director 406/447-8484	(insert periodic notes regarding steps taken or work completed)	PHASE THREE

**1.2 Exterior Accessible Route (includes common area and stairs)- [\[CHECKLIST-EAR\]](#) cross slope of the AR 4.6% [GST6](#), [GST7](#), of protruding objects Mail box 7 5/8" [GST2](#), [GST3](#)**

***Recommendations (Grandstreet Theatre is a site designated as accessible so 1.2.1 and 1.2.2 is integral to compliance with title II program access test):***

1.2.1 **Correct or repair** sidewalk cross slope along AR to max 2.08% (GST6, GST7)

1.2.2 **Relocate mailbox** or install bollard to warn of protrusion (GST2, GST3)

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Gery Carpenter Community Facilities Director 406/447-8484	(insert periodic notes regarding steps taken or work completed)	PHASE THREE

**1.3 Exterior Entry Signage - [\[CHECKLIST\]](#) no signage on exterior [GST5](#)**

***Recommendations (Grandstreet Theatre is a site designated as accessible so 1.3.1 and 1.3.2 is integral to compliance with title II program access test):***

1.3.1 **Mount signage** at inaccessible entrances directing patrons in wheelchairs to accessible entrance (checklist0)

1.3.2 **Mount signage** at entrance designating it as accessible ([GST5](#))

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1.4 Exterior Entry Doors - [\[CHECKLIST\]](#)

Maneuvering Clearance: NW entry on push [GST16](#), [GST17](#); NE entry 2 ¼” on push [GST35](#), [GST36](#)

Threshold: NE entry-1 ¼” [GST38](#), [GST39](#);

Hardware: West entrance thumb [GST21](#)

LBF: NW entry #12

Closer: West entrance north slab <3 seconds

**Recommendations (Grandstreet Theatre is a site designated as accessible so 1.4.1 through 1.4.6 is integral to compliance with title II program access test):**

- 1.4.1 For all doors along the public circulation route, widen pathway approaching entry to extend 18” beyond latch side of door for maneuvering clearance (GST16, GST17, GST35, GST36)
- 1.4.2 For all doors along the public circulation route, **replace thresholds** at exterior doors with ADA thresholds (GST38, GST39)
- 1.4.3 For all doors along the public circulation route, **replace hardware** with lever hardware where indicated (GST21)
- 1.4.4 For all doors along the public circulation route, **inspect, adjust, and maintain** 8.5 lbf to open exterior doors as a smart practice (NW entry)
- 1.4.5 For all doors along the public circulation route, **inspect, adjust, and maintain** closing speed on door closers (West entrance)
- 1.4.6 **Upon renovation;** make above corrections to employee only doors

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1.5 Elevator or Lift - [\[CHECKLIST\]](#) no standby power, 30” angled kick plate [GST27](#), [GST28](#)

**Recommendations (Grandstreet Theatre is a site designated as accessible so 1.5.1 and 1.5.2 is integral to compliance with title II program access test):**

- 1.5.1 Standby power, **leave as is**, the manual lowering device is enabled
- 1.5.2 30" angled kick plate, **leave as is**, provides safety barrier for threshold (GST27, GST28)

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**1.6 Interior Doors - [CHECKLIST]**

Maneuvering Clearance: South theatre – 3" on pull [GST9](#), [GST10](#); 3.25" on push [GST12](#), [GST11](#); west elevator – angled kick plate 30" [GST28](#); south dressing room – 12" on pull [GST58](#), [GST59](#); South Dressing West door – 4.5" on pull [GST54](#); Manager office West – 29" [GST62](#), [GST61](#); Concession South door – 5 ¼" on pull [GST69](#), [GST70](#); East Concession – 11 ½" on pull [GST124](#), [GST127](#); Women's Restroom – 3 ½" on push [GST128](#), [GST129](#); Men's Restroom – 11" on push [GST130](#), [GST131](#); Ticket Office – 6 ½" on pull [GST149](#), [GST148](#)

Dimension (32"X80"): Costume Shoppe – 29 ¼" [GST62](#), [GST40](#); Manager office West – 79" [GST60](#), [GST61](#); Electrical panel – 77" [GST117](#), [GST116](#), 29" [GST62](#); East Concession – 79 ½" [GST126](#), [GST127](#); Ticket Office – 78" and 29" [GST147](#), [GST148](#)

Change in level: South Theatre – CIL 1" [GST13](#); Down Stage Left – 1 ¾" [GST160](#), [GST161](#)

Threshold: North dressing room – 1" [GST44](#), [GST41](#)

Hardware: Costume Shoppe – knob [GST118](#); Electrical panel – knob [GST118](#); Ticket Office – knob [GST153](#); Down Stage Left – knob [GST165](#)

LBF: 5 of 15 doors with closers exceed 5lbf ([checklist](#))

Closer: North slab on West entrance closes too quickly

***Recommendations (Grandstreet Theatre is a site designated as accessible so 1.6.1 through 1.6.8 is integral to compliance with title II program access test):***

**NOTE: providing maneuvering clearance is sometimes accomplished by removing temporary barriers such as garbage cans or chairs, or removing and rehanging doors to open in opposite direction, removing closers, providing power door openers, or other similar means. For reference to the technical standards for doorway maneuvering clearance, see Chapter 4, [section 404](#) of the 2010 Standards**

- 1.6.1 For all doors along the public circulation route, **provide** required maneuvering clearance on push and pull side of doors (GST9, GST10, GST11, GST12, GST28, GST58, GST59, GST54, GST62, GST61, GST69, GST70, GST124, GST127, GST128, GST129, GST130, GST131, GST149, GST148, checklist)
- 1.6.2 For all doors along the public circulation route, **replace doors** with doors having 80" overhead clearance and 32" clear width (GST62, GST40, GST60, GST61, GST117, GST116, GST126, GST127, GST147, GST148, checklist)
- 1.6.3 For all doors along the public circulation route, **repair, bevel, or ramp CILs** at door entries to max .25" (GST13, GST160, GST161)
- 1.6.4 For all doors along the public circulation route, **replace threshold** at interior doors with ADA thresholds (GST44, GST41)
- 1.6.5 For all doors along the public circulation route, **replace hardware** with lever hardware where indicated (GST118, GST153, GST165, checklist)
- 1.6.6 For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors (checklist)
- 1.6.7 For all doors along the public circulation route, **inspect, adjust, and maintain** closing speed on door closers (North slab on west entrance)
- 1.6.8 For employee only doors; make above corrections **upon renovation**

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**1.7 Interior Accessible Route (includes common area and stairs) -**  
[\[CHECKLIST-INTERIOR\]](#) [\[CHECKLIST-STAIRS\]](#) [\[CHECKLIST-RAMPS\]](#)

Interior Route: running slope in theatre – 9.1% [GST14](#), [GST15](#); means of egress does not have signage (checklist)

Service Counter: service counter is at 44" aff [GST23](#), [GST24](#)

Stairs: NW, SW balcony – not uniform, no visual contrast [GST75](#), no detectable warning at top, does not extend 12" beyond riser nosing; West LL – no rails on both sides [GST82](#); handrails not continuous – balconies [GST75](#), south stairs [GST95](#), SW stairs [GST86](#); West LL do not extend 12" beyond riser nosing; handrails at bottom do not extend – balconies [GST73](#), west rail [GST86](#) [GST71](#), south-north rail [GST88](#); West Entry – 8" [GST168](#), [GST169](#); Top of the gripping surface too low – balconies: west-33" [GST83](#), south 32 ½" [GST89](#), west entry 32" [GST171](#); Gripping surface interrupted – balconies [GST73](#), west lower [GST71](#); lacking 80" vertical clearance – balconies has vertical sloped ceiling 70" [GST78](#), [GST79](#), west 74" [GST84](#), [GST85](#)

Ramps: Running slope: Lower Level South 10.8% [GST97](#), [GST98](#); Theatre Ramp 9.1% [GST14](#), [GST15](#); NE entry 9.3% [GST100](#), [GST101](#); Lower Level South 10.8% [GST97](#), [GST98](#); NE entry 9.3% [GST100](#), [GST101](#); Cross Slopes: NE entry 4.3% [GST102](#), [GST103](#); Ramp Landing: NE entry 4.5% [GST104](#), [GST105](#); NE Entry no rail

on west side [GST99](#); Clear Space: South LL Ramp  $\frac{3}{4}$ " [GST106](#), [GST107](#); handrails do not extend South LL Ramp South rail [GST108](#); South LL Ramp mounting bracket: [GST109](#)

**Recommendations (Grandstreet Theatre is a site designated as accessible so 1.7.1 through 1.7.12 is integral to compliance with title II program access test):**

- 1.7.1 **Correct or repair** running slope of AR to max 5% (GST14, GST15)
- 1.7.2 **Mount** compliant signage at all doors along the egress route (checklist)
- 1.7.3 **Lower** 36" wide segment of service counter to max 36" aff, in the alternative, train staff to come out from around the counter to provide customer service (GST23, GST24)
- 1.7.4 **Correct riser heights** on stairs to consistent height between 4" to 7", leave as is if technically infeasible (checklist)
- 1.7.5 **Provide** visual contrast on front 2" of each tread (GTS75)
- 1.7.6 **Install** detectable warning strip on top tread of each stairway as a smart practice (checklist)
- 1.7.7 **Replace** handrails with compliant handrails (GTS82, GTS75, GTS95, GTS86, GTS73, GTS71, GTS88, GTS168, GTS169, GTS83, GTS89, GTS171, GTS78, GTS79, GTS84, GTS85, checklist)
- 1.7.8 **Shorten** ramp run to max 30' or a max of 30" rise (GST97, GST98, GST14, GST15, GST100, GST101)
- 1.7.9 **Correct slope** of ramp to max 8.33% (GST97, GST98, GST100, GST101)
- 1.7.10 **Correct ramp** cross slope to max 2.08% (GST102, GST103)
- 1.7.11 **Create** a level landing along the ramp every 30' (GST104, GST105)
- 1.7.12 **Install handrails** on both sides of the ramp (GST99)

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**1.8 Public Designated Use Spaces (includes classrooms, meeting rooms, special purpose rooms, and other spaces intended for use by the public) - [\[CHECKLIST\]](#)**

Work Surfaces: Lobby counter height 44" [GST23](#), [GST24](#)

**Recommendations (Grandstreet Theatre is a site designated as accessible so 1.8.1 is integral to compliance with title II program access test):**

- 1.8.1 **Lower** 36" wide segment of the service counter to max 36" aff, in the alternative, train staff to come out from around the counter to provide customer service (GST23, GST24)

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**1.9 Employee Offices and Spaces - [CHECKLIST]**

Protruding Objects: South dressing room – shelves 15 ½” [GST46](#), [GST47](#); clothes rack 22” [GST48](#), [GST49](#); North dressing room – shelves 15 ½” [GST51](#), [GST52](#); Manager – shelf 11” [GST64](#), [GST65](#); Electrical Panel – Shelves 15” [GST119](#), [GST120](#)

Clear floor space: Mechanical room not accessible [GST113](#), [GST112](#); Storage east – not accessible, door way 28 ½” [GST123](#)

Reach Range: Front office – 72” reach over 19” to close window [GST151](#), [GST150](#)

**Recommendations (Grandstreet Theatre is a site designated as accessible so 1.9.1 is integral to compliance with title II program access test):**

1.9.1 **Leave as is**, employee work areas pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here (checklist)

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**1.10 Assembly Areas - [CHECKLIST]** Only three wheel chair seats ([checklist](#)); Aisle seat lacks folding or retractable armrest [GST26](#)

**Recommendations (Grandstreet Theatre is a site designated as accessible so 1.10.1 and 1.10.2 is integral to compliance with title II program access test):**

1.10.1 **Provide** a retractable arm and designation signage at accessible aisle seats (GTS26)

1.10.2 **Provide** required number of wheel chairs seats and companion seats (Checklist)

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**1.11 Restrooms - [[CHECKLIST-MULTIPLE USERS](#)]**

*Both:* not self-closing, no exterior hardware [GST133](#), [GST132](#); Light fixture protrudes 5" [GST136](#), [GST137](#)

*Women's:* Tampon Dispenser protrudes 6 ½" [GST138](#), [GST139](#)

***Recommendations (Grandstreet Theatre is a site designated as accessible so 1.11.1 and 1.11.2 is integral to compliance with title II program access test): (Multiple Users)***

- 1.11.1 **Adjust** stall door to be self-closing and install exterior hardware that is operable without a tight pinch or grasp (GST133, GST132)
- 1.11.2 **Relocate or recess** tampon dispenser and light fixture to not interfere with general circulation path, protrusions can't be greater than 4" (GTS136, GTS137, GST138, GST139)

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**1.12 Kitchen/Concessions – no issues**

**1.13 Locker Rooms – not applicable**

**1.14 Aural and Visual Alarms – not applicable**

**1.15 Directional and Permanent Space Signs - [[CHECKLIST](#)]**

Signage lacking both visual and tactile characters [GST81](#); lacking permanent space signs; directional signage indicating the nearest accessible entry missing [GST17](#), [GST18](#); accessible entry not identified with symbol of accessibility [GST5](#)

***Recommendations (Grandstreet Theatre is a site designated as accessible so 1.15.1 through 1.15.3 is integral to compliance with title II program access test):***

- 1.15.1 **Create template for signs** that addresses height of sign, size of characters, location of Braille, and other requirements (checklist)
- 1.15.2 **Implement a sign revision program** throughout the building, discriminating between directional signs and signs for permanent spaces (checklist)
- 1.15.3 **Mount signage** at all permanent rooms/spaces having Braille and the international symbol of accessibility, mounted 48" to baseline of lowest character and 60" to the baseline of the highest character sign and on the latch side of the door (GTS81, GTS17, GTS18, GTS5, checklist)

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**1.16 Other** – not applicable

CITY OF HELENA GRANDSTREET THEATRE