

## **Chester Bowl Chalet**

Chester Bowl Chalet is located at the base of the ski hill and ski jump at Chester Park. The 1970 building is 2 levels- the lower level includes offices, storage, ski patrol, race coordinator and multi-fixture toilet rooms; the upper level includes a warming/viewing area, concession counter and a private apartment. There is not currently an accessible route between levels. On-grade entries are provided to the lower level; there is not currently an accessible route to the upper level. The toilet rooms do not currently provide features of accessibility.

The private apartment was not included in this study. As a single unit it is not covered by the Minnesota Building Code or the Federal Fair Housing Act requirements.

Chester Bowl Chalet

Accessibility Review

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Chester Bowl- Upper Level</b>									
08A 16419	Provide an accessible route. IBC 1104 <i>There is not currently an accessible route to the upper level. Create an interior accessible route (elevator) or exterior accessible route. Photo 1.</i>	1	\$30,000	\$30,000	2				
<b>East (Toilet Room) Entry- Lower Level</b>									
08A 16411	Provide an accessible route. IBC 1104 <i>There is currently a 6 1/2" rise. Photo 3.</i>	1	\$3,000	\$3,000	2				
12B1 16412	Extend sidewalk to provide appropriate maneuvering clearance on the latch side of the door. ICC / ANSI 404.2.3.1	1	\$500	\$500	2				
12D 16410	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. Exterior security hardware. ICC / ANSI 404.2.6 <i>Photo 3.</i>	1	\$325	\$325	2				
				<i>Location Subtotal:</i>					\$3,825
<b>SW Entry- Lower Level</b>									
12D 16401	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. Exterior security hardware. ICC / ANSI 404.2.6	1	\$325	\$325	2				
12H 16972	Bevel / replace / reset threshold so there is no abrupt rise greater than 1/2" or slope greater than 1:2. ICC / ANSI 404.2.4 <i>Currently a 8 1/2" rise. Photo 2.</i>	1	\$200	\$200	2				
				<i>Location Subtotal:</i>					\$525
				<b>Priority # 2 Total</b>					<b>\$34,350</b>

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Accessibility Review

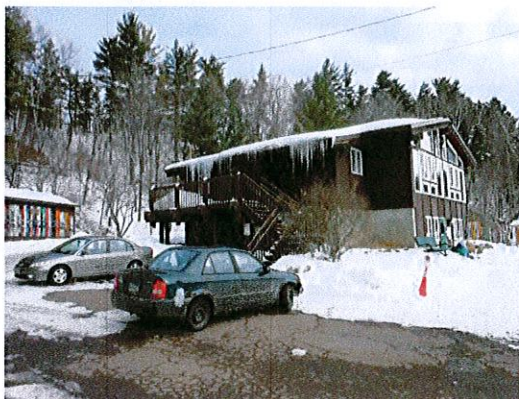
Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Building Wide</b>									
20D	16402	5	\$250	\$1,250	3				
	Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6								
40B	16403	5	\$40	\$200	3				
	Provide compliant raised and Braille permanent room identification signage. MN 1341 1110.2								
		<i>Location Subtotal:</i>		\$1,450					
<b>Concession Counter- Upper Level</b>									
21A1	16415	1	\$1,000	\$1,000	3				
	Lower a minimum 36" wide section of counter to a maximum height of 36" above the floor. ICC ANSI 904.3 <i>Currently at 42 1/2". Photo 6.</i>								
<b>Concessions- Upper Level</b>									
27D	16417	1	\$450	\$450	3				
	Replace faucet hardware. ICC / ANSI 309.4, 606.4								
<b>Garage / Shed</b>									
12H	16420	1	\$200	\$200	3				
	Bevel / replace / reset threshold so there is no abrupt rise greater than 1/2" or slope greater than 1:2. ICC / ANSI 404.2.4 <i>If the garage / shed is used for equipment rental, modify to eliminate the 2" rise at the threshold.</i>								
<b>Men's Toilet Room</b>									
22B	16407	1	\$40	\$40	3				
	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2								

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Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Women's Toilet Room</b>									
22.1	16405 Upgrade toilet room to be fully accessible. IBC 1109.2 <i>Providing an accessible toilet room will require removing a fixture and creating a single user toilet room.</i>	1	\$10,000	\$10,000	3				
22B	16404 Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	3				
				<i>Location Subtotal:</i>					\$10,040
				<b>Priority # 3 Total</b>					<b>\$13,180</b>

Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Concessions- Upper Level</b>									
20A 16418	Widen door opening to provide a minimum 32" clear opening. ICC / ANSI 404.2.2 <i>Currently provides a 29" clear opening.</i>	1	\$1,500	\$1,500	4				
27B 16416	Modify / replace sink and / or counter so rim is no higher than 34". ICC / ANSI 606.3 <i>Currently at 36".</i>	1	\$1,000	\$1,000	4				
				<i>Location Subtotal:</i>		\$2,500			
<b>Corridor/Vestibule (to toilet rooms)</b>									
20B 16413	Re-hinge / relocate door to provide needed maneuvering clearance on the latch pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1 <i>Currently provides 3".</i>	1	\$400	\$400	4				
20I 16414	Relocate or remove one door to provide a larger vestibule. ICC / ANSI 404.2.5 <i>The corridor is currently 40" x 93" with doors on all 4 walls. Photo 5.</i>	1	\$1,500	\$1,500	4				
				<i>Location Subtotal:</i>		\$1,900			
<b>Men's Toilet Room</b>									
22-20B 16408	Re-hinge / relocate door to provide needed maneuvering clearance on the latch pull side of the door. ICC / ANSI 404.2.3, Table 404.2.3.1	1	\$750	\$750	4				
22E3 16409	Create a fully compliant 60" minimum wide toilet stall by combining two existing stalls and removing one toilet. Ensure that the new stall provides 48" minimum in front of the toilet, side and rear grab bars, toilet paper dispenser located below the horizontal grab bar, a low coat hook, easily operable stall locking hardware and staple style pulls on both sides of the stall door. MN 1341 604.3.1 <i>Photo 24</i>	1	\$1,350	\$1,350	4				
				<i>Location Subtotal:</i>		\$2,100			
				<b>Priority # 4 Total</b>		<b>\$6,500</b>			



**Photo 1:** There is not currently an accessible route to the upper level.



**Photo 2:** Patch the rise at the lower level entry.



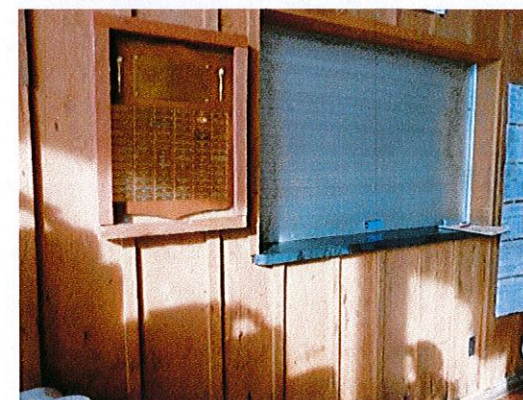
**Photo 3:** Eliminate the step at the entry to the toilet rooms and replace the thumb-latch style door hardware.



**Photo 4:** The toilet rooms provide an ambulatory accessible stall, but not a 5' accessible stall.



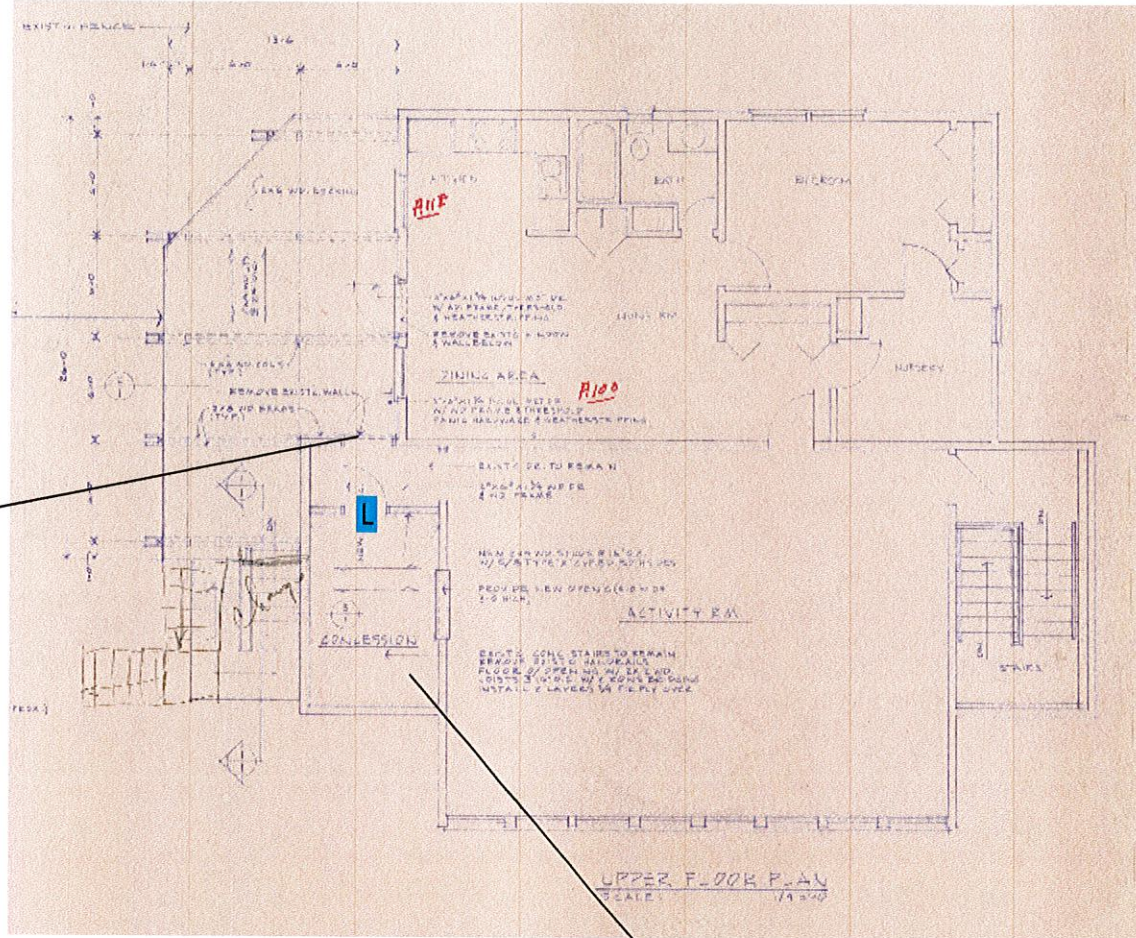
**Photo 5:** View of vestibule at toilet room entry. The vestibule is too small to provide turning space or maneuvering clearance at any of the doors.



**Photo 6:** Lower the concession counter to 36" maximum (currently at 42 1/2").

Building Wide

Add raised and braille signs



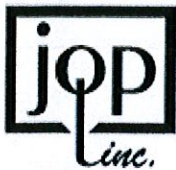
Create an accessible route

Key

- Priority 1
- Priority 2
- Priority 3

Lower the concession counter to 36" max.  
Replace the faucet hardware

L Install door lever hardware



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Chester Bowl Chalet  
 Upper Level  
 City of Duluth, MN

2013