

## **Park Point Beach House**

Park Point Beach House is located near the end of Minnesota Point. The Beach House has a large open room, concession counter, toilet rooms (with access from the interior and exterior) and office space. The Beach House can be rented out for private events. There is an accessible route provided from the parking lot to the main entry. The toilet rooms currently provide some features of accessibility, but are not fully accessible. This location receives heavy public use, consider creating a single-user accessible toilet room.

Park Point Beach House

Accessibility Review

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
JQP # / Item #									
<b>Men's Toilet Room</b>									
22-20B	16448	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>The door is currently propped in the 'open' position. Photo 3.</i>	1	\$750	\$750	2			
22B	16447	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	2			
22E1	16453	Enlarge to provide a fully compliant 60" minimum wide toilet stall. (Currently an alternate stall is provided). MN 1341 604.3.1 <i>Photo 5.</i>	1	\$1,350	\$1,350	2			
22H1	16450	Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3	1	\$50	\$50	2			
22K6 (MN)	16454	Remove the existing grab bar configuration and replace with a compliant grab bar configuration. MN 1341 604.5.1 ANSI 604.5.2 <i>Photo 5.</i>	1	\$400	\$400	2			
22Q	16449	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6 <i>Photo 4.</i>	1	\$50	\$50	2			
22T	16452	Lower the towel dispenser/dryer so the highest operable part is no higher than 48" (44" maximum if located above lavatory or counter). ANSI 308	1	\$50	\$50	2			
22V	16451	Install a full-height mirror or provide a mirror where the bottom of the reflective surface is no higher than 40" above the floor. MN 1341 603.3	1	\$300	\$300	2			
				<i>Location Subtotal:</i>					\$2,990

**Toilet Rooms**

22	16970	Enlarge and upgrade the toilet room to be fully accessible. IBC 1109.2 <i>Consider creating a unisex accessible toilet room. The fixture count requirements may not allow removal of fixtures in the men's and women's toilet rooms in order to provide an accessible stall.</i>	1	\$0	\$0	2			
----	-------	--	---	-----	-----	---	--	--	--

Park Point Beach House

Accessibility Review

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>									
22-20B 16459	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>The door is currently propped in the 'open' position. Photo 3.</i>	1	\$750	\$750	2				
22B 16458	Install signage with appropriate raised and Braille lettering. MN 1341 1110.2	1	\$40	\$40	2				
22E1 16464	Enlarge to provide a fully compliant 60" minimum wide toilet stall. (Currently an alternate stall is provided). MN 1341 604.3.1 <i>Photo 5.</i>	1	\$1,350	\$1,350	2				
22H1 16461	Provide staple style pulls on both sides of the accessible stall door near the latch. ANSI 604.8.3	1	\$50	\$50	2				
22K6 (MN) 16465	Remove the existing grab bar configuration and replace with a compliant grab bar configuration. MN 1341 604.5.1 ANSI 604.5.2 <i>Photo 5.</i>	1	\$400	\$400	2				
22Q 16460	Insulate or otherwise protect exposed pipes at lavatory. ICC / ANSI 606.6 <i>Photo 4.</i>	1	\$50	\$50	2				
22T 16463	Lower the towel dispenser/dryer so the highest operable part is no higher than 48" (44" maximum if located above lavatory or counter). ANSI 308	1	\$50	\$50	2				
22V 16462	Install a full-height mirror or provide a mirror where the bottom of the reflective surface is no higher than 40" above the floor. MN 1341 603.3	1	\$300	\$300	2				
				<i>Location Subtotal:</i>					\$2,990
									<b>Priority # 2 Total \$5,980</b>

Park Point Beach House

Accessibility Review

Location	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Concessions</b>									
21A1	16457 Lower a minimum 36" wide section of counter to a maximum height of 36" above the floor. ICC ANSI 904.3 <i>Currently at 43". Photo 2.</i>	1	\$1,000	\$1,000	3				
<b>Deck Doors</b>									
20A	16456 Widen door opening to provide a minimum 32" clear opening. ICC / ANSI 404.2.2 <i>The doors from the main room to the deck and lake currently provide a 31" clear opening.</i>	2	\$1,500	\$3,000	3				
<b>Lifeguard Office</b>									
20A	16455 Widen door opening to provide a minimum 32" clear opening. ICC / ANSI 404.2.2 <i>Currently provides 25" clear opening.</i>	1	\$1,500	\$1,500	3				
				<b>Priority # 3 Total</b>	<b>\$5,500</b>				



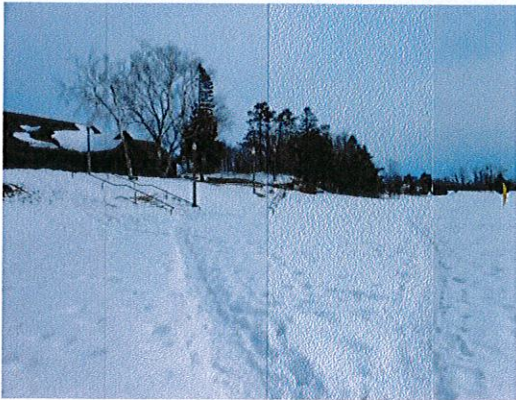
Park Point Beach House

Accessibility Review

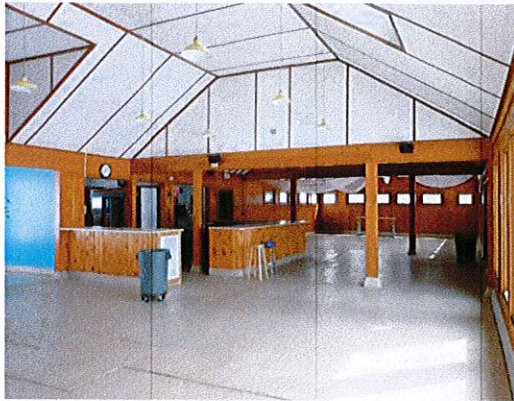
Location JQP # / Item #	Solution / Comments	Qty	Unit Cost	Total Cost	Priority	Estimated Compl. Date	Person Responsible	Actual Compl. Date	Actual Cost
<b>Building Wide</b>									
46A1 16446	Replace frosted cover with a clear cover. (Cost unknown.) ICC / ANSI 702.1	1	\$250	\$250	4				
				<b>Priority # 4 Total</b>	<b>\$250</b>				

Transition Plan - (location/priority)





**Photo 1:** An accessible route is provided to the main entry adjacent to the stairs. *This is a good example of accessibility.*



**Photo 2:** Lower the concession counter to 36" maximum (currently at 43").



**Photo 3:** Maneuvering clearance is not currently provided at the toilet room entry doors.



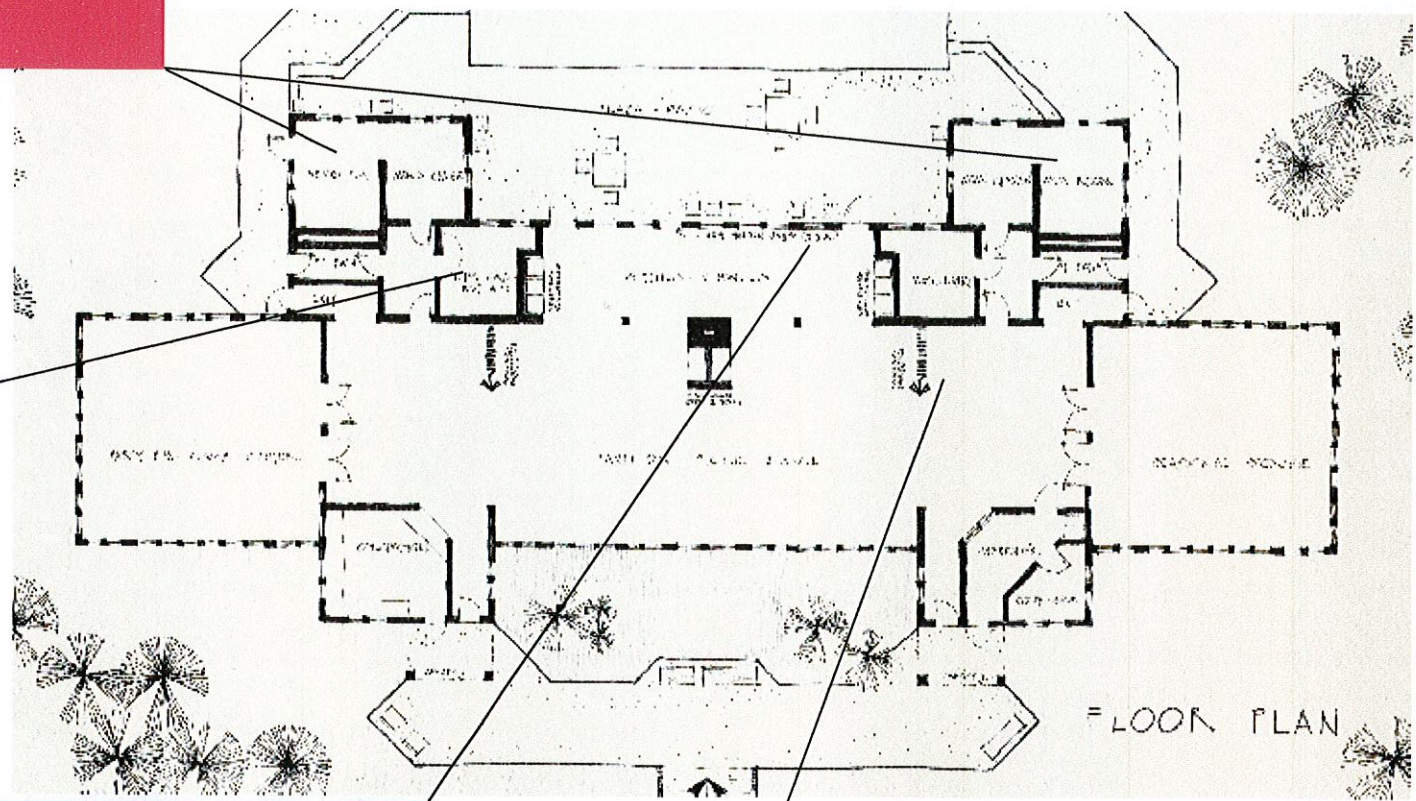
**Photo 4:** Insulate the pipes at the sink.



**Photo 5:** The toilet rooms are not currently accessible (grab bars have been installed but they are not the correct configuration and the stall is too narrow).



- Add a raised and braille sign
- Re-hinge door to provide maneuvering clearance
- Insulate pipes at lavatory
- Add pulls to accessible stall door
- Add a full height mirror
- Lower the towel dispenser
- Create a 60" wide accessible stall
- Replace grab bars



Widen door

Modify double doors to provide 32" clear opening

Lower a section of the concession counter

Key

- Priority 1
- Priority 2
- Priority 3

Install door lever hardware



julee quarve-peterson, inc.  
6345 vincent ave s  
minneapolis, mn 55423  
jqp\_inc@yahoo.com

### Park Point Beach House

City of Duluth, MN

2013