



OAK POINT
ASSOCIATES

architecture
engineering
planning

August 24, 2016

Ms. Amber L. Harrison
Code Enforcement Officer
Town of York, Maine
186 York Street
York, Maine 03909

Re: York Long Sands Beach Bath House – Preliminary Flood Plain Management Ordinance and Accessibility Review

Dear Ms. Harrison:

Based on discussions during our meeting on Monday, the following is Oak Point Associates' preliminary review of the Long Sands Beach Bath House Project. To date we have performed an initial review of the Project with regard to the Town of York's Floodplain Management Ordinance as well as both a site and building accessibility review.

Flood Plain Management Ordinance Review

(Version 5/19/12) Applicable to Flood Hazard Development Permit Application

Article 6, Section G – Non-Residential Development Standards

1. **Project Location and Elevation** -As shown on the Project site plans by Ransom, the existing and proposed public bathroom buildings are located within flood zone AO – Depth 1 foot per FEMA FLOOD INSURANCE RATE MAP, TOWN OF YORK PANEL NO. 230159 0026D, Revised 6/17/02.

Base Flood Elevation (BFE)- The FLOOD INSURANCE STUDY FOR THE TOWN OF YORK locates the project site within flood Transect 16 which has a 100year Stillwater flood elevation of 12.2' NGVD '29 (Town required site plan vertical datum) and includes a wave setup of 2.6 feet. Maximum 100yr wave crest elevation is elevation 18.7 (assumed to be within the adjacent VE zone). BFE for zone AO within this transect is Depth 1 foot.

The Project site plans indicate the existing grade at the Project site is at elevation 14 (NGVD '29). This is assumed to be the highest adjacent grade for the proposed site, as no site grading plan has been provided for our review.

Paragraph G.2 requires that the new Project have adequate drainage paths around structures on slopes, to guide floodwater away from the proposed structures.

2. **Paragraph G.3 Lowest Floor Elevation Determination** - Zone AO shall have the lowest floor elevated above highest adjacent grade (above El. 14) and
 - a. at least 2 feet higher than AO plus Depth 1 foot = El. 17 or
 - b. at least 3 feet if no depth number is specified (not applicable), or

- c. floodproof to meet elevation requirements of this Section (elevate floor above El. 14) and meet only the floodproofing standards of Section G1.

3. Floodproofing to meet Section G.1. –

- a. be floodproofed to at least 2 feet above the BFE = El. 17 so that below that elevation the structure is watertight with walls substantially impermeable to the passage of water, and
- b. have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy, and
- c. be certified by a registered professional engineer or architect. . . etc.

Summary: It is our interpretation that the Ordinance requires that the new bathroom building be constructed with the lowest floor elevation to be at El. 17 (3 feet above the highest adjacent grade) or the lowest floor is required to be above El. 14 (or above the highest adjacent grade once a grading plan is provided) and the building is required to be floodproofed to El. 17 (3 feet above the floor elevation) and meet the floodproofing requirements of Section G1.

Site Accessibility Review

Based on a limited review of the current Site Plan drawings prepared by Ransom, we recommend that the following site accessibility items be addressed in the final design:

1. Accessible Ramp with handrails from sidewalk to beach: Because it is a component of the Project and will support new construction, the ramp needs to be evaluated for compliance with the ADA slope requirements, cross slope requirements, maximum length of run between landings, changes in direction, clear width, edge protection, and handrail continuity. The existing ramp appears to be non-compliant with all or most of these requirements and may need to be reconstructed and permitted as part of the Project.
2. Accessible Parking Spaces and Access Aisles: Required 60" wide flat dedicated passenger loading zone/access aisles for accessible parking spaces are not shown on the site plans and the requirements for them may affect the proposed location of curbing, the proposed roadway drainage system, and the clear width and ability to use the adjacent sidewalk. Changes in level are not permitted between access aisles and vehicle pull-up space.
3. Detectable Warning Pads in Curb Ramps: DWP's are shown on the drawings but are not currently required by the ADA. Evaluate their need.

Building Accessibility Review

Based on a review of the limited architectural drawings prepared by Ransom, we recommend that the following accessibility items be addressed in the final design:

Year-Round Toilet:

- Verify that horizontal and vertical grab bars and baby changing table will all fit at ADA heights on South wall. Consider the following:
 - Rotating WC 90 degrees to face door.
 - Rotating baby changing table 90 degrees and share East wall with sink.
 - Revise to wall mounted sink in lieu of countertop.

Men's Room

- Six or more fixtures will require ambulatory water closet stall. Is standard stall the ambulatory stall?
- Indicate ambulatory stall.
- Indicate accessible urinal.
- Indicate accessible lavatory.

Women's Room

- Six or more fixtures will require ambulatory water closet stall. Indicate ambulatory stall.
- Indicate accessible lavatory.

Please contact us with any questions you may have.

Sincerely,
Oak Point Associates

A handwritten signature in black ink, appearing to read "Scott C. Donovan". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Scott C. Donovan, RA, LEED AP
Senior Project Architect