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-fixure 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.
<table>
<thead>
<tr>
<th>Location</th>
<th>Solution / Comments</th>
<th>Qty</th>
<th>Unit Cost</th>
<th>Total Cost</th>
<th>Priority</th>
</tr>
</thead>
</table>
| Chester Bowl- Upper Level | Provide an accessible route.  
  IBC 1104  
  *There is not currently an accessible route to the upper level. Create an interior accessible route (elevator) or exterior accessible route. Photo 1.*                                                                 | 1   | $30,000   | $30,000    | 2        |
| East (Toilet Room) Entry- Lower Level | Provide an accessible route.  
  IBC 1104  
  *There is currently a 6 1/2" rise. Photo 3.*  
  12B1  16412  
  Extend sidewalk to provide appropriate maneuvering clearance on the latch side of the door.  
  ICC / ANSI 404.2.3.1  
  *Photo 3.*  
  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  
  *Photo 3.* | 1   | $3,000    | $3,000    | 2        |

**Location Subtotal:** $3,825

<table>
<thead>
<tr>
<th>SW Entry- Lower Level</th>
<th>Solution / Comments</th>
<th>Qty</th>
<th>Unit Cost</th>
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</thead>
</table>
| 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  
  12H  16972            | 1   | $325      | $325      | 2        |

**Location Subtotal:** $525

**Priority # 2 Total** $34,350
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<th>Priority</th>
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<tbody>
<tr>
<td><strong>Building Wide</strong></td>
<td>Provide door hardware that does not require grasping, pinching or twisting to operate, such as lever. ICC / ANSI 404.2.6</td>
<td>5</td>
<td>$250</td>
<td>$1,250</td>
<td>3</td>
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<tr>
<td></td>
<td>Provide compliant raised and Braille permanent room identification signage. MN 1341 1110.2</td>
<td>5</td>
<td>$40</td>
<td>$200</td>
<td>3</td>
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**Location Subtotal:** $1,450

<table>
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<th>Total Cost</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Concession Counter- Upper Level</strong></td>
<td>Lower a minimum 36&quot; wide section of counter to a maximum height of 36&quot; above the floor. ICC ANSI 904.3 Currently at 42 1/2&quot;. Photo 6.</td>
<td>1</td>
<td>$1,000</td>
<td>$1,000</td>
<td>3</td>
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</table>

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<thead>
<tr>
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<th>Total Cost</th>
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</thead>
<tbody>
<tr>
<td><strong>Concessions- Upper Level</strong></td>
<td>Replace faucet hardware. ICC / ANSI 309.4, 606.4</td>
<td>1</td>
<td>$450</td>
<td>$450</td>
<td>3</td>
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</table>

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<tr>
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<th>Total Cost</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Garage / Shed</strong></td>
<td>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 If the garage / shed is used for equipment rental, modify to eliminate the 2' rise at the threshold.</td>
<td>1</td>
<td>$200</td>
<td>$200</td>
<td>3</td>
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</table>

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<th>Total Cost</th>
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</thead>
<tbody>
<tr>
<td><strong>Men's Toilet Room</strong></td>
<td>Install signage with appropriate raised and Braille lettering. MN 1341 1110.2</td>
<td>1</td>
<td>$40</td>
<td>$40</td>
<td>3</td>
</tr>
<tr>
<td>Location</td>
<td>Solution / Comments</td>
<td>Qty</td>
<td>Unit Cost</td>
<td>Total Cost</td>
<td>Priority</td>
</tr>
<tr>
<td>-------------------</td>
<td>--------------------------------------------------------------------------------------</td>
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<td>----------</td>
</tr>
<tr>
<td>Women's Toilet Room</td>
<td>Upgrade toilet room to be fully accessible. IBC 1109.2</td>
<td>1</td>
<td>$10,000</td>
<td>$10,000</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td><em>Providing an accessible toilet room will require removing a fixture and creating a single user toilet room.</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>22B</td>
<td>Install signage with appropriate raised and Braille lettering. MN 1341 1110.2</td>
<td>1</td>
<td>$40</td>
<td>$40</td>
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**Location Subtotal:** $10,040

**Priority #3 Total:** $13,180
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<th>Location</th>
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<th>Unit Cost</th>
<th>Total Cost</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Concessions- Upper Level</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>20A 16416 Concessions- Upper Level</td>
<td>Widen door opening to provide a minimum 32” clear opening, ICC / ANSI 404.2.2, Currently provides a 29” clear opening.</td>
<td>1</td>
<td>$1,500</td>
<td>$1,500</td>
<td>4</td>
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<tr>
<td>27B 16416 Concessions- Upper Level</td>
<td>Modify / replace sink and / or counter so rim is no higher than 34”, ICC / ANSI 606.3, Currently at 36”.</td>
<td>1</td>
<td>$1,000</td>
<td>$1,000</td>
<td>4</td>
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<tr>
<td><strong>Location Subtotal:</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$2,500</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Corridor/Vestibule (to toilet rooms)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>20B 16413 Corridor/Vestibule (to toilet rooms)</td>
<td>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, Currently provides 3”.</td>
<td>1</td>
<td>$400</td>
<td>$400</td>
<td>4</td>
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<tr>
<td>20I 16414 Corridor/Vestibule (to toilet rooms)</td>
<td>Relocate or remove one door to provide a larger vestibule, ICC / ANSI 404.2.5, The corridor is currently 40” x 93” with doors on all 4 walls. Photo 5.</td>
<td>1</td>
<td>$1,500</td>
<td>$1,500</td>
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<td><strong>Location Subtotal:</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$1,900</strong></td>
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<tr>
<td><strong>Men’s Toilet Room</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>22-20B 16408 Men’s Toilet Room</td>
<td>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</td>
<td>1</td>
<td>$750</td>
<td>$750</td>
<td>4</td>
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<tr>
<td>22E3 16409 Men’s Toilet Room</td>
<td>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, Photo 24</td>
<td>1</td>
<td>$1,350</td>
<td>$1,350</td>
<td>4</td>
</tr>
<tr>
<td><strong>Location Subtotal:</strong></td>
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<td><strong>$2,100</strong></td>
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<tr>
<td><strong>Priority # 4 Total</strong></td>
<td></td>
<td></td>
<td></td>
<td><strong>$6,500</strong></td>
<td></td>
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</tbody>
</table>
**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
- L: Install door lever hardware

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

Chester Bowl Chalet
Upper Level
City of Duluth, MN