

Site Accessibility Evaluation



Motor Vehicle East

**5650 Industrial PI
Colorado Springs, CO
80916**

ADA Only

Inspection Date: 01/23/2017

Inspector: David Mejia

Prepared By



(719) 520 - 6866

www.elpasoco.com

Parking Lot

Finding: 1

The cross slopes (narrow dimension) and/or running slopes (long dimension) of the access aisle exceeds 2%.

The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.

2010 ADAS Section 502.4

Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Citation:

2010 ADAS Section: 502.4

As Built:

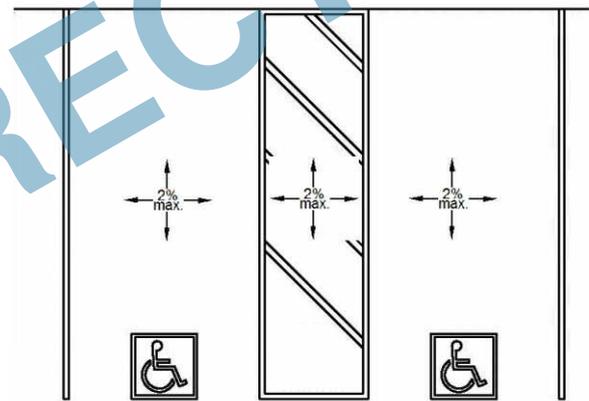
Cross slopes range from 4% to 4.5%

Recommendation:

Recommend re-paving just the area that will contain accessible parking stalls to include van accessible stalls and access aisle up to the pedestrian ramp.

Notes:

N/A



Finding 297100 Main Photo

Finding #1 Additional Finding Photos



Finding 297100 Additional Photo

CORRECTED

Parking Lot

Finding: 2

The change in level where the gutter meets the curb ramp is greater than 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. Changes in level greater than 1/2 inch must be by way of a ramp.

2010 ADAS Section 303.3

Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

Citation:

2010 ADAS Section: 303.3

As Built:

Change in elevation
greater than 1/4 inch

Recommendation:

Recommend repaving just the area that will contain accessible parking stalls to include van accessible stalls and access isle up to the gutter.

Notes:

N/A



Finding 297101 Main Photo

1st Floor Men's Restroom

Finding: 3

The baby changing table operating mechanism is outside reach range.
The maximum high reach allowed is 48 inches

2010 ADAS Section 308.3.1

Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

Citation:

2010 ADAS Section: 308.3.1

As Built:

55.5 above finished floor

Recommendation:

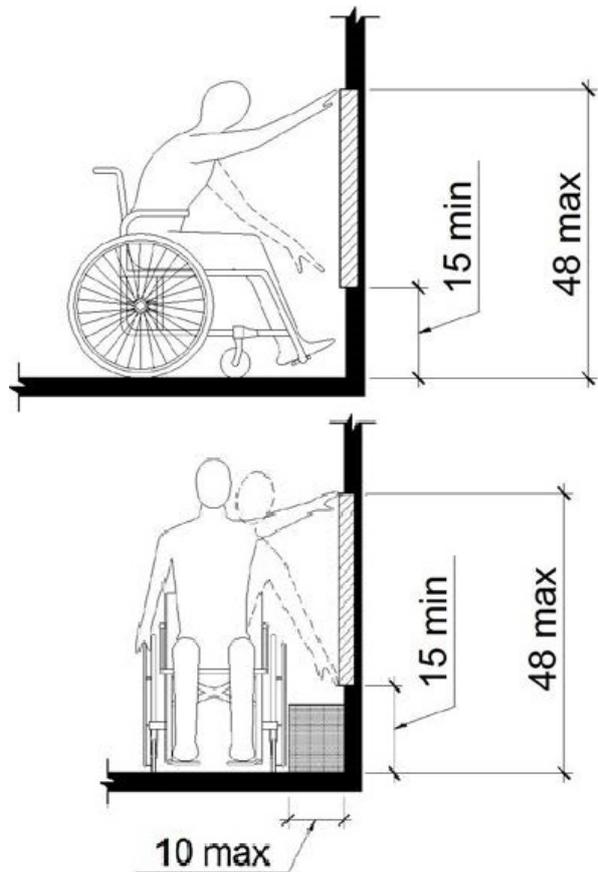
Replace with horizontal baby station to meet compliance.

Notes:

N/A



Finding 297124 Main Photo



1st Floor Men's Restroom

Finding: 4

The compartment door is not self closing.

The water closet compartment shall be equipped with a door that has an automatic-closing device.

2010 ADAS Section 604.8.1.2

Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

Citation:

2010 ADAS Section: 604.8.1.2

As Built:

Not self closing

Recommendation:

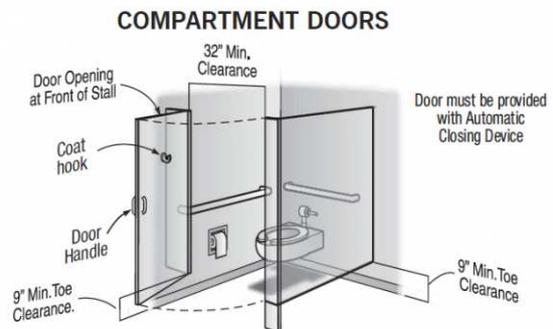
Re-adjust or install self-closing hinges.

Notes:

N/A



Finding 297125 Main Photo



1st Floor Men's Restroom

Finding: 5

The toilet is not located within the range allowed from the side wall or partition.

The centerline of the toilet must be 16 to 18 inches from the side wall.

2010 ADAS Section 604.2

The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

Citation:

2010 ADAS Section: 604.2

As Built:

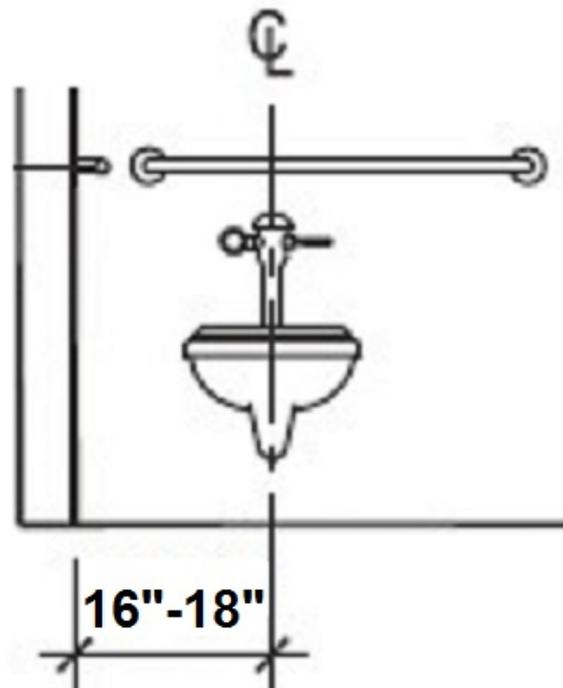
18.5 inches from side wall

Recommendation:

Re-adjust toilet half an inch towards side wall to meet compliance at 18 inches maximum from toilet centerline.

Notes:

N/A



Finding 297126 Main Photo

1st Floor Men's Restroom

Finding: 6

The urinal is confined on three sides (alcove).

Urinals installed in alcoves or with wing walls or partitions that extend greater than 24 inches must provide a clear space in front of the urinal that is a minimum of 36 inches wide.

2010 ADAS Section 305.7.1

Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

Citation:

2010 ADAS Section: 305.7.1

As Built:

34.5 inches wide

Recommendation:

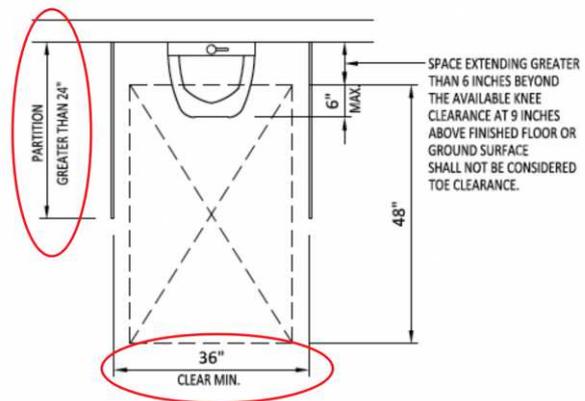
If possible and if space permits, readjust partition 1.5 inches to meet compliance at 36 inches wide minimum.

Notes:

N/A



Finding 297127 Main Photo



1st Floor Men's Restroom

Finding: 7

The water closet compartment door is missing a loop handle on the inside.

Water closet compartments must be equipped with a door that has a loop or U-shaped handle on both sides of the door immediately below the latch. The latch must be flip-over style, sliding or other hardware not requiring the user to grasp or twist.

2010 ADAS Section 604.8.1.2

Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

Citation:

2010 ADAS Section: 604.8.1.2

As Built:

Missing loop handle
on the inside

Recommendation:

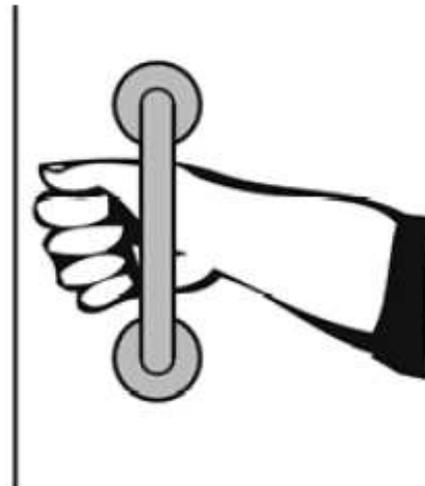
Install loop handle on inside of compartment door.

Notes:

N/A



Finding 297128 Main Photo



1st Floor Men's Restroom

Finding: 8

The toilet paper is not installed within the compliant range in front of the toilet.

Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

2010 ADAS Section 604.7

Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

Citation:

2010 ADAS Section: 604.7

As Built:

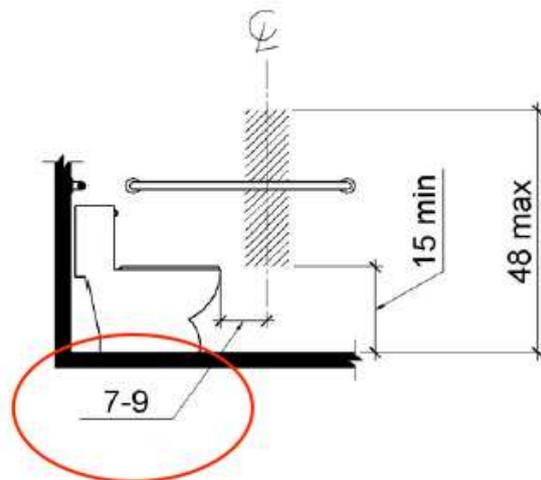
2 inches from the front of the toilet

Recommendation:

Re-position toilet paper dispenser to be within 7 inches minimum to 9 inches maximum in front of the toilet measured to the centerline of the toilet paper dispenser.

Notes:

N/A



Finding 297129 Main Photo

1st Floor Men's Restroom

Finding: 9

The toilet seat cover dispenser is mounted too high.

Dispensers must have operable parts a maximum of 48 inches above the floor. Toilet seat covers must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space that allows a side or forward approach.

2010 ADAS Section 308.1
Reach ranges shall comply with 308.

Citation:

2010 ADAS Section: 308.1

As Built:

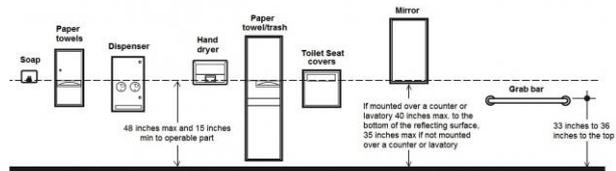
55 inches above
finished floor

Recommendation:

Re-locate toilet seat cover dispenser below rear or side grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor to meet compliance.

Notes:

N/A



Finding 297130 Main Photo

1st Floor Men's Restroom

Finding: 10

There is not enough knee clearance under the drinking fountain.

The drinking fountain must have a clear knee space between the bottom of the drinking fountain and the floor not less than 27 inches in height, 30 inches in width, and 8 inches in depth.

2010 ADAS Section 602.2

Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.

Citation:

2010 ADAS Section: 602.2

As Built:

26.5 inches above
finished floor

Recommendation:

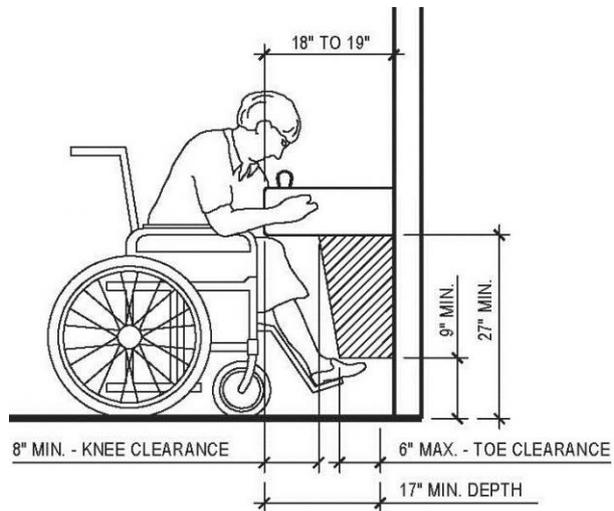
Re-position drinking fountain half an inch up to ensure knee space of 27 inches minimum above finished floor.

Notes:

N/A



Finding 297131 Main Photo



1st Floor Womens Restroom

Finding: 11

The baby changing table operating mechanism is outside reach range.
The maximum high reach allowed is 48 inches

2010 ADAS Section 308.3.1

Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

Citation:

2010 ADAS Section: 308.3.1

As Built:

55 inches above
finished floor

Recommendation:

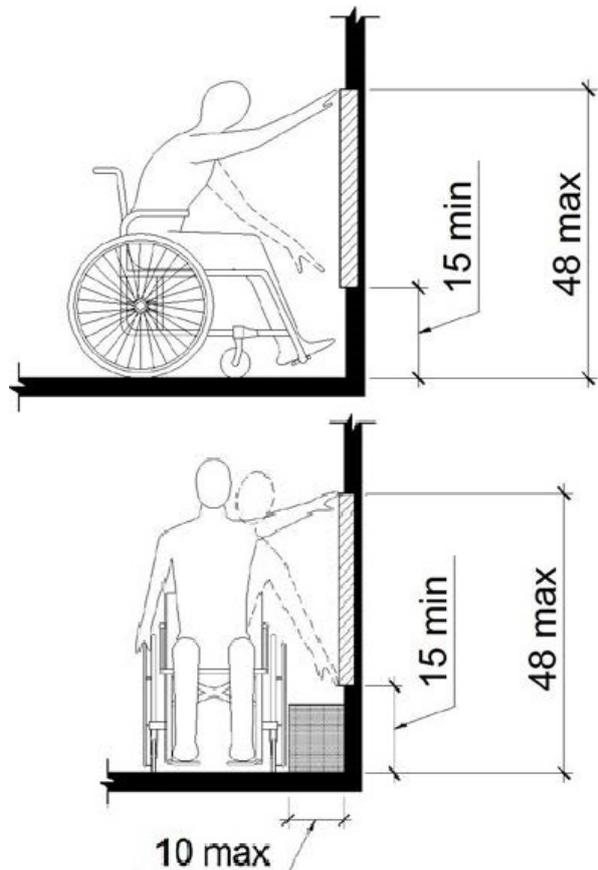
Replace with horizontal baby station to meet compliance.

Notes:

N/A



Finding 297102 Main Photo



1st Floor Womens Restroom

Finding: 12

The water closet compartment door is missing a loop handle on the inside.

Water closet compartments must be equipped with a door that has a loop or U-shaped handle on both sides of the door immediately below the latch. The latch must be flip-over style, sliding or other hardware not requiring the user to grasp or twist.

2010 ADAS Section 604.8.1.2

Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

Citation:

2010 ADAS Section: 604.8.1.2

As Built:

Missing loop handle

Recommendation:

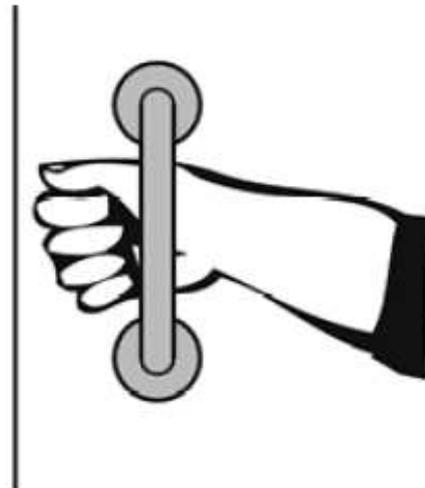
Install loop handle on inside of compartment door.

Notes:

N/A



Finding 297103 Main Photo



1st Floor Womens Restroom

Finding: 13

The compartment door is not self closing.

The water closet compartment shall be equipped with a door that has an automatic-closing device.

2010 ADAS Section 604.8.1.2

Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

Citation:

2010 ADAS Section: 604.8.1.2

As Built:

Not self closing

Recommendation:

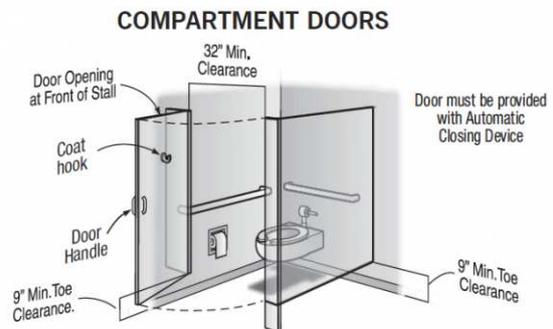
Re-adjust or install self-closing hinges.

Notes:

N/A



Finding 297104 Main Photo



1st Floor Womens Restroom

Finding: 14

The side grab bar is located greater than 12 inches from the rear wall.

The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.

2010 ADAS Section 604.5.1

The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

Citation:

2010 ADAS Section: 604.5.1

As Built:

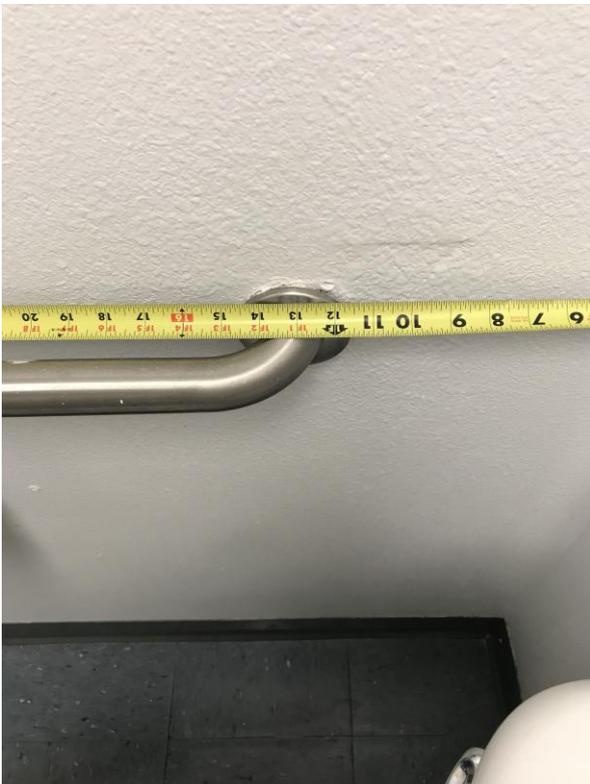
13 inches from rear wall

Recommendation:

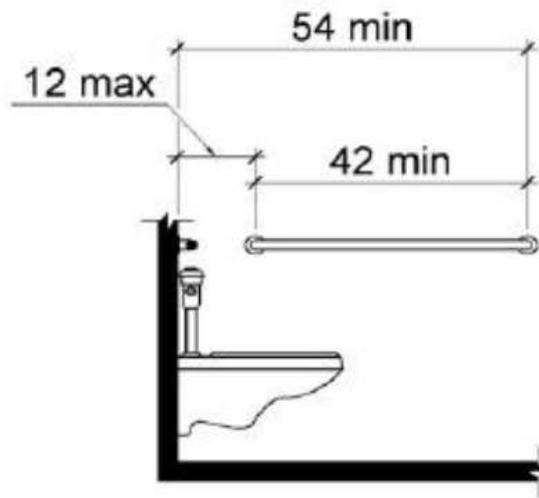
Re-adjust side grab bar 1 inch so not to measure greater that 12 inches from the rear wall.

Notes:

N/A



Finding 297105 Main Photo



1st Floor Womens Restroom

Finding: 15

The toilet paper is not installed within the compliant range in front of the toilet.

Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

2010 ADAS Section 604.7

Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

Citation:

2010 ADAS Section: 604.7

As Built:

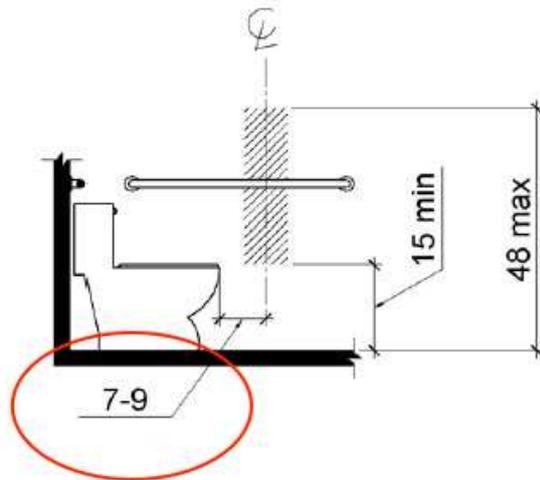
1 inch from the front of the toilet

Recommendation:

Re-position toilet paper dispenser to be within 7 inches minimum to 9 inches maximum in front of the toilet measured to the centerline of the toilet paper dispenser.

Notes:

N/A



Finding 297106 Main Photo

1st Floor Womens Restroom

Finding: 16

The flush handle is located on the wrong side of the toilet.

Controls shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls for the flush valves shall be mounted on the wide side of toilet areas, no more than 48 inches above the floor.

2010 ADAS Section 604.6

Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

Citation:

2010 ADAS Section: 604.6

As Built:

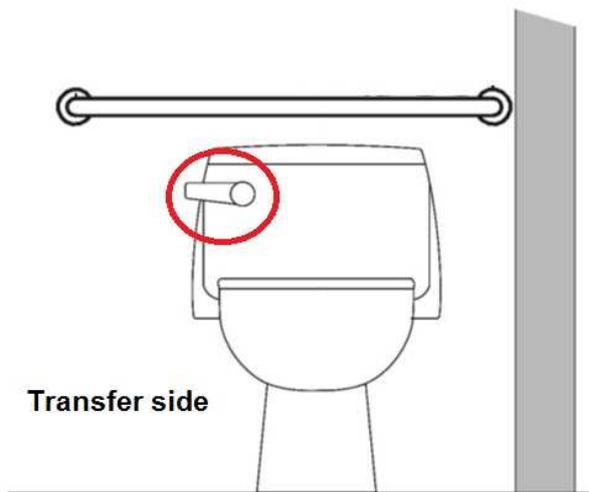
Flush handle located on closed side

Recommendation:

Replace toilet water tank with one that has flush handle on the transfer side of the toilet.

Notes:

N/A



Finding 297107 Main Photo

1st Floor Womens Restroom

Finding: 17

The seat cover dispenser is positioned too close to the grab bar.

Elements adjacent to the grab bar shall be positioned to provide unobstructed use of grab bars. The space between the grab bar and projecting objects below and at the ends shall be 1-1/2 inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.

2010 ADAS Section 609.3

The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

Citation:

2010 ADAS Section: 609.3

As Built:

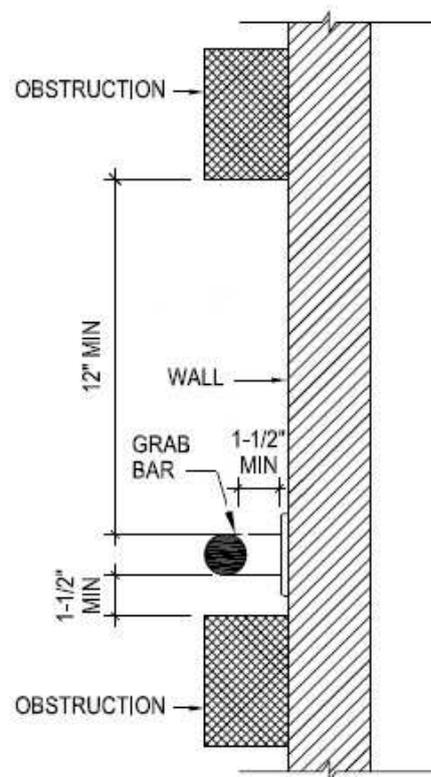
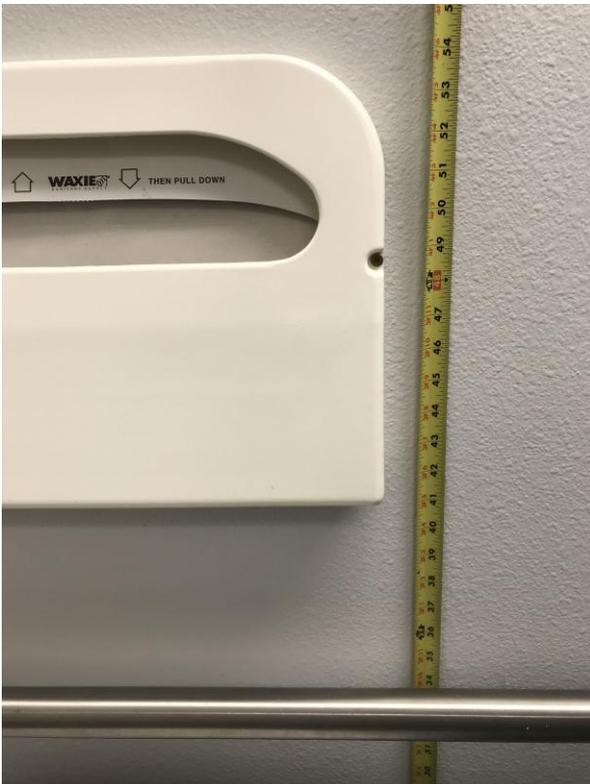
7 inches above rear grab bar

Recommendation:

Re-locate toilet seat cover dispenser below rear or side grab bar at least 1.5 inches minimum below grab bars but no less that 15 inches above finished floor to meet compliance.

Notes:

N/A



Finding 297108 Main Photo

1st Floor Womens Restroom

Finding: 18

The door is equipped with a door closer and returns to a closed position too quickly.

Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

2010 ADAS Section 404.2.8.1

Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.8.1

As Built:

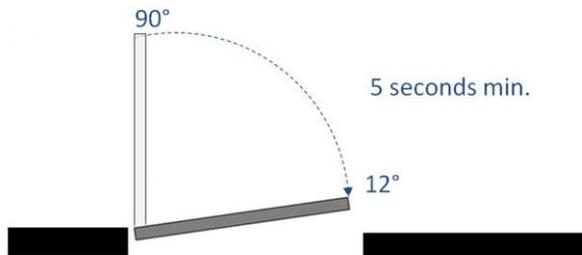
2 seconds to closed position

Recommendation:

Adjust door closer to allow a minimum of 5 seconds before returning to a position of 12 degrees from the latch/locking mechanism.

Notes:

N/A



Finding 297109 Main Photo

2nd Floor Mens Restroom

Finding: 19

Clear floor space is not provide at the tactile door sign.

Signs containing tactile Characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile Characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

2010 ADAS Section 703.4.2

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

Citation:

2010 ADAS Section: 703.4.2

As Built:

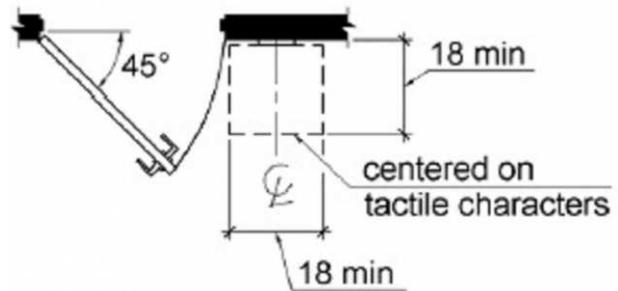
6 inches beyond door swing

Recommendation:

Reposition sign 3 inches to the right to provide the required clear floor space in front of sign. Sign should measure 9 inches to centerline.

Notes:

N/A



Finding 297110 Main Photo

2nd Floor Mens Restroom

Finding: 20

The water closet compartment door is missing a loop handle on the inside.

Water closet compartments must be equipped with a door that has a loop or U-shaped handle on both sides of the door immediately below the latch. The latch must be flip-over style, sliding or other hardware not requiring the user to grasp or twist.

2010 ADAS Section 604.8.1.2

Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

Citation:

2010 ADAS Section: 604.8.1.2

As Built:

Missing loop handle

Recommendation:

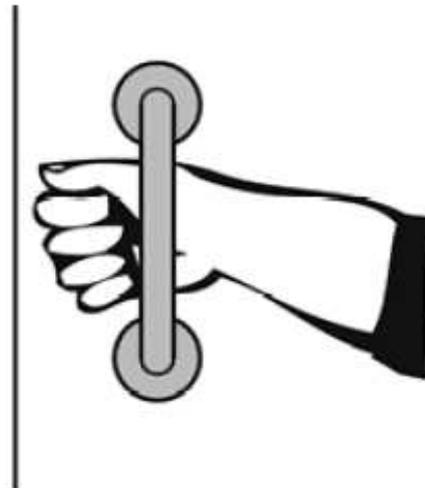
Install loop handle on inside of compartment door.

Notes:

N/A



Finding 297111 Main Photo



2nd Floor Mens Restroom

Finding: 21

The toilet seat cover dispenser is mounted too high.

Dispensers must have operable parts a maximum of 48 inches above the floor. Toilet seat covers must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space that allows a side or forward approach.

2010 ADAS Section 308.1
Reach ranges shall comply with 308.

Citation:

2010 ADAS Section: 308.1

As Built:

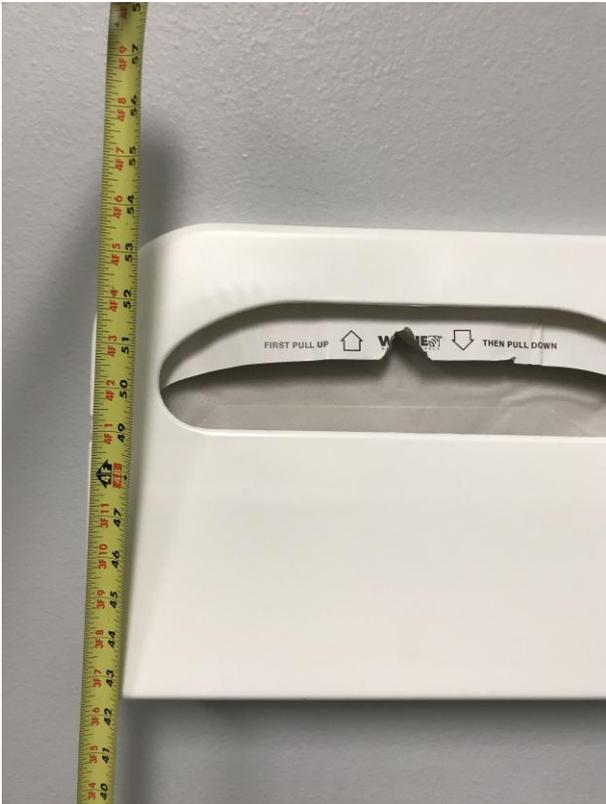
50 inches above
finished floor

Recommendation:

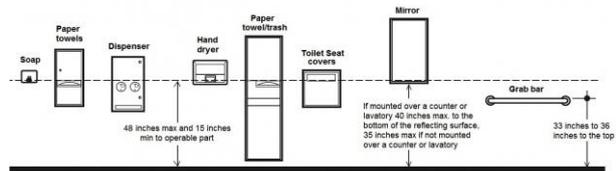
Re-locate toilet seat cover dispenser below rear or side grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor to meet compliance.

Notes:

N/A



Finding 297112 Main Photo



2nd Floor Mens Restroom

Finding: 22

The paper towel dispenser's operation mechanism is too high off the floor.

Dispensers must have all operable parts a maximum of 48 inches above the floor.

2010 ADAS Section 308.2.1

Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

Citation:

2010 ADAS Section: 308.2.1

As Built:

51 inches above finished floor

Recommendation:

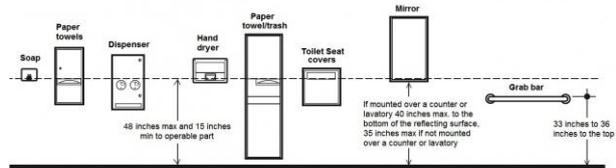
Lower paper towel dispenser a minimum of 3 inches to meet compliance.

Notes:

N/A



Finding 297113 Main Photo



2nd Floor Mens Restroom

Finding: 23

Circulation areas have been obstructed with merchandise, shelving and displays.

Circulation aisles shall not be less than 36 inches in clear width.

2010 ADAS Section 904.2

All portions of counters required to comply with 904 shall be located adjacent to a walking surface complying with 403.

Citation:

2010 ADAS Section: 904.2

As Built:

Obstruction to approach front of lavatory

Recommendation:

Re-position wall partition to accommodate the maximum clear path of travel allowed to front of lavatory. Due to privacy issues when door is ajar, reposition partition to the extent feasible to allow the maximum clearance from lavatory.

Notes:

It's best to build a 7' X 4 foot partition



Finding 297114 Main Photo

2nd Floor Mens Restroom

Finding: 24

The door is equipped with a door closer and returns to a closed position too quickly.

Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

2010 ADAS Section 404.2.8.1

Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.8.1

As Built:

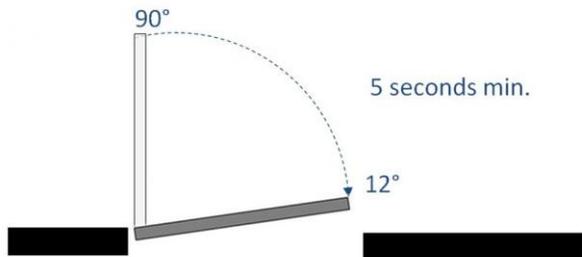
4 seconds to closed position

Recommendation:

Adjust door closer to allow a minimum of 5 seconds before returning to a position of 12 degrees from the latch.

Notes:

N/A



Finding 297115 Main Photo

2nd Floor Mens Restroom

Finding: 25

The toilet paper is not installed within the compliant range in front of the toilet.

Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

2010 ADAS Section 604.7

Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

Citation:

2010 ADAS Section: 604.7

As Built:

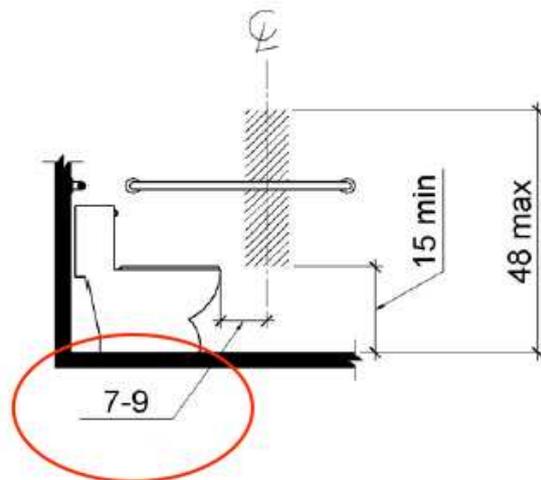
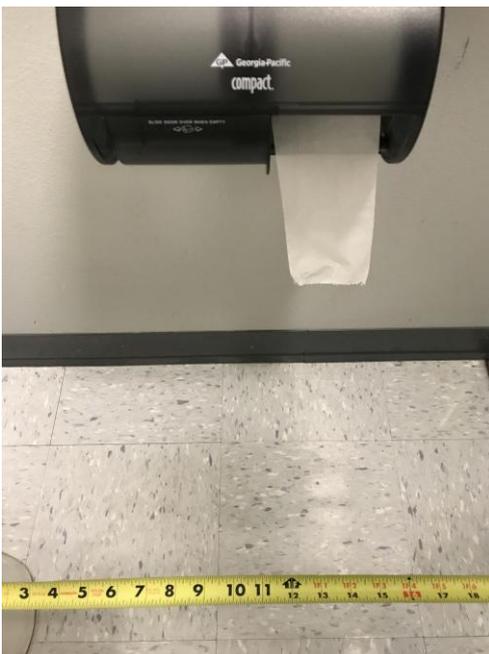
11 inches in front of toilet

Recommendation:

Re-position toilet paper dispenser to be within 7 inches minimum to 9 inches maximum in front of the toilet measured to the centerline of the dispenser.

Notes:

N/A



Finding 297116 Main Photo

2nd Floor Womens Restroom

Finding: 26

Circulation areas have been obstructed with merchandise, shelving and displays.

Circulation aisles shall not be less than 36 inches in clear width.

2010 ADAS Section 904.2

All portions of counters required to comply with 904 shall be located adjacent to a walking surface complying with 403.

Citation:

2010 ADAS Section: 904.2

As Built:

Obstruction to side or forward approach

Recommendation:

Re-locate or remove completely to allow the required side or forward approach to the paper towel dispenser.

Notes:

N/A



Finding 297117 Main Photo

2nd Floor Womens Restroom

Finding: 27

The paper towel dispenser's operation mechanism is too high off the floor.

Dispensers must have all operable parts a maximum of 48 inches above the floor.

2010 ADAS Section 308.2.1

Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

Citation:

2010 ADAS Section: 308.2.1

As Built:

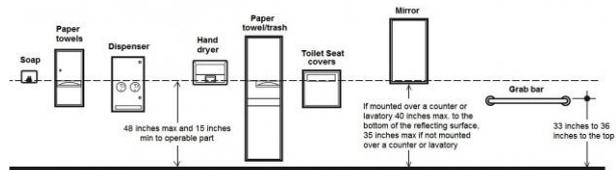
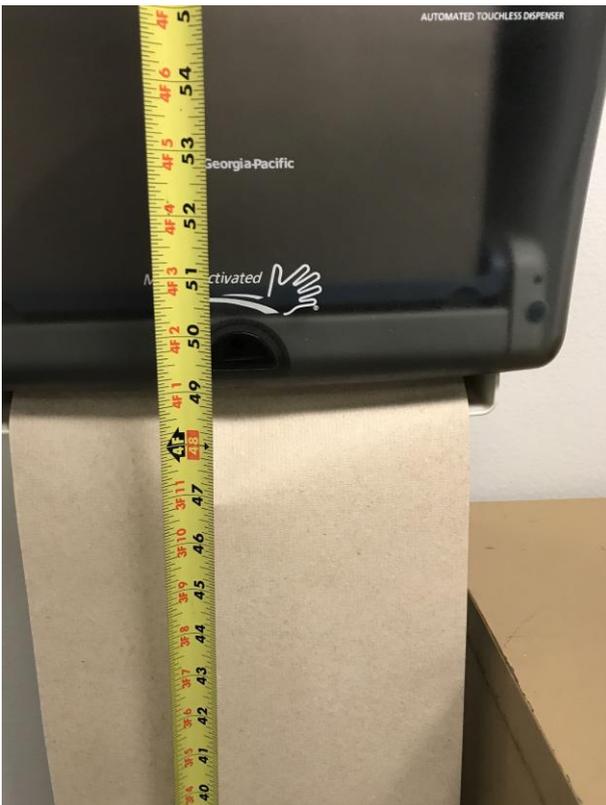
50 inches above finished floor

Recommendation:

Lower paper towel dispenser a minimum of 2 inches to meet compliance.

Notes:

N/A



Finding 297118 Main Photo

2nd Floor Womens Restroom

Finding: 28

The water closet compartment door is missing a loop handle on the inside.

Water closet compartments must be equipped with a door that has a loop or U-shaped handle on both sides of the door immediately below the latch. The latch must be flip-over style, sliding or other hardware not requiring the user to grasp or twist.

2010 ADAS Section 604.8.1.2

Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

Citation:

2010 ADAS Section: 604.8.1.2

As Built:

Missing loop handle

Recommendation:

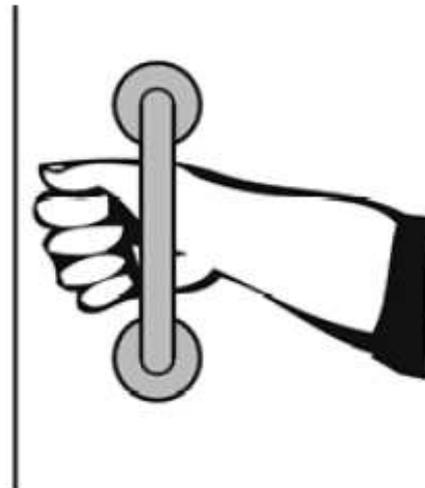
Install loop handle on inside of compartment door.

Notes:

N/A



Finding 297119 Main Photo



2nd Floor Womens Restroom

Finding: 29

The toilet seat cover dispenser is mounted too high.

Dispensers must have operable parts a maximum of 48 inches above the floor. Toilet seat covers must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space that allows a side or forward approach.

2010 ADAS Section 308.1
Reach ranges shall comply with 308.

Citation:

2010 ADAS Section: 308.1

As Built:

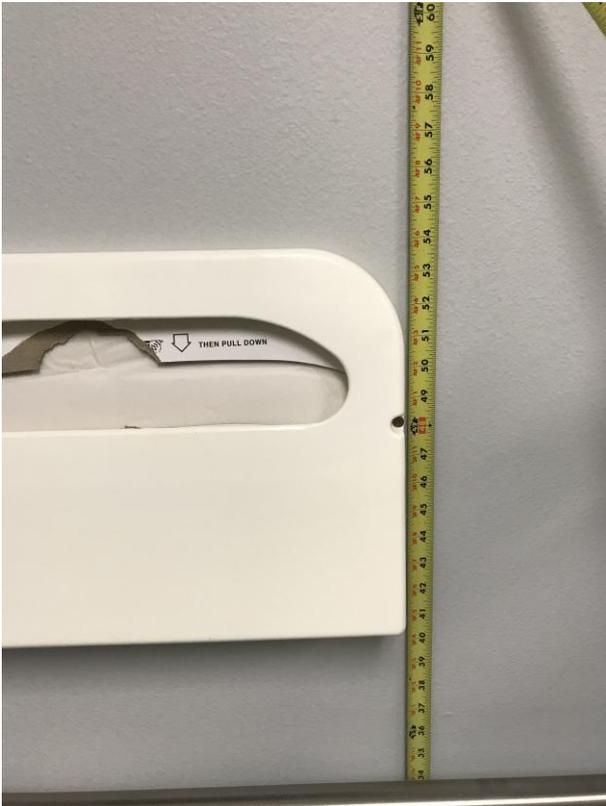
50 inches above
finished floor

Recommendation:

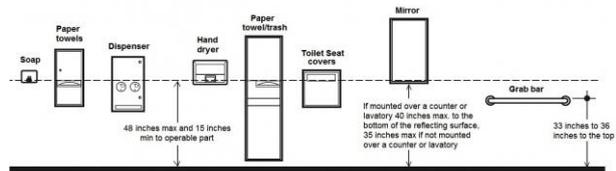
Re-locate toilet seat cover dispenser below rear or side grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor to meet compliance.

Notes:

N/A



Finding 297120 Main Photo



2nd Floor Womens Restroom

Finding: 30

The toilet paper is not installed within the compliant range in front of the toilet.

Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

2010 ADAS Section 604.7

Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

Citation:

2010 ADAS Section: 604.7

As Built:

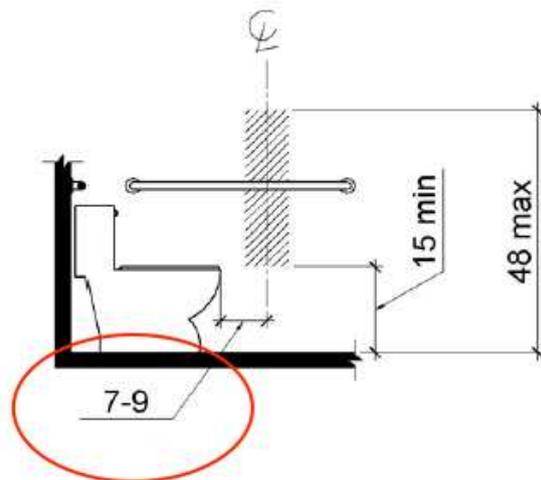
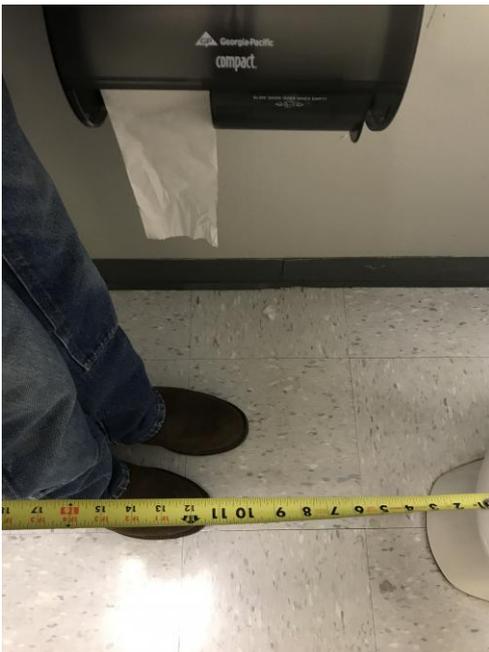
11 inches in front of toilet

Recommendation:

Re-position toilet paper dispenser to be within 7 inches minimum to 9 inches maximum in front of the toilet measured to the centerline of the dispenser.

Notes:

N/A



Finding 297121 Main Photo

2nd Floor Womens Restroom

Finding: 31

The flush handle is located on the wrong side of the toilet.

Controls shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls for the flush valves shall be mounted on the wide side of toilet areas, no more than 48 inches above the floor.

2010 ADAS Section 604.6

Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

Citation:

2010 ADAS Section: 604.6

As Built:

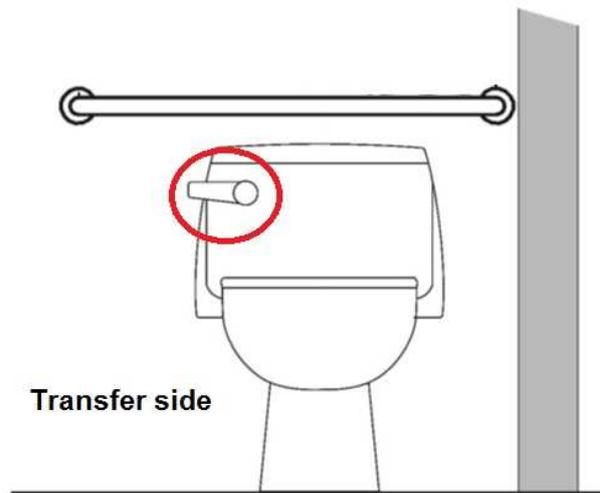
On closed side

Recommendation:

Replace toilet water tank with one that has flush handle on the transfer side of the toilet.

Notes:

N/A



Finding 297122 Main Photo

2nd Floor Womens Restroom

Finding: 32

Clear floor space is not provide at the tactile door sign.

Signs containing tactile Characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile Characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

2010 ADAS Section 703.4.2

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

Citation:

2010 ADAS Section: 703.4.2

As Built:

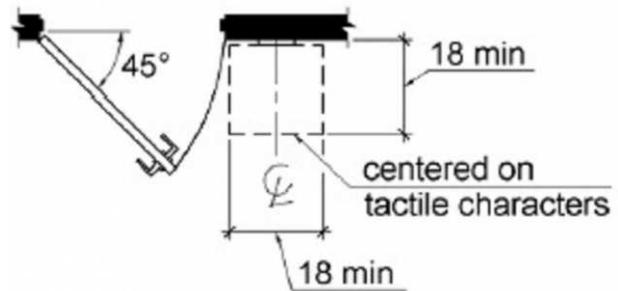
6 inches beyond door swing

Recommendation:

Reposition sign 3 inches to the left to provide the required clear floor space in front of sign. Sign should measure 9 inches to centerline from latch side of door.

Notes:

N/A



Finding 297123 Main Photo

Ballot Box Parking Area

Finding: 33

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

2010 ADAS Section 303.3

Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

2010 ADAS Section 303.2

Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

Citation:

2010 ADAS Section: 303.3, 303.2

As Built:

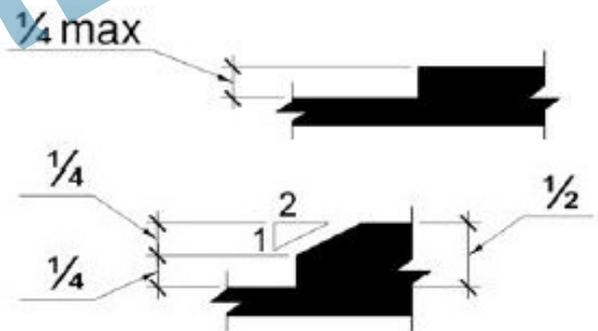
Walkway contains abrupt vertical changes

Recommendation:

N/A - Refer to Finding

Notes:

N/A



Finding #33 Additional Finding Photos



Finding 297816 Additional Photo



Finding 297816 Additional Photo

CORRECTED

Ballot Box Parking Area

Finding: 34

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

2010 ADAS Section Recommended
None

Citation:

2010 ADAS Section: Recommended

As Built:

2 inch asphalt crack

Recommendation:

Add crack fill and seal asphalt.

Notes:

N/A



Ballot Box Parking Area

Finding: 35

The striping and markings for the accessible parking stall, loading/unloading access aisle are dilapidated and in need of repair and/or maintenance.

2010 ADAS Section 502.3.3

Access aisles shall be marked so as to discourage parking in them.

Citation:

2010 ADAS Section: 502.3.3

As Built:

Dilapidated striping

Recommendation:

Re-stripe accessible parking stall and access isle.

Notes:

N/A



Finding 297909 Main Photo

Finding #35 Additional Finding Photos



Finding 297909 Additional Photo



Finding 297909 Additional Photo

CORRECTED