

Site Accessibility Evaluation

Americans with Disabilities Act Title II (Public Services: State and Local Government)



Centennial Hall

**200 S Cascade Ave
Downtown, CO 80903**

Accessibility Evaluation

Inspection Date: 05/14/2019

Inspector: David Mejia

Prepared By



(719) 520 - 6866

www.elpasoco.com

Main Entrance Ramp

Lat: 38.8302806000, Long: -104.8263426000

Finding: 1

The handrail does not extend horizontally.

Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

2010 ADAS Section 505.10.1

Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

Citation:

2010 ADAS Section: 505.10.1

As Built:

Handrail does not
extend full length of
ramp

Recommendation:

Modify existing handrails to extend the full length of the ramp.

Barrier Priority:

3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes: Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:

N/A

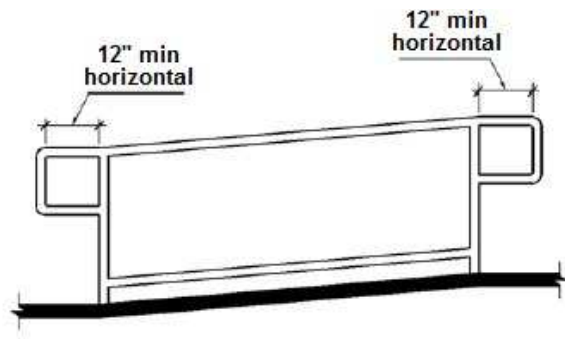
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #1 Continued



Finding 297822 Main Photo

CORRECTED

Finding #1 Additional Finding Photos



Finding 297822 Additional Photo



Finding 297822 Additional Photo

CORRECTED

Main Entrance Ramp

Lat: 38.8302806000, Long: -104.8263426000

Finding: 2

The handrails are mounted too low.

Handrails are measured at the top and must be between 34 inches and 38 inches above the ramp surface. Handrails must extend beyond the top and bottom of the ramp 12 inches and be parallel to the floor or ground surface.

2010 ADAS Section 505.4

Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

Citation:

2010 ADAS Section: 505.4

As Built:

Handrail height
between 32 and 33
inches above finished
floor

Recommendation:

Modify existing handrails and ensure handrails are installed between 34 inches and 38 inches above finished floor.

Barrier Priority:

3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:

N/A

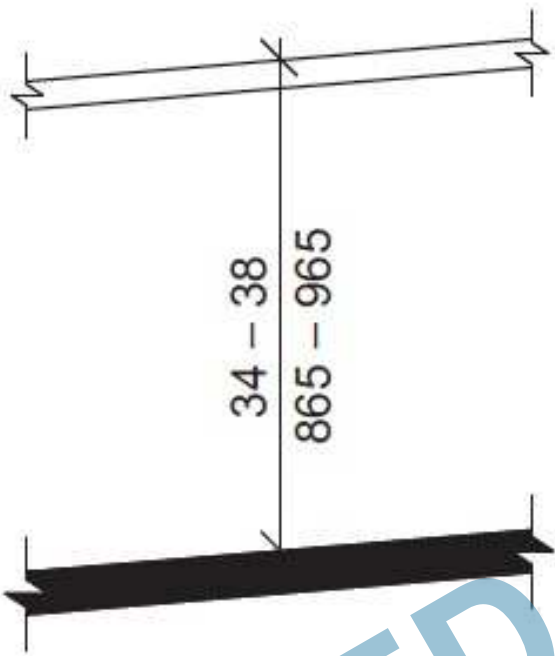
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #2 Continued



CORRECTED

Finding #2 Additional Finding Photos



Finding 298356 Additional Photo



Finding 298356 Additional Photo



Finding 298356 Additional Photo

CORRECTED

West Stairway

Lat: 38.8302806000, Long: -104.8263426000

Finding: 3

The handrails as well as the handrail extensions are not at the correct height.

The tops of handrails and their extensions must be between 34 inches and 38 inches above the stair nosing or ground.

2010 ADAS Section 505.4

Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.

Citation:

2010 ADAS Section: 505.4

As Built:

Handrails below 34 inches minimum height required

Recommendation:

Re-place existing handrails with handrails no lower than 34 inches from the top of the gripping surface and ensure extensions are also included at the top and bottom landings.

Barrier Priority:

3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes: Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:

N/A

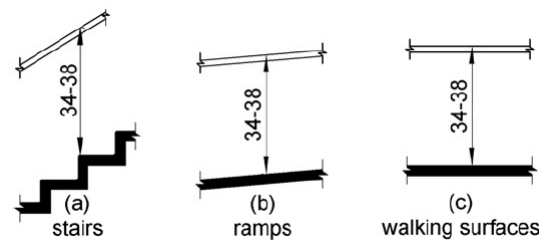
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #3 Continued



Finding 297823 Main Photo

CORRECTED

Finding #3 Additional Finding Photos



Finding 297823 Additional Photo



Finding 297823 Additional Photo



Finding 297823 Additional Photo



Finding 297823 Additional Photo

CORRECTED

West Stairway

Lat: 38.8302806000, Long: -104.8263426000

Finding: 4

The handrail projects less than 12 inches beyond the landing at the top of the stairs parallel to the floor or ground.

At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

2010 ADAS Section 505.10.2

At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Citation:

2010 ADAS Section: 505.10.2

As Built:

31.75 inches above
finished floor

Recommendation:

Re-construct or modify existing handrails and ensure handrails are installed between 34 inches and 38 inches above finished floor and extend horizontally above the landing for 12 inches minimum.

Barrier Priority:

3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes: Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:

N/A

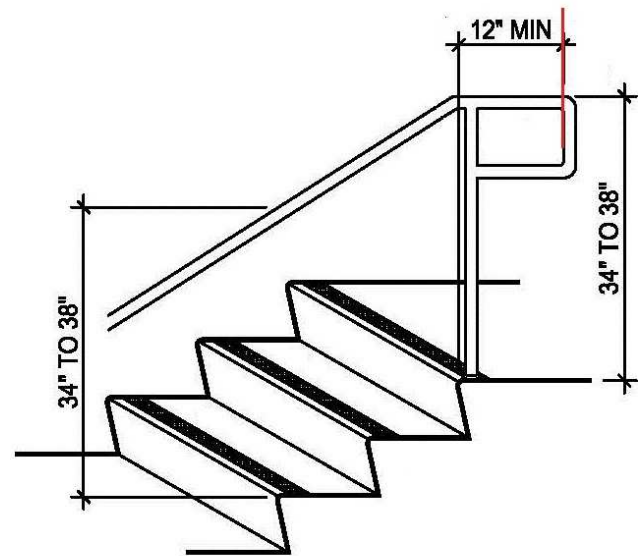
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #4 Continued



Full length of extension must be
HORIZONTAL

Finding 298357 Main Photo

CORRECTED

West Stairway

Lat: 38.8302806000, Long: -104.8263426000

Finding: 5

The handrail does not have a compliant extension at the bottom of the stair flight.

At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

2010 ADAS Section 505.10.3

At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Citation:

2010 ADAS Section: 505.10.3

As Built:

Does not extend the length of one tread

Recommendation:

Re-construct or modify existing handrails and ensure handrails are installed between 34 inches and 38 inches above finished floor and extend a horizontal distance at least equal to one tread depth beyond the last riser nosing.

Barrier Priority:

3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes: Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:

N/A

Estimated Remediation Date:

N/A

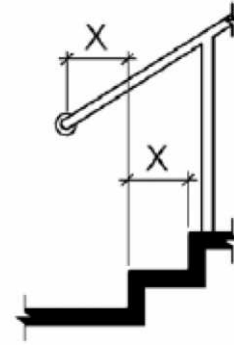
Notes:

N/A

Finding #5 Continued



Finding 298358 Main Photo



Note: X = tread depth

Figure 505.10.3 Bottom Handrail Extension at Stairs

CORRECTED

Main Lobby

Lat: 38.8302700000, Long: -104.8261000000

Finding: 6

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:

Bottom edge of
drinking fountain at
26.5 inches

Recommendation:

Adjust drinking fountain height to provide 27 inches of clearance.

Barrier Priority:

4 (Low): Should be completed as soon as possible due to being a technical violation, but may not result in providing greater access to persons with disabilities. (Includes; Findings that are technically violations but provide a moderate to low increase in accessibility compared to the financial impact on the entity)

Department:

N/A

Estimated Remediation Date:

N/A

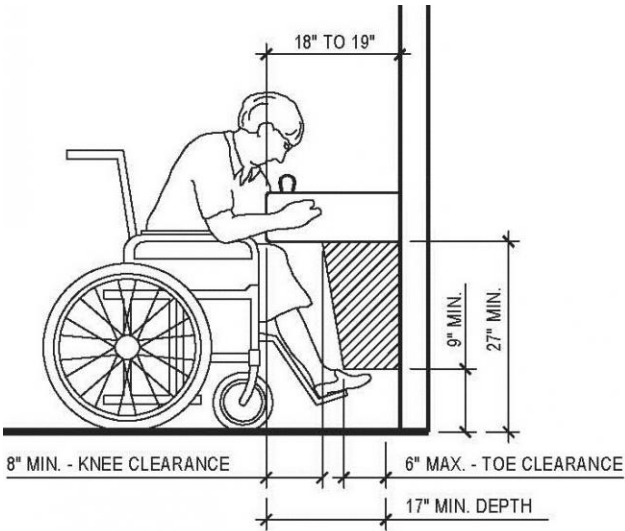
Notes:

N/A

Finding #6 Continued



Finding 297764 Main Photo



Finding #6 Additional Finding Photos



Finding 297764 Additional Photo

Main Lobby

Lat: 38.8302806000, Long: -104.8263426000

Finding: 7

The fire alarm housing projects more than 4 inches into the circulation path.

Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.

2010 ADAS Section 307.2

Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

Citation:

2010 ADAS Section: 307.2

As Built:

Protrudes 6 inches
from wall

Recommendation:

If possible, replace fire alarm housing with low profile housing or recess housing into wall to meet the 4 inch maximum protrusion.

Barrier Priority:

4 (Low): Should be completed as soon as possible due to being a technical violation, but may not result in providing greater access to persons with disabilities. (Includes; Findings that are technically violations but provide a moderate to low increase in accessibility compared to the financial impact on the entity)

Department:

N/A

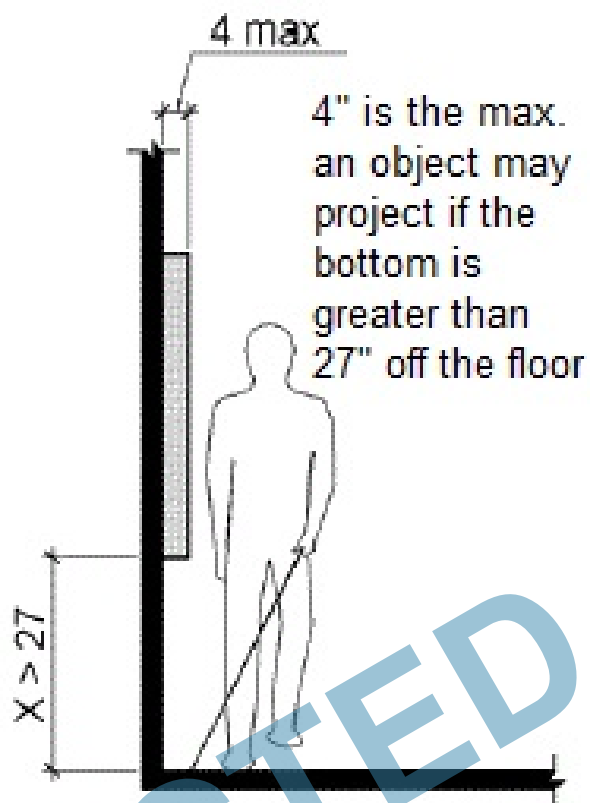
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #7 Continued



Finding 297765 Main Photo

Main Lobby

Lat: 38.8302806000, Long: -104.8263426000

Finding: 8

The transaction counter is too high.

A portion of the counter surface that is 36 inches long minimum and 36 inches high maximum above the finish floor shall be provided. Knee and toe space must be provided for a forward approach. A 30 inch by 48 inch clear floor space on an accessible route must be provided for either a forward or parallel approach.

2010 ADAS Section 904.4.2

A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

2010 ADAS Section 904.4.1

A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch (915 mm) minimum length of counter.

Citation:

2010 ADAS Section: 904.4.2, 904.4.1

As Built:

42 inches above
finished floor

Recommendation:

Install compliant service counter or addition to existing service counter that includes a section of counter surface that is 36 inches long minimum and 36 inches high maximum.

Barrier Priority:

3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:

N/A

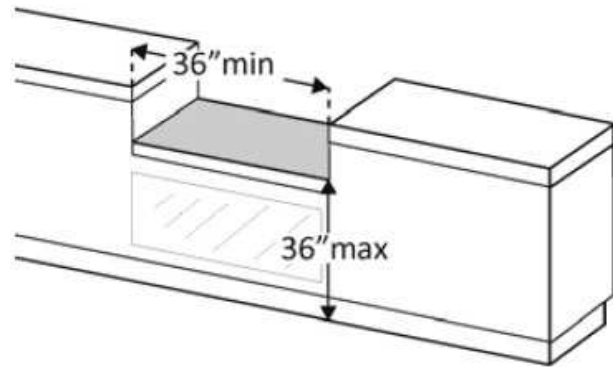
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #8 Continued



Finding 297766 Main Photo

CORRECTED

Finding #8 Additional Finding Photos



Finding 297766 Additional Photo

CORRECTED

Main Lobby

Lat: 38.8302806000, Long: -104.8263426000

Finding: 9

The water flow from the spout is too low..

The spout shall provide a flow of water 4 inches high minimum.

2010 ADAS Section 602.6

The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

Citation:

2010 ADAS Section: 602.6

As Built:

1.5 inches flow of water

Recommendation:

Adjust water flow pressure to provide flow of water 4 inches high minimum.

Barrier Priority:

4 (Low): Should be completed as soon as possible due to being a technical violation, but may not result in providing greater access to persons with disabilities. (Includes; Findings that are technically violations but provide a moderate to low increase in accessibility compared to the financial impact on the entity)

Department:

N/A

Estimated Remediation Date:

N/A

Notes:

N/A

Finding #9 Continued



Finding 297815 Main Photo



Finding #9 Additional Finding Photos



Finding 297815 Additional Photo



Finding 297815 Additional Photo

Women's Restroom 1st Floor

Lat: 38.8302806000, Long: -104.8263426000

Finding: 10

The toilet compartment is not wide enough.

Toilet compartments must be a minimum of 60 inches in width.

2010 ADAS Section 604.8.1.1

Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

Citation:

2010 ADAS Section: 604.8.1.1

As Built:

40 inches wide

Recommendation:

Re-design and remodel restroom to meet compliance to the extent feasible.

Barrier Priority:

2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

Department:

N/A

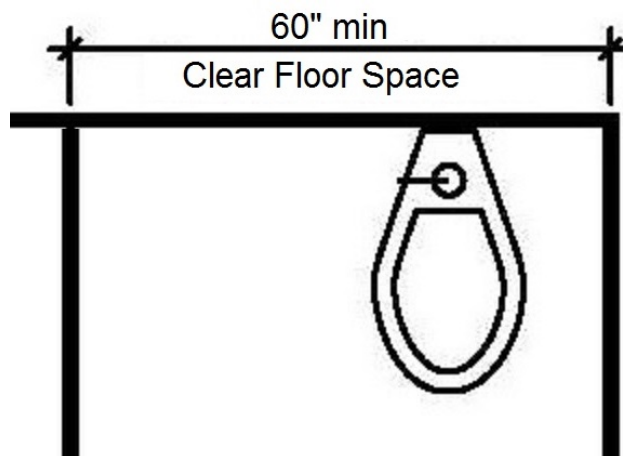
Estimated Remediation Date:

N/A

Notes:

Corrective action: Work order #350373 submitted on 04/29/2016

Finding #10 Continued



Finding 297049 Main Photo

CORRECTED

Women's Restroom 1st Floor

Lat: 38.8302806000, Long: -104.8263426000

Finding: 11

The side grab bar does not extend far enough 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:

10 inches from rear wall

Recommendation:

Upon remodel install new side grab bar to meet compliance.

Barrier Priority:

2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

Department:

N/A

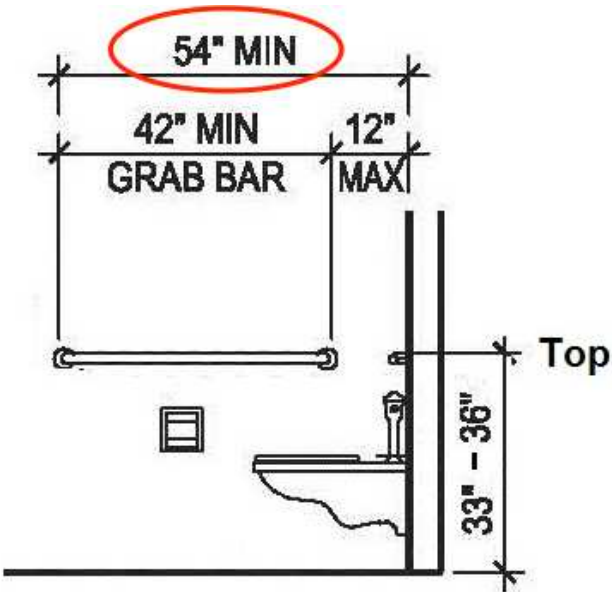
Estimated Remediation Date:

N/A

Notes:

Corrective action: Work order #350373 submitted on 04/29/2016

Finding #11 Continued



CORRECTED

Women's Restroom 1st Floor

Lat: 38.8302806000, Long: -104.8263426000

Finding: 12

The rear grab bar is too high.

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 and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

2010 ADAS Section 609.4

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

Citation:

2010 ADAS Section: 609.4

As Built:

37 inches above
finished floor

Recommendation:

Lower grab bar between 1 and 3 inches to meet compliance.

Barrier Priority:

2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

Department:

N/A

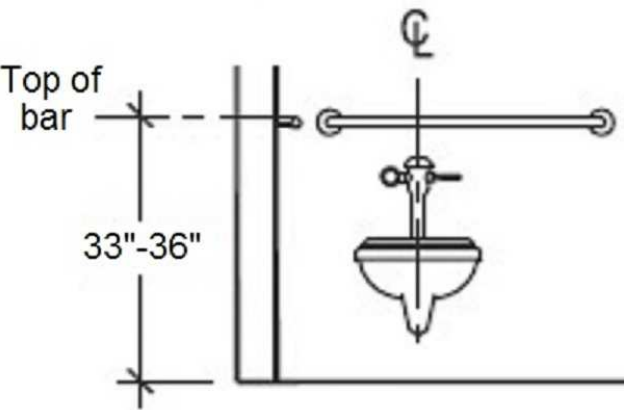
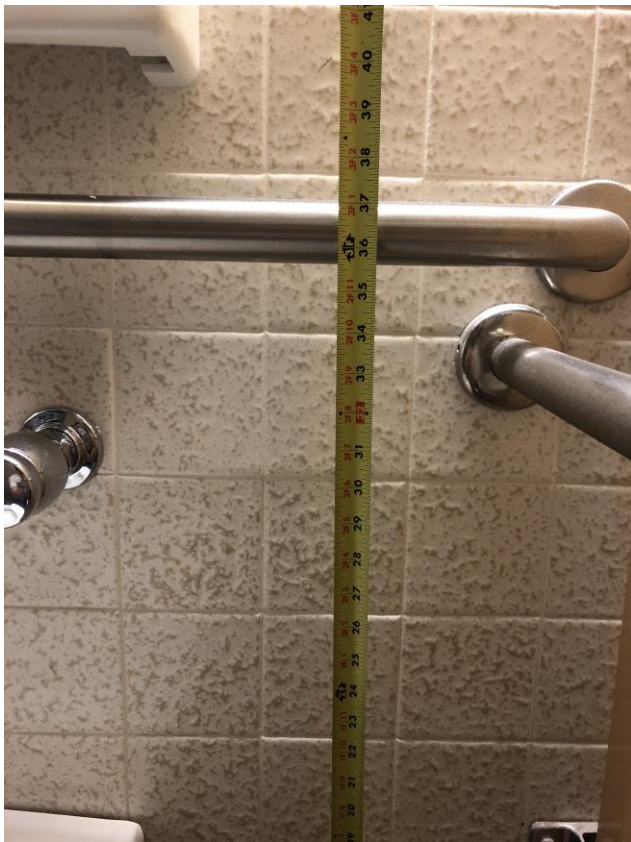
Estimated Remediation Date:

N/A

Notes:

Corrective action: Work order #350373 submitted on 04/29/2016

Finding #12 Continued



Finding 297051 Main Photo

CORRECTED

Women's Restroom 1st Floor

Lat: 38.8302806000, Long: -104.8263426000

Finding: 13

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 in front of toilet

Recommendation:

Re-design and remodel restroom to meet compliance to the extent feasible.

Barrier Priority:

2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

Department:

N/A

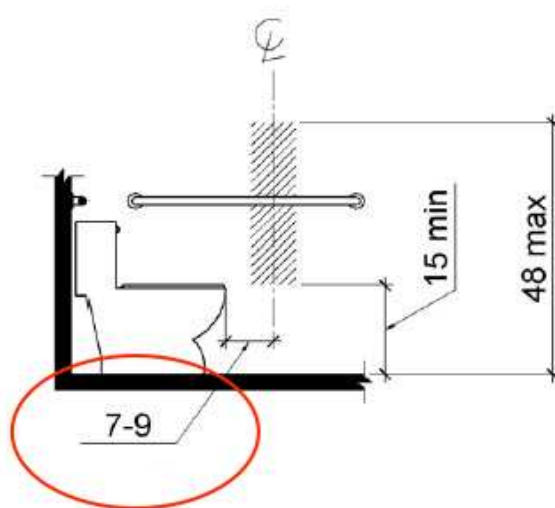
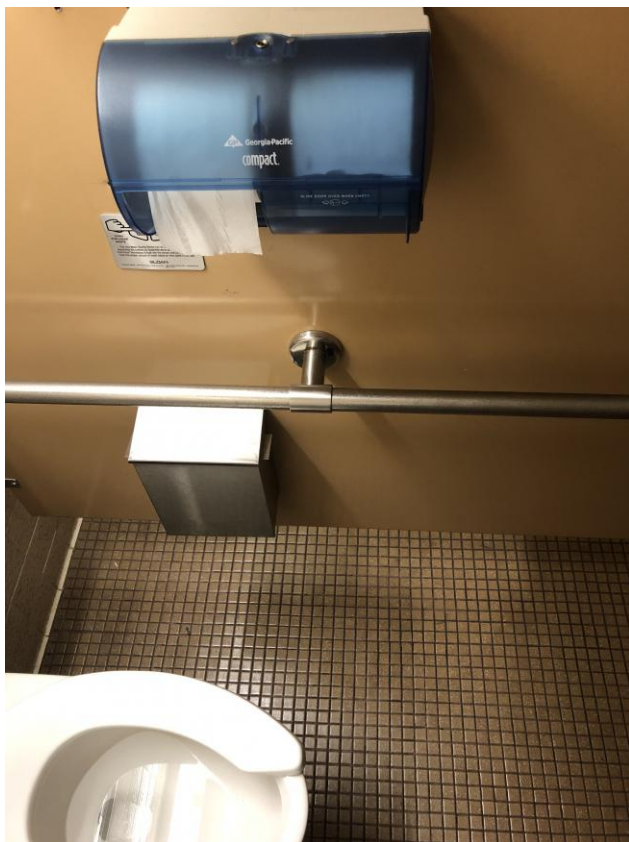
Estimated Remediation Date:

N/A

Notes:

Corrective action: Work order #350373 submitted on 04/29/2016

Finding #13 Continued



Finding 297052 Main Photo

CORRECTED

Women's Restroom 1st Floor

Lat: 38.8302806000, Long: -104.8263426000

Finding: 14

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:

Door not-self closing

Recommendation:

Re-design and remodel restroom to meet compliance to the extent feasible.

Barrier Priority:

2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

Department:

N/A

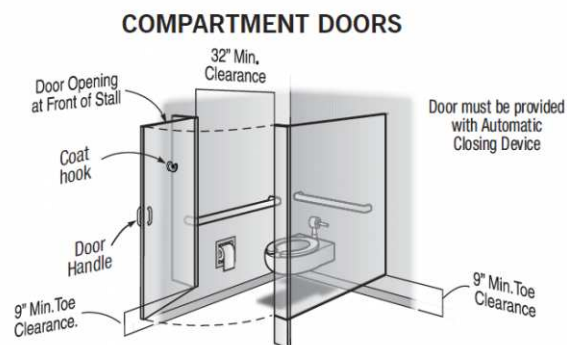
Estimated Remediation Date:

N/A

Notes:

Corrective action: Work order #350373 submitted on 04/29/2016

Finding #14 Continued



CORRECTED

Women's Restroom 1st Floor

Lat: 38.8302806000, Long: -104.8263426000

Finding: 15

Compliant knee space has not been provided under the lavatory.

The knee clearance shall be 11 inches minimum in depth at 9 inches above the floor, and 8 inches minimum in depth at 27 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

2010 ADAS Section 306.3.1

Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

Citation:

2010 ADAS Section: 306.3.1

As Built:

No knee clearance provided

Recommendation:

Replace lavatory with compliant unit that meets ADA standards.

Barrier Priority:

2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

Department:

N/A

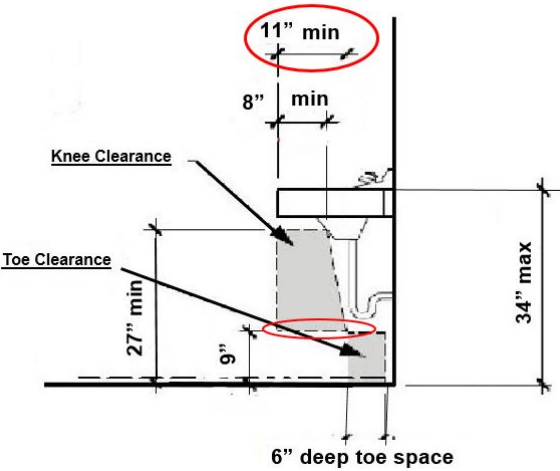
Estimated Remediation Date:

N/A

Notes:

Corrective action: Work order #350373 submitted on 04/29/2016

Finding #15 Continued



Finding 297091 Main Photo

CORRECTED

Women's Restroom 1st Floor

Lat: 38.8302806000, Long: -104.8263426000

Finding: 16

The water and drain pipes under the lavatory are not adequately insulated.

Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

2010 ADAS Section 606.5

Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

Citation:

2010 ADAS Section: 606.5

As Built:

No insulation installed

Recommendation:

Install pipe insulation prior or during re-model.

Barrier Priority:

3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:

N/A

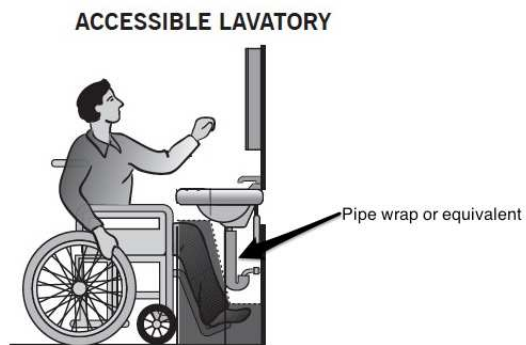
Estimated Remediation Date:

N/A

Notes:

Corrective action: Work order #350373 submitted on 04/29/2016

Finding #16 Continued



Finding 297092 Main Photo

CORRECTED

Women's Restroom 1st Floor

Lat: 38.8302806000, Long: -104.8263426000

Finding: 17

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:

Operable part is at 60
inches above finished
floor

Recommendation:

Replace with horizontal baby changing table and install with operable handle no higher than 48 inches above finished floor.

Barrier Priority:

3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:

N/A

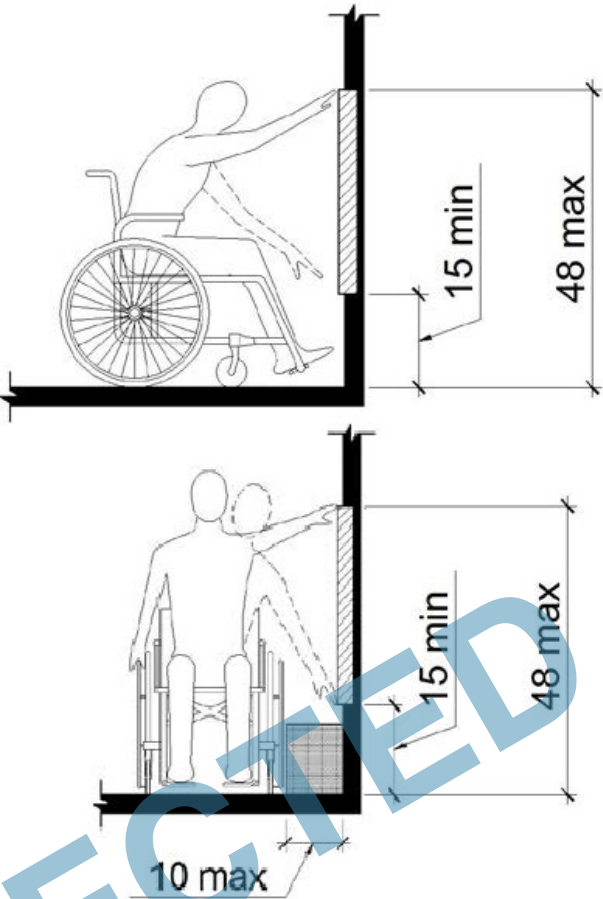
Estimated Remediation Date:

N/A

Notes:

Corrective action: Work order #350373 submitted on 04/29/2016

Finding #17 Continued



CORRECTED

Men's Restroom 1st Floor

Lat: 38.8302806000, Long: -104.8263426000

Finding: 18

The toilet compartment is not wide enough.

Toilet compartments must be a minimum of 60 inches in width.

2010 ADAS Section 604.8.1.1

Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

Citation:

2010 ADAS Section: 604.8.1.1

As Built:

41 inches wide

Recommendation:

Re-design and remodel restroom to meet compliance to the extent feasible.

Barrier Priority:

2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

Department:

N/A

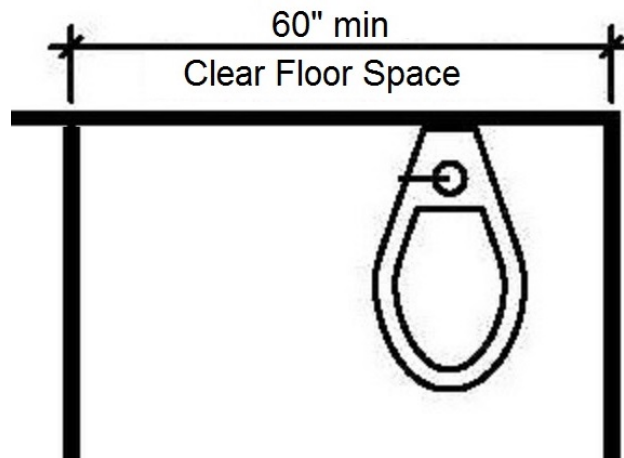
Estimated Remediation Date:

N/A

Notes:

Corrective action: Work order #350373 submitted on 12/16/2015

Finding #18 Continued



Finding 297042 Main Photo

CORRECTED

Finding #18 Additional Finding Photos



Finding 297042 Additional Photo

CORRECTED

Men's Restroom 1st Floor

Lat: 38.8302806000, Long: -104.8263426000

Finding: 19

The coat hook is missing.

Where coat hooks or shelves are provided in toilet compartments, at least one of each type complying with reach ranges shall be provided in accessible and ambulatory stalls.

2010 ADAS Section 213.3.7

Where coat hooks or shelves are provided in toilet rooms without toilet compartments, at least one of each type shall comply with 603.4. Where coat hooks or shelves are provided in toilet compartments, at least one of each type complying with 604.8.3 shall be provided in toilet compartments required to comply with 213.3.1. Where coat hooks or shelves are provided in bathing facilities, at least one of each type complying with 603.4 shall serve fixtures required to comply with 213.3.6.

Citation:

2010 ADAS Section: 213.3.7

As Built:

No coat hooks
installed

Recommendation:

Install coat hooks during re-model.

Barrier Priority:

4 (Low): Should be completed as soon as possible due to being a technical violation, but may not result in providing greater access to persons with disabilities. (Includes; Findings that are technically violations but provide a moderate to low increase in accessibility compared to the financial impact on the entity)

Department:

N/A

Estimated Remediation Date:

N/A

Notes:

Corrective action: Work order #350373 submitted on 12/16/2015

Finding #19 Continued



Finding 297047 Main Photo

Men's Restroom 1st Floor

Lat: 38.8302806000, Long: -104.8263426000

Finding: 20

The rim of the urinal is too high.

Wall-hung urinals must be provided with an elongated rim projecting a minimum of 13 1/2 inches from the wall and a maximum of 17 inches above the floor.

2010 ADAS Section 605.2

Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

Citation:

2010 ADAS Section: 605.2

As Built:

18.5 inches above
finished floor

Recommendation:

Lower urinal 2 inches or replace with compliant urinal.

Barrier Priority:

2 (Important): Should be completed as soon as possible. (Includes Findings that would remove barriers to the greatest number of people to your goods and services)

Department:

N/A

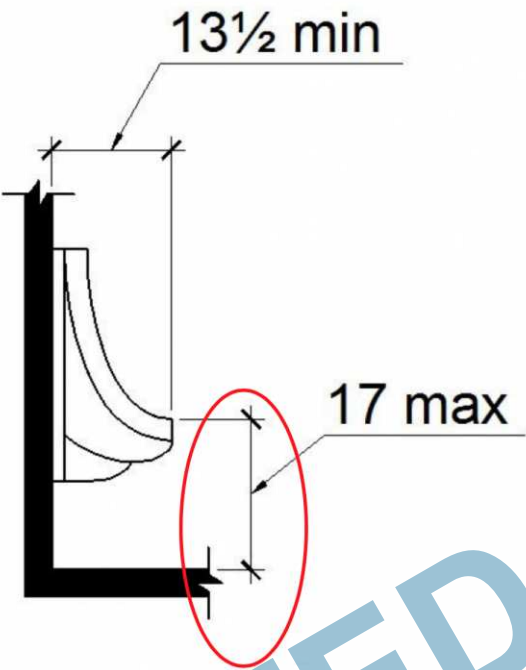
Estimated Remediation Date:

N/A

Notes:

Corrective action: Work order #350373 submitted on 12/16/2015

Finding #20 Continued



Finding 297054 Main Photo

CORRECTED

Men's Restroom 1st Floor

Lat: 38.8302806000, Long: -104.8263426000

Finding: 21

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:

Door not-self closing

Recommendation:

Re-design and remodel restroom to meet compliance to the extent feasible.

Barrier Priority:

2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

Department:

N/A

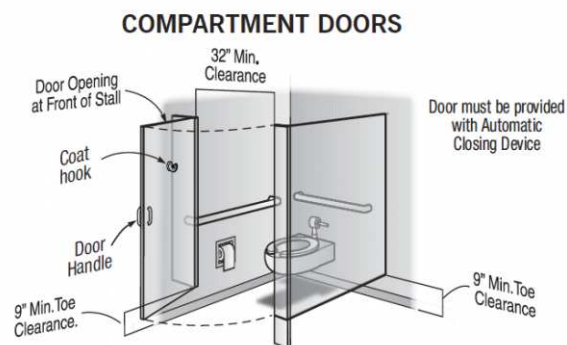
Estimated Remediation Date:

N/A

Notes:

Corrective action: Work order #350373 submitted on 12/16/2015

Finding #21 Continued



CORRECTED

Men's Restroom 1st Floor

Lat: 38.8302806000, Long: -104.8263426000

Finding: 22

Compliant knee space has not been provided under the lavatory.

The knee clearance shall be 11 inches minimum in depth at 9 inches above the floor, and 8 inches minimum in depth at 27 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

2010 ADAS Section 306.3.1

Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.

Citation:

2010 ADAS Section: 306.3.1

As Built:

No knee clearance provided

Recommendation:

Replace lavatory with compliant unit that meets ADA standards.

Barrier Priority:

2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

Department:

N/A

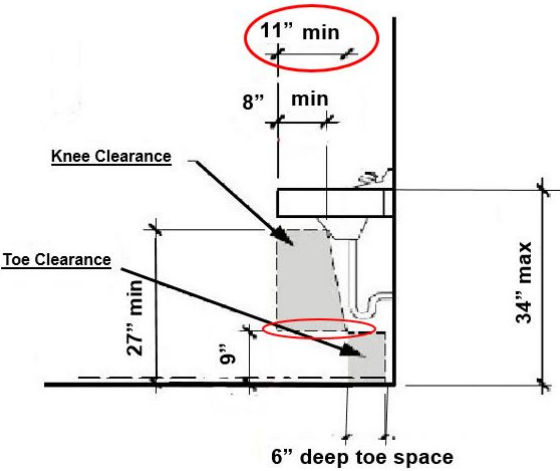
Estimated Remediation Date:

N/A

Notes:

Corrective action: Work order #350373 submitted on 12/16/2015

Finding #22 Continued



CORRECTED

Men's Restroom 1st Floor

Lat: 38.8302806000, Long: -104.8263426000

Finding: 23

The water and drain pipes under the lavatory are not adequately insulated.

Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

2010 ADAS Section 606.5

Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

Citation:

2010 ADAS Section: 606.5

As Built:

No insulation installed

Recommendation:

Install pipe insulation prior or during re-model.

Barrier Priority:

3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:

N/A

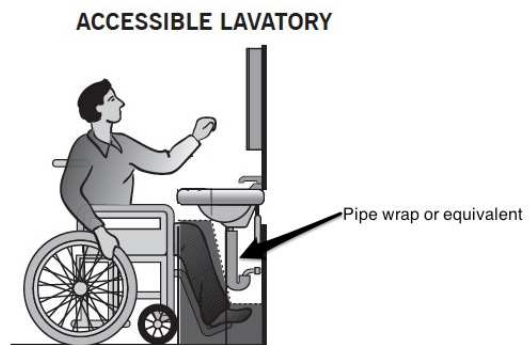
Estimated Remediation Date:

N/A

Notes:

Corrective action: Work order #350373 submitted on 12/16/2015

Finding #23 Continued



Finding 297048 Main Photo

CORRECTED

Men's Restroom 1st Floor

Lat: 38.8302806000, Long: -104.8263426000

Finding: 24

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:

Operable part is at 60 inches above finished floor

Recommendation:

Replace with horizontal baby changing table and install with operable no higher than 48 inches above finished floor.

Barrier Priority:

3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:

N/A

Estimated Remediation Date:

N/A

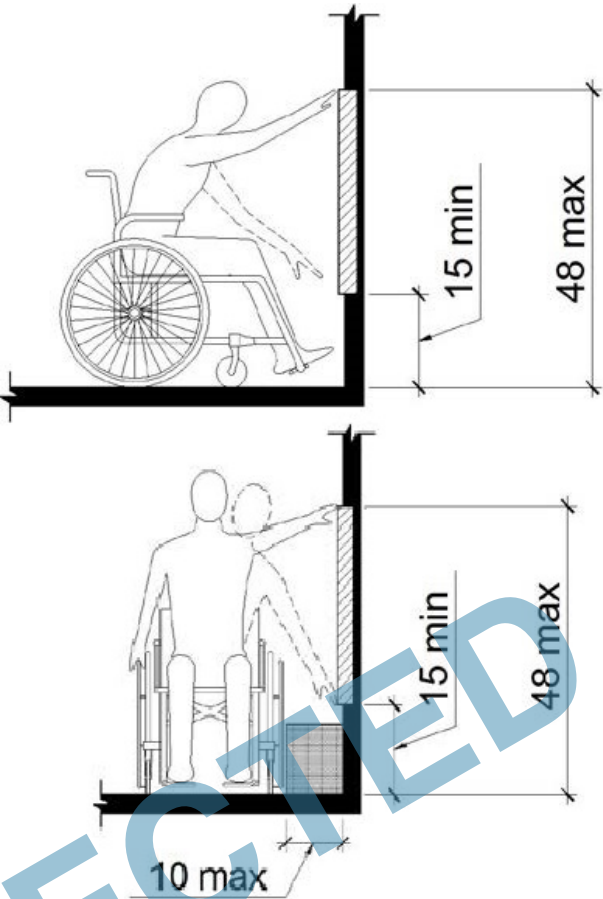
Notes:

Corrective action: Work order #350373 submitted on 12/16/2015

Finding #24 Continued



Finding 297096 Main Photo



Finding #24 Additional Finding Photos



Finding 297096 Additional Photo

CORRECTED

South Accessible Ramp

Lat: 38.8302806000, Long: -104.8263426000

Finding: 25

The handrail does not extend horizontally.

Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

2010 ADAS Section 505.10.1

Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

Citation:

2010 ADAS Section: 505.10.1

As Built:

Handrail does not
extend horizontally

Recommendation:

Extend extension 12 inches minimum horizontally beyond the top and return rail to wall, handrail or ground.

Barrier Priority:

3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:

N/A

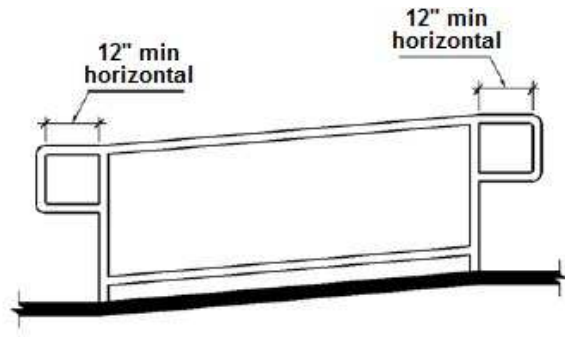
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #25 Continued



Finding 297770 Main Photo

CORRECTED

South Accessible Ramp

Lat: 38.8302806000, Long: -104.8263426000

Finding: 26

The ramp does not have compliant handrails.

Handrails are required on both sides of all surfaces that are sloped greater than 5 percent (1:20). Handrails must be between 34 inches and 38 inches above the ramp surface, must extend beyond the top and bottom of the ramp 12 inches and be parallel to the floor or ground surface. The diameter of the handrails must be between 1 inches and 2 inches in cross-sectional nominal dimension for circular handrails and handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 inches maximum, and a cross-section dimension of 2 inches maximum. The clear space between handrails and walls must be 1-1/2 inches minimum.

2010 ADAS Section 505.1

Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.

Citation:

2010 ADAS Section: 505.1

As Built:

Missing handrail on
one side of ramp

Recommendation:

Install missing handrail for entire length of ramp between 34 and 38 inches to top of gripping surface measured above the finished floor. Handrail must extend beyond the top and bottom of the ramp 12 inches and be parallel to the floor or ground surface

Barrier Priority:

3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:

N/A

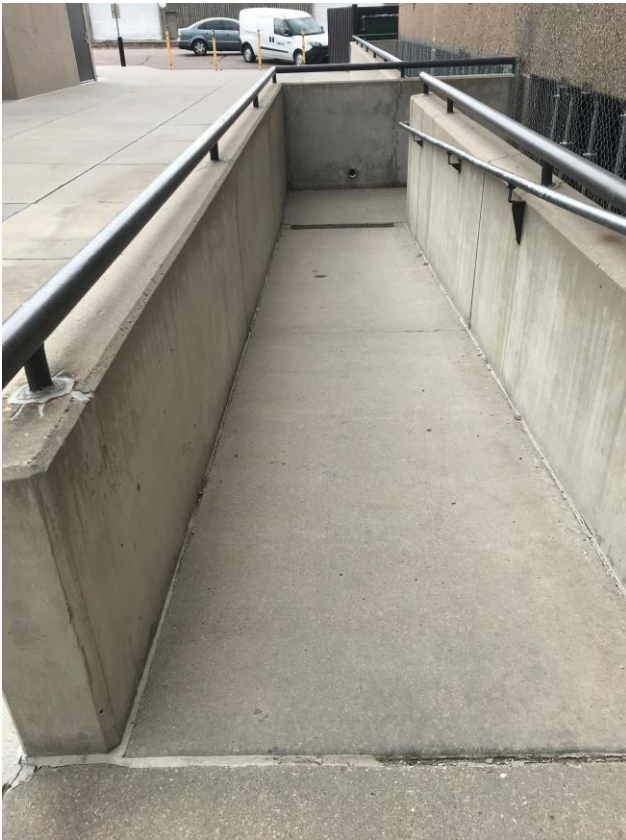
Estimated Remediation Date:

N/A

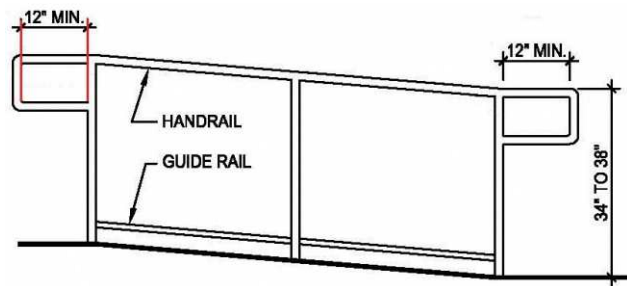
Notes:

N/A

Finding #26 Continued



Finding 297771 Main Photo



CORRECTED

Finding #26 Additional Finding Photos



Finding 297771 Additional Photo

CORRECTED