

Site Accessibility Evaluation

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



Coroner's Office

**2741 E Las Vegas St
Colorado Springs, CO
80906**

Accessibility Evaluation

***Inspection Date: 07/23/2019
Inspector: David Mejia***

Prepared By



**(719) 520 - 6866
www.elpasoco.com**

Northern Parking Lot

Lat: 38.7873735000, Long: -104.7781201000

Finding: 1

The parking sign is mounted too low.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

2010 ADAS Section 502.6

Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

Citation:

2010 ADAS Section: 502.6

As Built:

43.5 inches above
finished floor

Recommendation:

Adjust height to meet compliance no less than 60 inches from bottom edge of van accessible sign.

Barrier Priority:

1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Department:

N/A

Estimated Remediation Date:

N/A

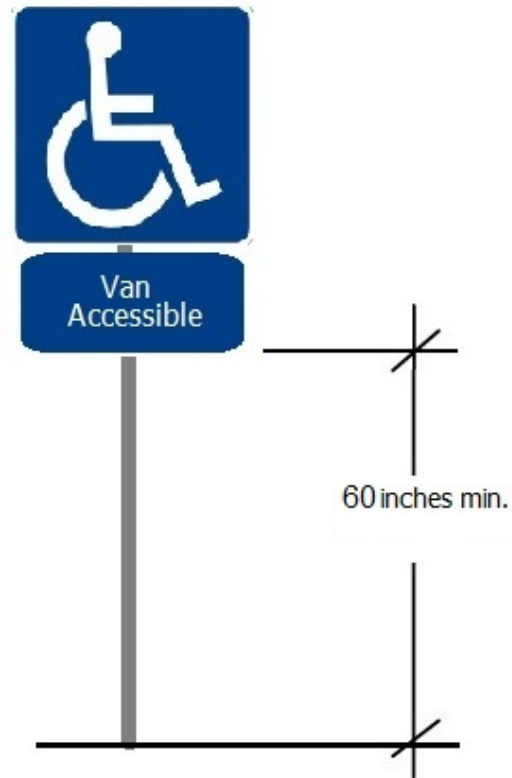
Notes:

N/A

Finding #1 Continued



Finding 297164 Main Photo



Northern Parking Lot

Lat: 38.7873735000, Long: -104.7781201000

Finding: 2

The cross slope (narrow dimension) of the parking stall exceeds 2%.

The running and 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:

2.7% - 3.03% cross
slope

Recommendation:

Re-pave existing parking stall and access aisle for cross slope and running slope not to exceed 1:48 / 2%.

Barrier Priority:

1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Department:

N/A

Estimated Remediation Date:

N/A

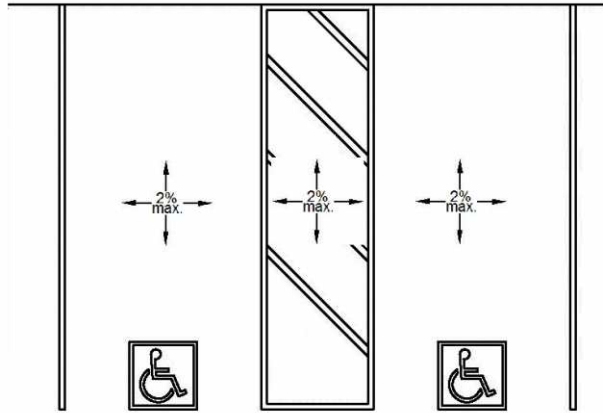
Notes:

N/A

Finding #2 Continued



Finding 297165 Main Photo



Finding #2 Additional Finding Photos



Finding 297165 Additional Photo



Finding 297165 Additional Photo



Finding 297165 Additional Photo

Northern Parking Lot

Lat: 38.7873735000, Long: -104.7781201000

Finding: 3

The cross slope (short dimension) of the access aisle exceeds 2%.

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:

2.67% - 2.97% cross
slope

Recommendation:

Re-pave existing parking stall and access aisle for cross slope and running slope not to exceed 1:48 / 2%.

Barrier Priority:

1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Department:

N/A

Estimated Remediation Date:

N/A

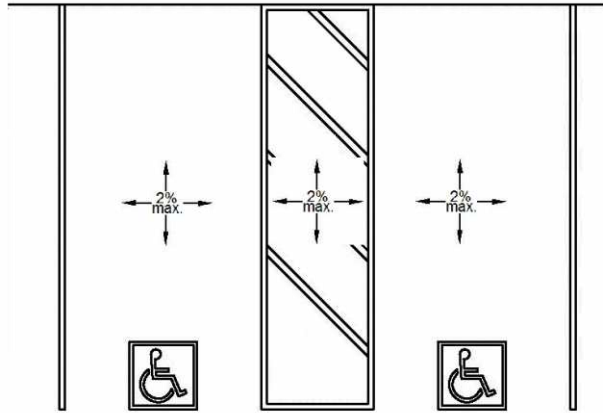
Notes:

N/A

Finding #3 Continued



Finding 297166 Main Photo



Northern Parking Lot

Lat: 38.7873735000, Long: -104.7781201000

Finding: 4

The curb ramp slope exceeds the maximum running slope (Parallel to the direction of travel) allowable of 8.33%.

Curb ramps should have the least possible slope but in no case more than 8.3% (1:12).

2010 ADAS Section 406.1

Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

Citation:

2010 ADAS Section: 406.1

As Built:

8.9% - 10.6% running
slope

Recommendation:

Re-construct pedestrian ramp to ensure compliance. Also, detectable warning signs will not be required when new pedestrian ramp is constructed.

Barrier Priority:

1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Department:

N/A

Estimated Remediation Date:

N/A

Notes:

N/A

Finding #4 Continued



Finding 297167 Main Photo

Northern Parking Lot

Lat: 38.7873735000, Long: -104.7781201000

Finding: 5

The accessible path of travel between the building entrance and the accessible parking contains cross slopes greater than 2%.

Surface cross slopes shall not exceed one unit vertical in 48 units horizontal (2-percent slope). When the slope in the direction of travel of any walk exceeds 1 unit vertical in 20 units horizontal (5-percent slope), it must be constructed as ramp.

2010 ADAS Section 403.3

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Citation:

2010 ADAS Section: 403.3

As Built:

2.6% - 4.6% cross
slope

Recommendation:

Re-pave existing path of travel for cross slope not to exceed 1:48 / 2%.

Barrier Priority:

1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Department:

N/A

Estimated Remediation Date:

N/A

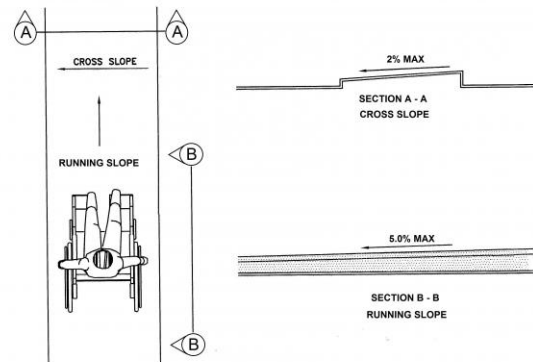
Notes:

N/A

Finding #5 Continued



Finding 297168 Main Photo



Southern Parking Lot

Lat: 38.7873735000, Long: -104.7781201000

Finding: 6

The accessible parking space is not located on the shortest accessible route to the building.

Accessible parking spaces serving a particular building or facility entrance shall be located on the shortest accessible route of travel from the parking space to an accessible entrance.

2010 ADAS Section 208.3.1

Parking spaces complying with 502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with 206.4. Where parking serves more than one accessible entrance, parking spaces complying with 502 shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with 502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.

Citation:

2010 ADAS Section: 208.3.1

As Built:

Accessible parking
stall and access aisle
furthest from building
entrance

Recommendation:

Re-configure parking lot to provide accessible parking stall and access aisle on the shortest accessible route or post sign identifying parking lot as "coroner's employee parking only".

Barrier Priority:

1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Department:

N/A

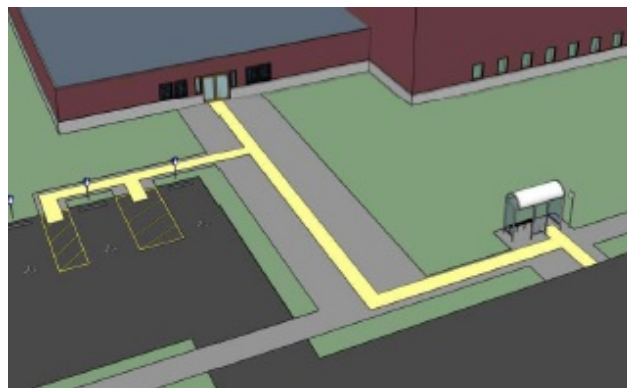
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #6 Continued



Finding 297177 Main Photo

Southern Parking Lot

Lat: 38.7873735000, Long: -104.7781201000

Finding: 7

The cross slope (short dimension) of the access aisle exceeds 2%.

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:

2.6% - 3.5% cross
slope

Recommendation:

Re-pave existing access aisle located near front entrance of building for cross slope and running slope not to exceed 1:48 / 2%.

Barrier Priority:

1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Department:

N/A

Estimated Remediation Date:

N/A

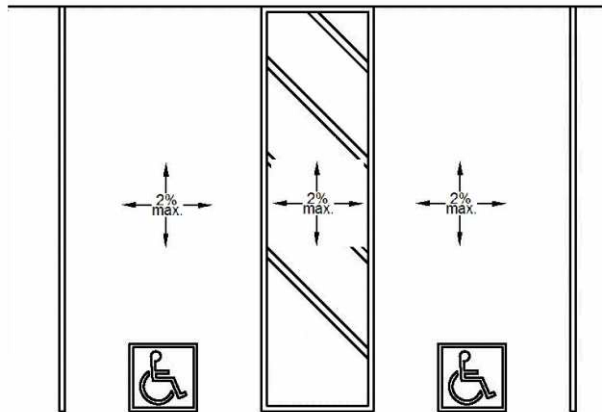
Notes:

N/A

Finding #7 Continued



Finding 297176 Main Photo



Southern Parking Lot

Lat: 38.7873735000, Long: -104.7781201000

Finding: 8

The accessible path of travel contains cross slopes greater than 2%.

Surface cross slopes shall not exceed one unit vertical in 48 units horizontal (2-percent slope). When the slope in the direction of travel of any walk exceeds 1 unit vertical in 20 units horizontal (5-percent slope), it must be constructed as ramp.

2010 ADAS Section 403.3

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Citation:

2010 ADAS Section: 403.3

As Built:

2.6% - 3.5% cross
slope

Recommendation:

Re-pave existing path of travel located near front entrance of building for cross slope not to exceed 1:48 / 2%.

Barrier Priority:

1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Department:

N/A

Estimated Remediation Date:

N/A

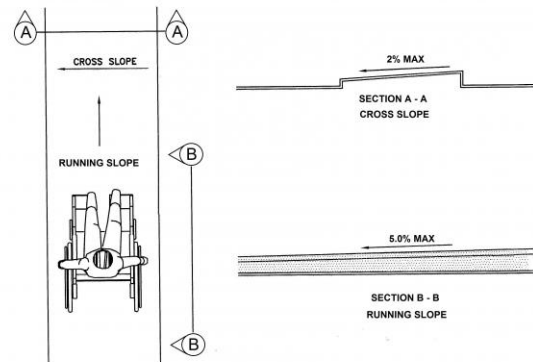
Notes:

N/A

Finding #8 Continued



Finding 297178 Main Photo



Southern Parking Lot

Lat: 38.7873735000, Long: -104.7781201000

Finding: 9

The accessible route on the site contains running slopes greater than 5% and has not been constructed as a ramp (i.e. handrails, wheel guides, etc.).

When the slope in the direction of travel of any walk exceeds 1 unit vertical in 20 units horizontal (5-percent slope), it must be constructed as ramp. Surface cross slopes must not exceed one unit vertical in 48 units. Horizontal (2-percent slope).

2010 ADAS Section 403.3

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Citation:

2010 ADAS Section: 403.3

As Built:

5.0% - 6.99% running
slope

Recommendation:

Re-pave existing path of travel located near front entrance of building for running slope not to exceed 1:20 / 5%.

Barrier Priority:

1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Department:

N/A

Estimated Remediation Date:

N/A

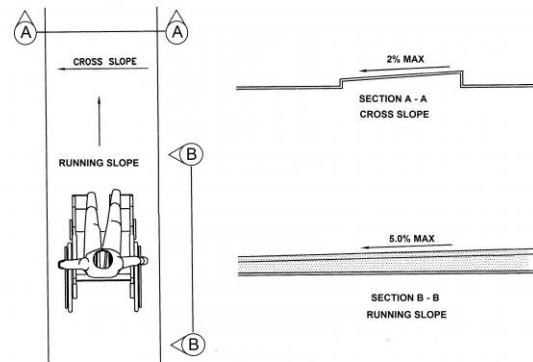
Notes:

N/A

Finding #9 Continued



Finding 297179 Main Photo



Lobby

Lat: 38.7873735000, Long: -104.7781201000

Finding: 10

The transaction counter provides for a parallel approach but does not provide a minimum clear width of 36 inches.

Transaction counters shall be 36 inches high and a minimum of 36 inches wide and should extend the same depth as the sales or service counter top.

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: 904.4.1

As Built:

39.25 inches above
finished floor

Recommendation:

Replace or re-configure a section of the transaction counter to provide a clearance of 36 inches high and a minimum of 36 inches wide.

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

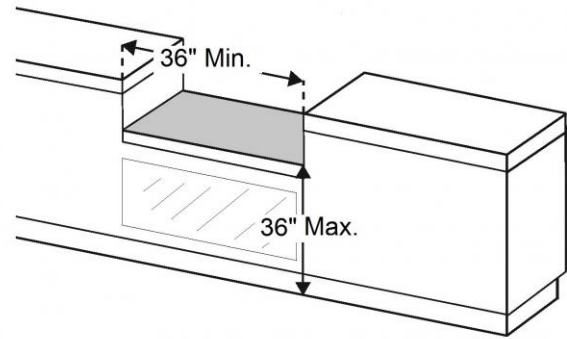
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #10 Continued



Finding 297180 Main Photo

Unisex Lobby Restroom

Lat: 38.7873735000, Long: -104.7781201000

Finding: 11

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:

Re-adjust door closer so that closing speed is 5 seconds or more from an open position to a position of 12 degrees from the latch.

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

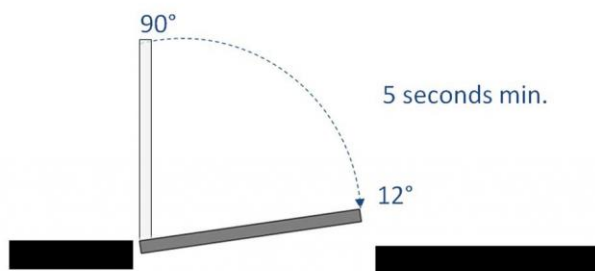
Notes:

N/A

Finding #11 Continued



Finding 297169 Main Photo



CORRECTED

Unisex Lobby Restroom

Lat: 38.7873735000, Long: -104.7781201000

Finding: 12

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. 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.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

2010 ADAS Section 404.2.9

Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Citation:

2010 ADAS Section: 404.2.9

As Built:

8 lbs of force required

Recommendation:

Adjust door hinges/opener so that the force needed to open door does not exceed more than 5 lbs of force to open.

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

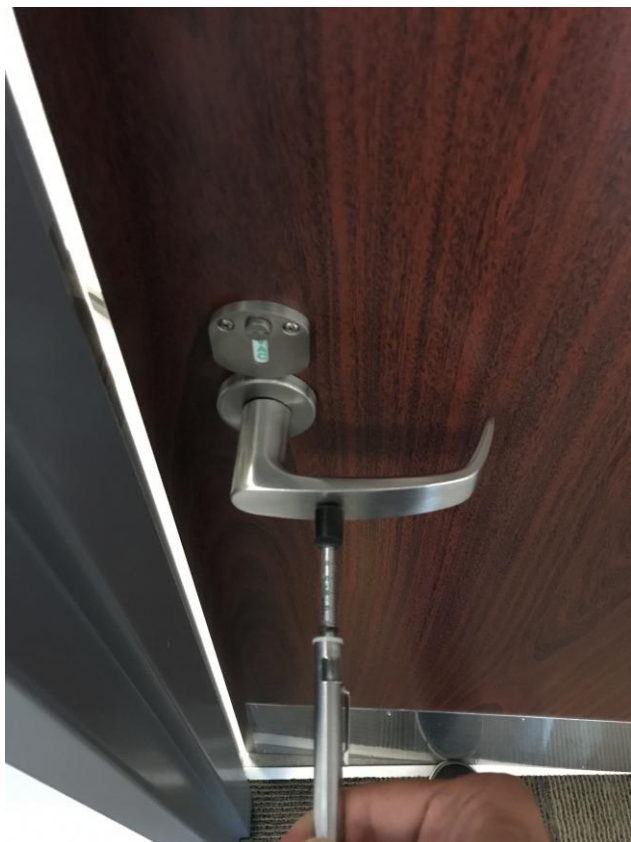
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #12 Continued



Finding 297170 Main Photo

Unisex Lobby Restroom

Lat: 38.7873735000, Long: -104.7781201000

Finding: 13

The mirror is mounted too high.

Mirrors must have the bottom edge of the reflecting surface a maximum of 40 inches above the floor if above a sink or counter. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground.

2010 ADAS Section 603.3

Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 603.3

As Built:

40.75 inches above
finished floor

Recommendation:

Re-adjust mirror so that reflective surface of mirror does not exceed 40 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

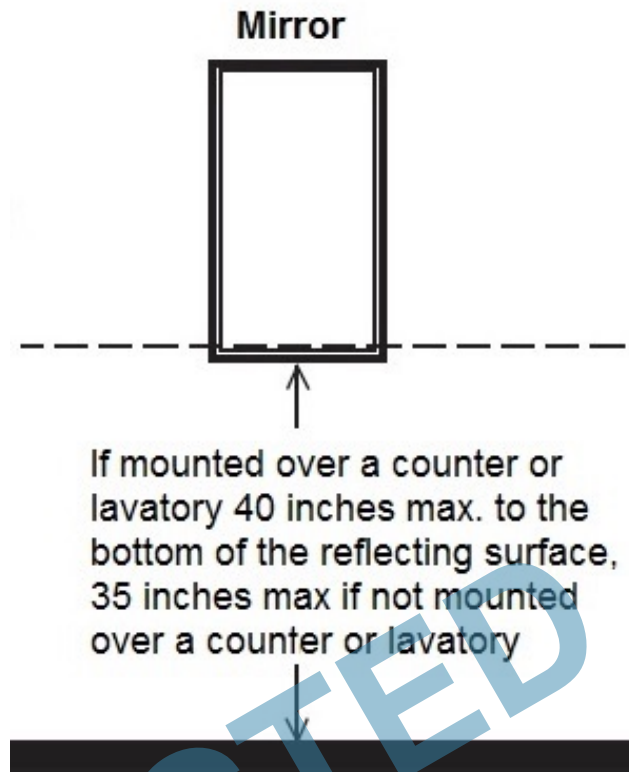
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #13 Continued



Finding 297171 Main Photo

Unisex Lobby Restroom

Lat: 38.7873735000, Long: -104.7781201000

Finding: 14

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:

36.5 inches above
finished floor

Recommendation:

Re-adjust grab bar so that top of the gripping surface does not exceed 36 inches 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

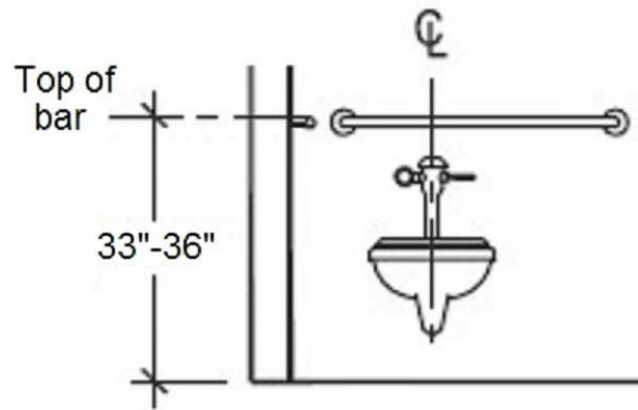
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #14 Continued



Finding 297172 Main Photo

CORRECTED

Unisex Lobby Restroom

Lat: 38.7873735000, Long: -104.7781201000

Finding: 15

The side 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:

36.5 inches above
finished floor

Recommendation:

Re-adjust grab bar so that top of the gripping surface does not exceed 36 inches 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

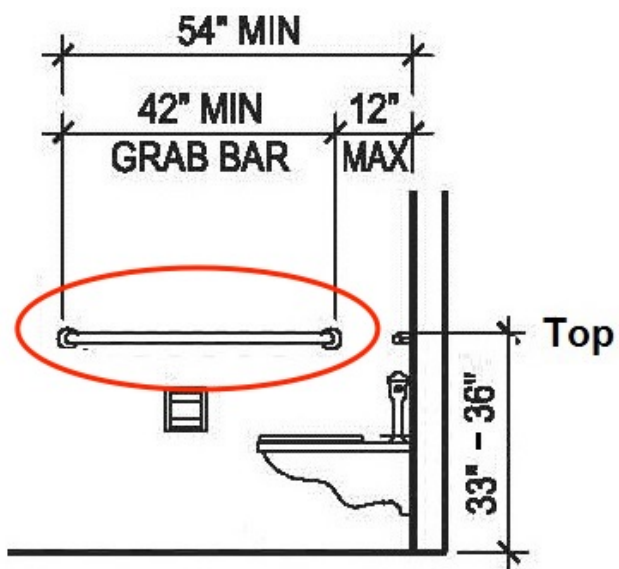
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #15 Continued



Finding 297173 Main Photo

CORRECTED

Unisex Lobby Restroom

Lat: 38.7873735000, Long: -104.7781201000

Finding: 16

The rear grab bar does not extend adequately past the centerline of the toilet on the wall side.

The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on one side and 24 inches minimum on the other side.

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 604.5.2

The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

Citation:

2010 ADAS Section: 604.5.2

As Built:

11 inches from wall
side

Recommendation:

Re-adjust rear grab bar to extend 12 inches minimum from centerline of toilet on wall side and 24 inches minimum on transfer side.

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

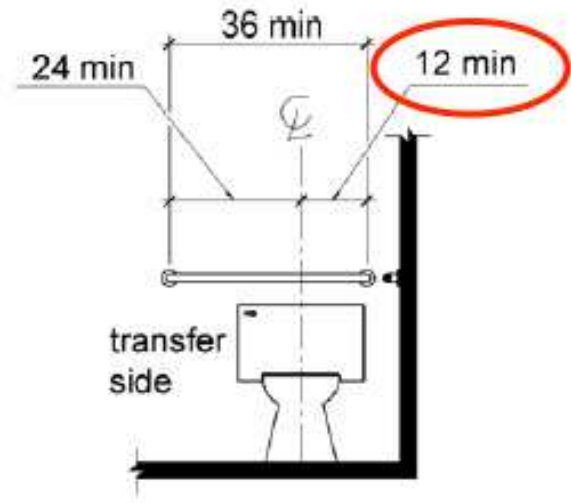
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #16 Continued



Finding 297174 Main Photo

Unisex Lobby Restroom

Lat: 38.7873735000, Long: -104.7781201000

Finding: 17

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:

13 inches in front of toilet

Recommendation:

Re-adjust toilet paper dispenser 7 inches minimum and 9 inches maximum in front of toilet measured to the centerline of the dispenser.

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

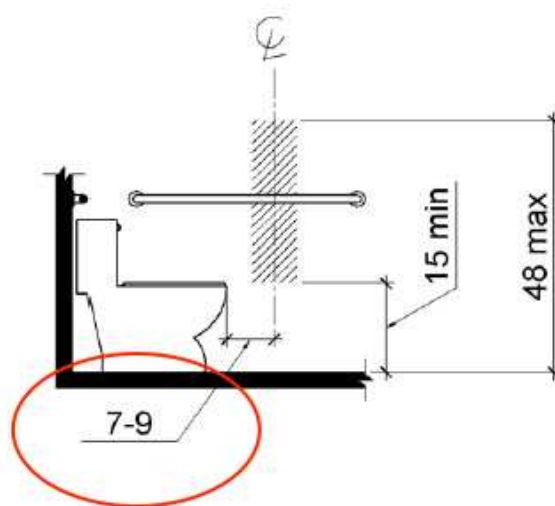
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #17 Continued



Finding 297175 Main Photo

CORRECTED