

Site Accessibility Evaluation

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



EPC Veteran Services

**5850 Championship View
Colorado Springs, CO
80922**

ADA Only

***Inspection Date: 10/24/2017
Inspector: David Mejia***

Prepared By



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

Parking Lot

Lat: 38.8928908000, Long: -104.7158129000

Finding: 1

The accessible parking is not located on an accessible route of travel to the accessible building entrance.

Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.

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:

**No accessible
pedestrian ramp or
access aisle exists**

Recommendation:

Move the existing accessible parking stall and access aisle 3 to 4 stalls over (north). The cross slope of that section of the parking lot is compliant or very close to meeting the 2% maximum. The running slope will have to be addressed as it currently exceeds the 2% maximum and is somewhere between 4 to 5%.

- It will require new asphalt/concrete and grading but it is easily achievable due to the minimal grade/slope of that section of the parking lot.

- Additionally, a parallel pedestrian ramp will be required to grant access to the sidewalk for wheelchair users thus allowing entrance to the veterans office. Parallel pedestrian ramp will have to be constructed and connect to the existing sidewalk

If it is not readily achievable to locate accessible parking closest to the front of the building due to sloped pavement or other existing conditions, then the nearest leveled area should be selected.

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:

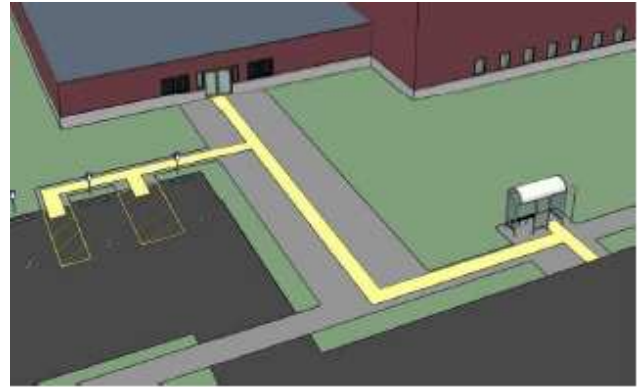
N/A

Estimated Remediation Date:

N/A

Notes:

N/A



Finding 299063 Main Photo

CORRECTED

Finding #1 Additional Finding Photos



Finding 299063 Additional Photo



Finding 299063 Additional Photo



Finding 299063 Additional Photo



Finding 299063 Additional Photo



Finding 299063 Additional Photo



Finding 299063 Additional Photo



Finding 299063 Additional Photo



Finding 299063 Additional Photo

Parking Lot

Lat: 38.8928900000, Long: -104.7158000000

Finding: 2

The accessible parking stall's access aisle contains a built up curb ramp which results in significant slopes greater than 2 percent.

Surface slopes of accessible parking spaces and access aisles shall be the minimum possible and shall not exceed one unit vertical in 50 units, horizontal (2-percent slope) in any direction.

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:

Asphalt ramp
protruding into
parking access aisle
with a running slope of
12.3%

Recommendation:

Remove protruding ramp and design/construct parallel curb ramp into existing sidewalk not to exceed 8.33% running slope and 2% cross slope. Note: that this property is a lease, and the landlord is responsible for the correction.

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

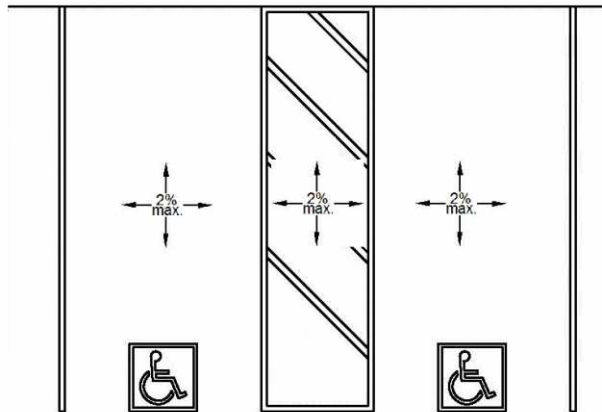
Estimated Remediation Date:

N/A

Notes:

Corrective Action:

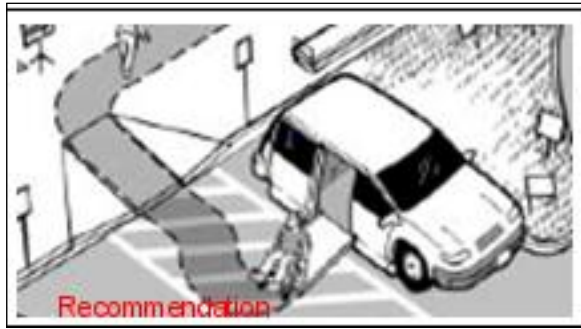
Finding #2 Continued



Finding 18195 Main Photo

CORRECTED

Finding #2 Additional Finding Photos



Finding 18195 Additional Photo



Finding 18195 Additional Photo



Finding 18195 Additional Photo

CORRECTED

Lobby Waiting Area

Lat: 38.8928900000, Long: -104.7158000000

Finding: 3

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 904.4.1

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:

**36.25 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

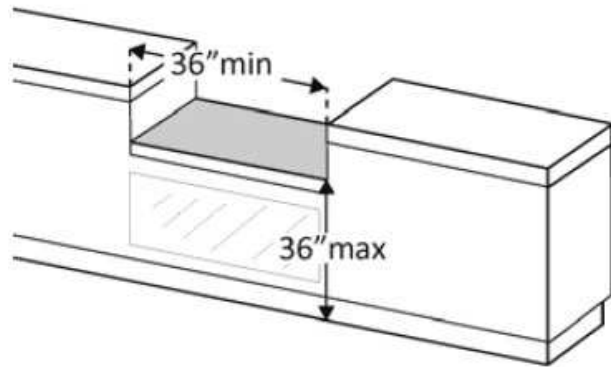
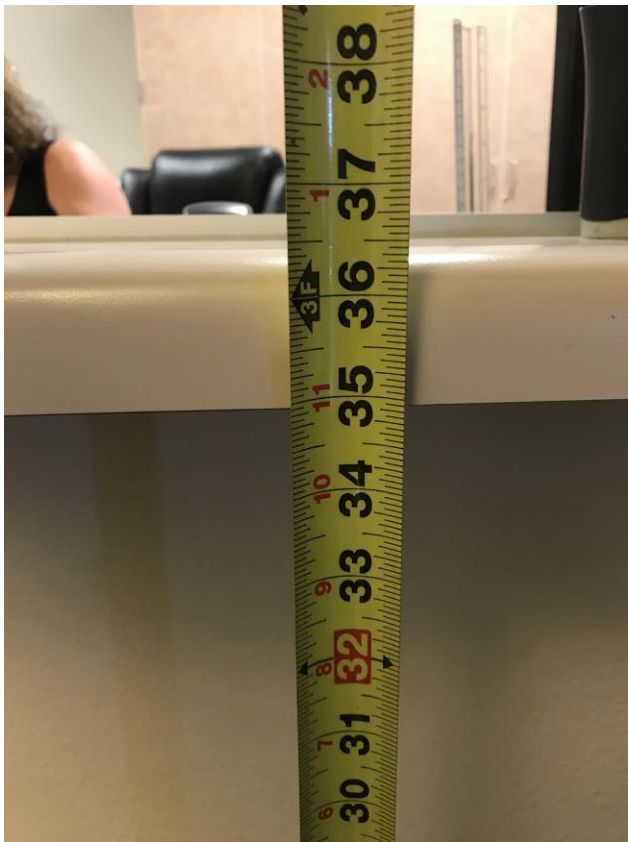
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #3 Continued



CORRECTED

Men's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 4

The tactile sign is incorrectly located.

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.

So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches.

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 leaves, 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:

Located on door.
Submit w/o to relocate sign.

Recommendation:

Submit a work order to have sign reinstalled.

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

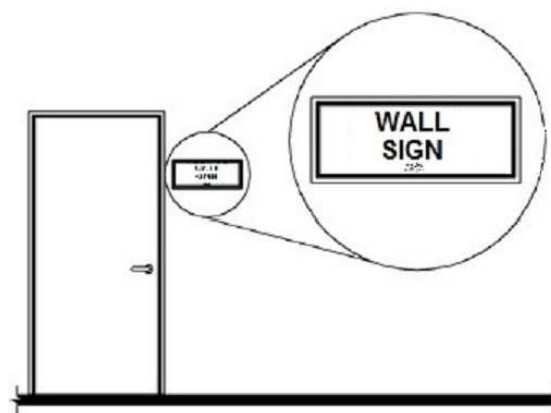
Estimated Remediation Date:

N/A

Notes:

Corrective Action: W/O 386286 submitted. Relocated sign on 4/03/2017.

Finding #4 Continued



Finding 18204 Main Photo

CORRECTED

Men's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 5

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:

10 lbs force to open.

Recommendation:

Submit work order to have door closer adjusted.

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: W/O 381234 competed 2/1/2017.

Finding #5 Continued



Finding 18205 Main Photo

CORRECTED

Men's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 6

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:

Closer takes 3.8 seconds to close.

Recommendation:

Submit work order to have door closer adjusted.

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

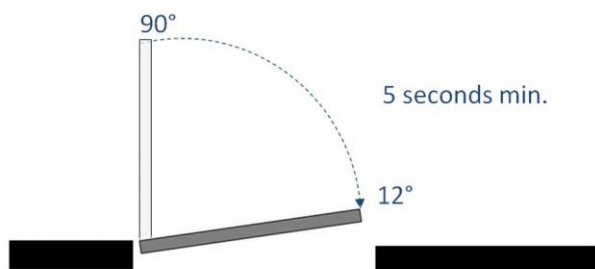
Estimated Remediation Date:

N/A

Notes:

Corrective Action: W/O 381234 completed 2/1/2017.

Finding #6 Continued



Finding 18207 Main Photo

CORRECTED

Men's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 7

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:

Mounted at 43 inches
above finished floor

Recommendation:

Submit work order to have mirror lowered to 40 inches.

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

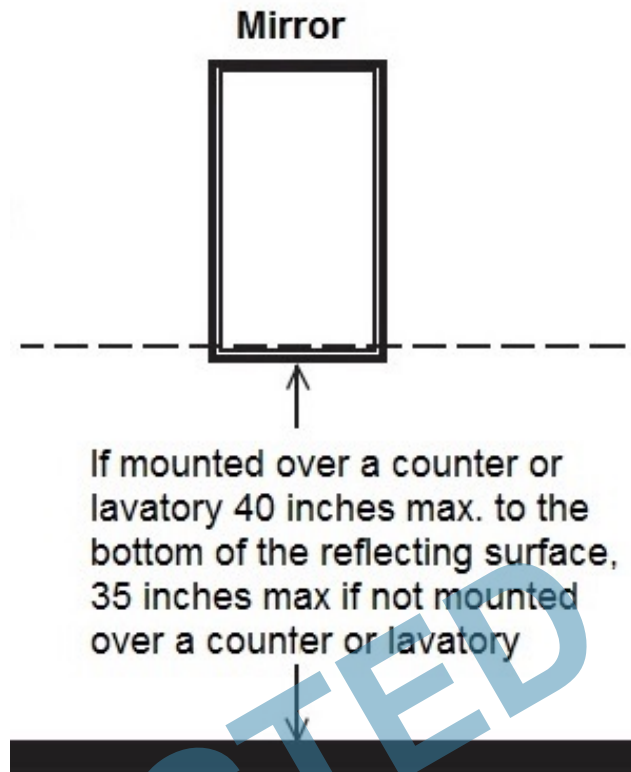
Notes:

Corrective Action: W/O 381233 submitted. Completed 4/6/17. Mirror added to right side of lavatory with bottom edge of the reflecting surface at 35 inches above finished floor. Verified on 8/7/19

Finding #7 Continued



Finding 18208 Main Photo



Men's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 8

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 44 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 control located
on closed side.

Recommendation:

Submit a work order to move flush control to open 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

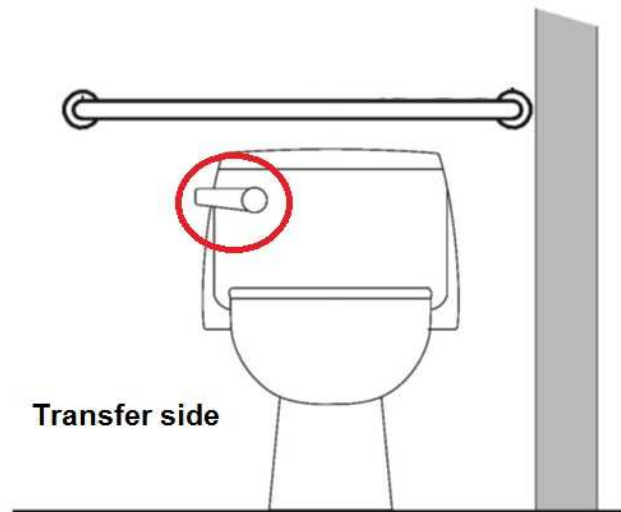
Notes:

Corrective Action: W/O 381232 submitted. Installed new tank w/ handle on left side-completed 3/7/2017.

Finding #8 Continued



Finding 18222 Main Photo



CORRECTED

Men's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 9

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:

Stall door does not self-close.

Recommendation:

Submit a work order to replace or adjust existing door closer.

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

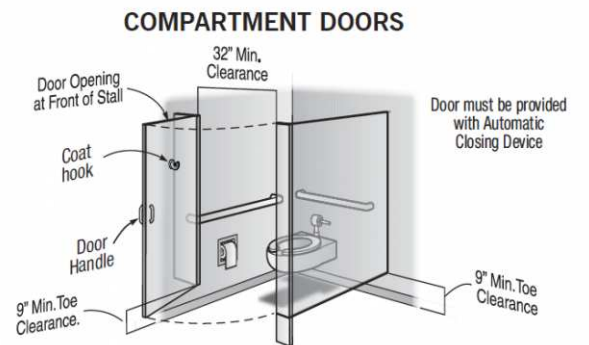
Estimated Remediation Date:

N/A

Notes:

Corrective Action: W/O 381231 submitted.

Finding #9 Continued



Finding 18249 Main Photo

CORRECTED

Men's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 10

The water closet compartment door is missing a loop handle.

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:

No loop handles installed.

Recommendation:

Submit a work order to have loop handles installed on stall door.

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

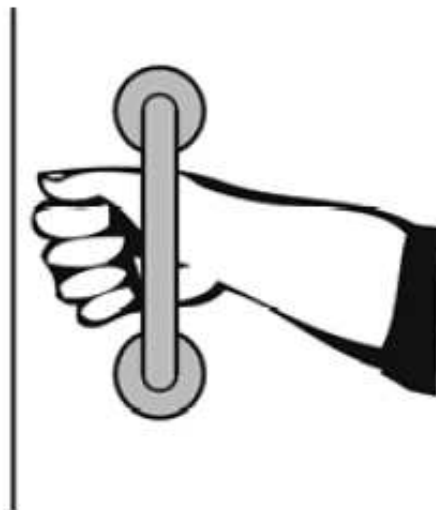
Notes:

Corrective Action: W/O 381230 submitted. Corrected 2/1/2017.

Finding #10 Continued



Finding 18276 Main Photo



CORRECTED

Men's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 11

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:

36.75 inches above
finished floor

Recommendation:

Lower side grab bar 1 inch to meet compliance.

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

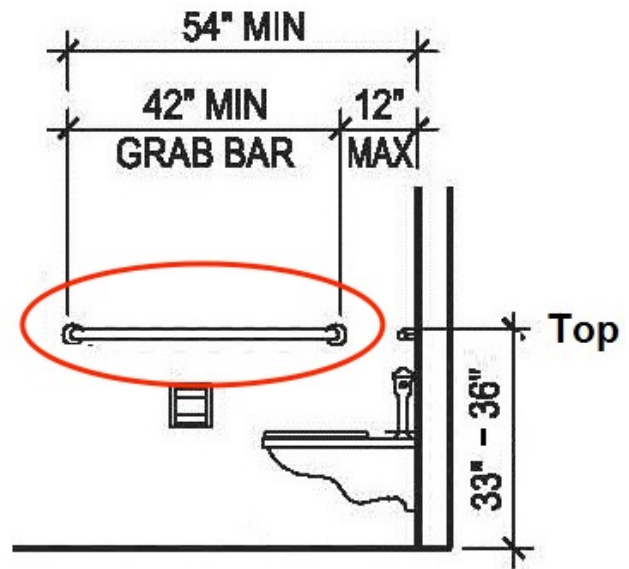
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #11 Continued



Finding 297268 Main Photo

Men's Restroom

Lat: 38.8928908000, Long: -104.7158129000

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 rear grab bar 1 inch minimum to meet compliance.

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

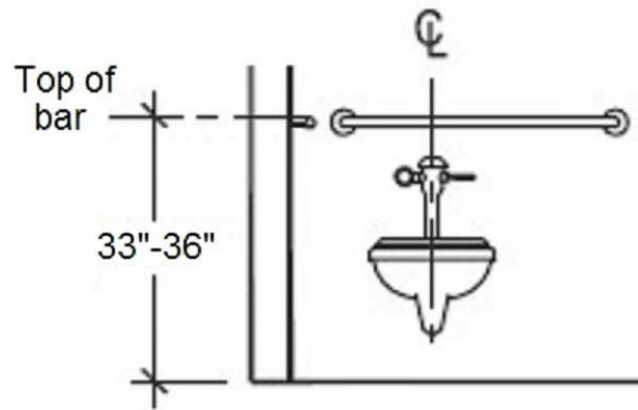
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #12 Continued



Finding 297269 Main Photo

Men's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 13

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:

19.25 inches from side wall

Recommendation:

Adjust toilet so that is measures between 16 and 18 inches measured from the side wall to the centerline of the toilet.

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

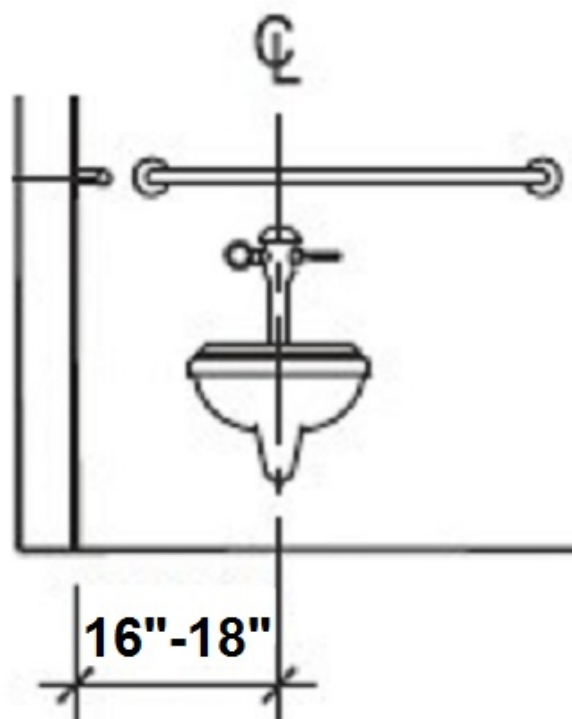
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #13 Continued



Finding 297270 Main Photo

Men's Restroom

Lat: 38.8928908000, Long: -104.7158129000

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:

Stall door not self closing

Recommendation:

Install or adjust compartment door hinges to make compartment door self close.

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

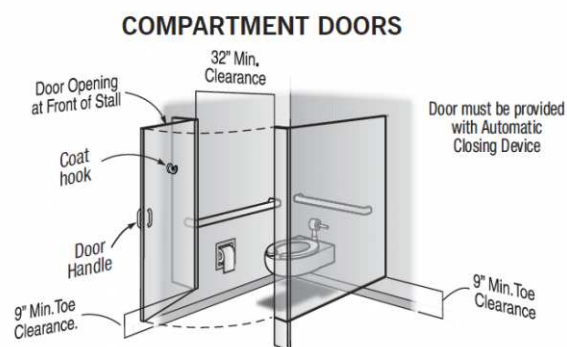
Notes:

N/A

Finding #14 Continued



Finding 297271 Main Photo



Men's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 15

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:

23 inches above
finished floor

Recommendation:

Lower urinal a minimum of 6 inches to ensure a 17 inch maximum height 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

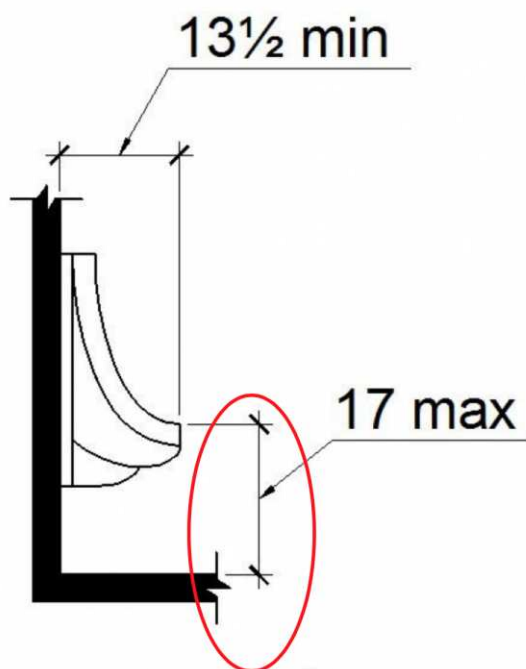
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #15 Continued



Finding 297272 Main Photo

Men's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 16

The urinal is located in an area that does not provide the required clear floor space for a front approach.

The surrounding elements of a urinal must provide a minimum of 30 by 48 inches of clear floor space for a front approach.

2010 ADAS Section 605.3

A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

Citation:

2010 ADAS Section: 605.3

As Built:

12.25 inches from
nearest side wall

Recommendation:

Re-position right side wall partition to provide a an additional 2 inches in width if the the left side wall partition is unable to provide 3 inches due to the required clear floor space of 60 inches needed at the water closet. The additional 2 inches will provide the required 30 inch width minimum required. Note that urinal will not be centered to the required clear floor space.

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

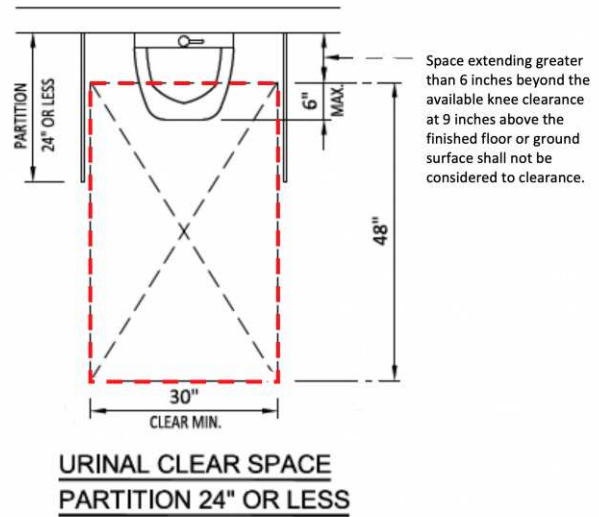
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #16 Continued



Finding 297273 Main Photo

Finding #16 Additional Finding Photos



Finding 297273 Additional Photo



Finding 297273 Additional Photo

Men's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 17

The top rim of the lavatory is too high.

All lavatories that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

2010 ADAS Section 606.3

Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 606.3

As Built:

34.25 inches above
finished floor

Recommendation:

Lower lavatory by a minimum of .5 inches to ensure top rim of lavatory does not exceed 34 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

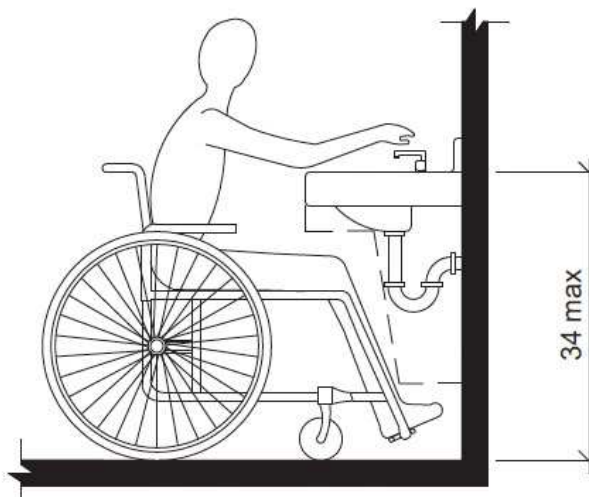
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #17 Continued



Finding 297274 Main Photo

Men's Restroom

Lat: 38.8928900000, Long: -104.7158000000

Finding: 18

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:

49 inches above
finished floor

Recommendation:

Lower paper towel dispenser a minimum of 2 inches. Operable parts should be at 48 inches maximum 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

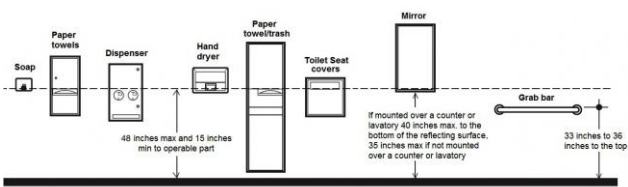
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #18 Continued



Finding 299716 Main Photo

Women's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 19

The tactile sign is incorrectly located.

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.

So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches.

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 leaves, 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:

Located on door.

Recommendation:

Submit work order to relocate sign.

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

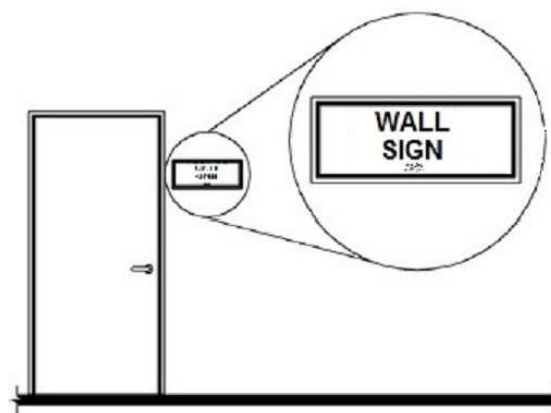
Estimated Remediation Date:

N/A

Notes:

Corrective Action: W/O 386080 submitted on 1/26/2017.

Finding #19 Continued



Finding 18278 Main Photo

CORRECTED

Women's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 20

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:

11 lbs force to open.

Recommendation:

Submit a work order to adjust closer.

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: W/O 381228 completed 02/01/2017.

Finding #20 Continued



Finding 18280 Main Photo

CORRECTED

Women's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 21

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:

Closer takes 2.7 seconds to close.

Recommendation:

Submit a work order to adjust closer.

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

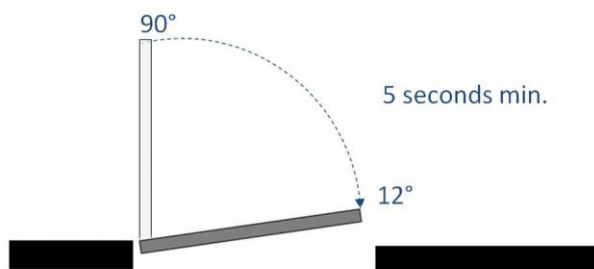
Estimated Remediation Date:

N/A

Notes:

Corrective Action: W/O 381228 completed 02/01/2017.

Finding #21 Continued



Finding 18284 Main Photo

CORRECTED

Women's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 22

The restroom contains storage items and/or supplies which obstruct the clear floor and/or turning space within the restroom.

A clear space measured from the floor to a height of 27 inches above the floor, within the restroom, of sufficient size to inscribe a circle with a diameter not less than 60 inches in size or a "T" turning space must be provided.

2010 ADAS Section 603.2.1

Turning space complying with 304 shall be provided within the room.

Citation:

2010 ADAS Section: 603.2.1

As Built:

Measures 38 inches.

Recommendation:

Submit a work order to have plan for budget and corrective action.

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

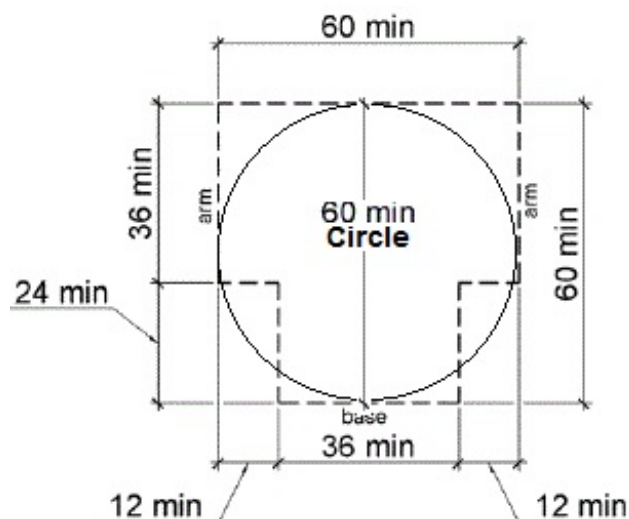
Notes:

Corrective Action: W/O 381227 submitted. Corrected 2/1/2017.

Finding #22 Continued



Finding 18285 Main Photo



CORRECTED

Women's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 23

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 44 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 control on closed side.

Recommendation:

Submit a work order to move flush control to open 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

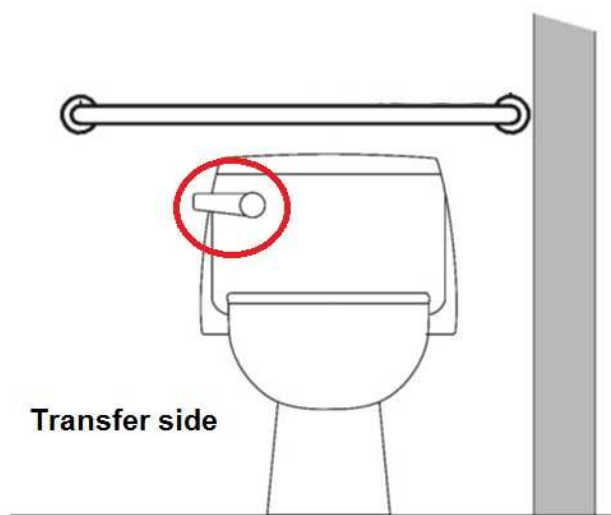
Estimated Remediation Date:

N/A

Notes:

Corrective Action: W/O 381225 submitted. Installed new tank w/ handle on left side-completed 3/14/2017.

Finding #23 Continued



Finding 18295 Main Photo

CORRECTED

Women's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 24

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 does not self-close.

Recommendation:

Submit a work order to add or replace closer.

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

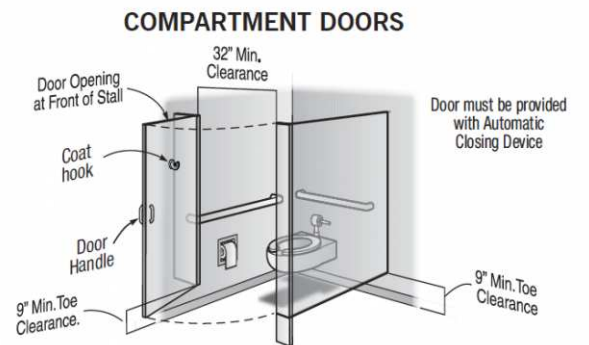
Estimated Remediation Date:

N/A

Notes:

Corrective Action: W/O 381224 submitted.

Finding #24 Continued



Finding 18287 Main Photo

CORRECTED

Women's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 25

The water closet compartment door is missing a loop handle.

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:

No loop handles installed.

Recommendation:

Submit a work order to install loop handle.

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

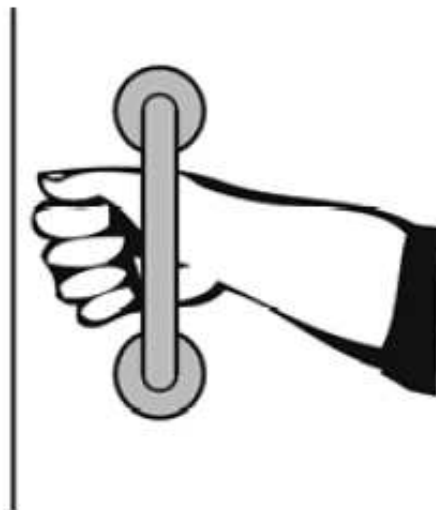
Notes:

Corrective Action: W/O 381223 submitted. Completed 2/1/2017.

Finding #25 Continued



Finding 18292 Main Photo



CORRECTED

Women's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 26

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:

36.75 inches above
finished floor

Recommendation:

Lower side grab bar by 1 inch to meet compliance. Top of gripping surface should not extend beyond 36 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

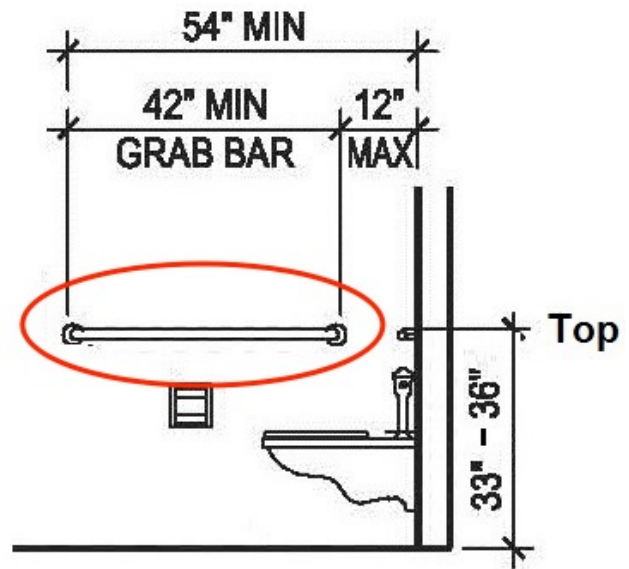
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #26 Continued



Finding 297276 Main Photo

Women's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 27

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:

Lower rear grab bar by 1 inch to meet compliance. Top of gripping surface should not extend beyond 36 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

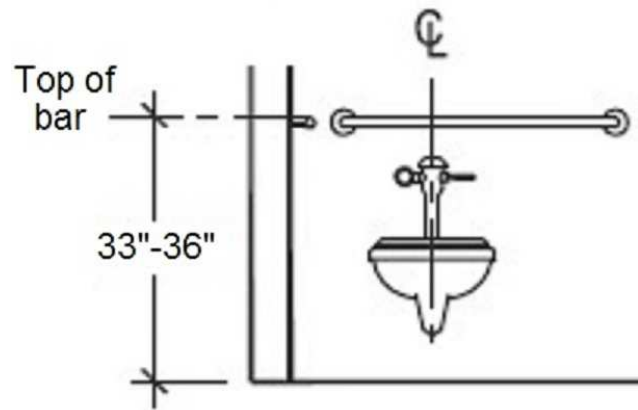
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #27 Continued



Finding 297277 Main Photo

Women's Restroom

Lat: 38.8928908000, Long: -104.7158129000

Finding: 28

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:

49.5 inches above
finished floor

Recommendation:

Lower paper towel dispenser a minimum of 2 inches. Operable parts should be at 48 inches maximum 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

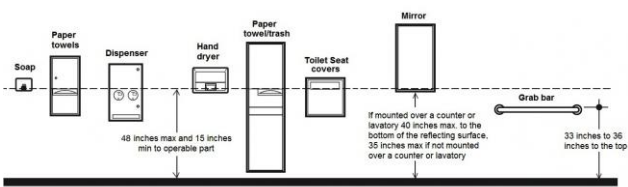
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #28 Continued



Finding 297278 Main Photo

Women's Restroom

Lat: 38.8928900000, Long: -104.7158000000

Finding: 29

The mirror is mounted too high.

Mirrors not located above lavatories or counter-tops 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:

Mounted at 43 inches
above finished floor

Recommendation:

Submit a work order to lower the mirror to 40 inches.

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

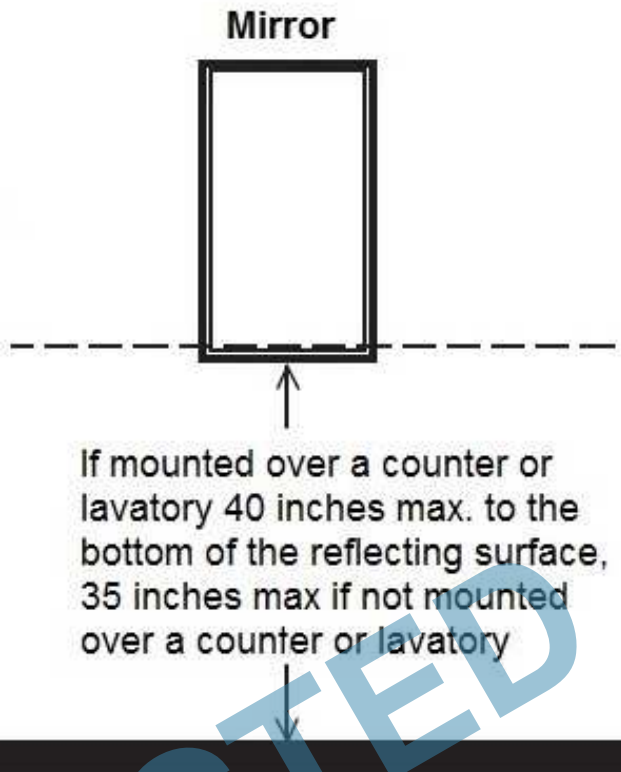
Notes:

Corrective Action: W/O 381226 submitted. Mirror added to right side of lavatory with bottom edge of the reflecting surface at 35 inches above finished floor. Verified on 8/7/19

Finding #29 Continued



Finding 18286 Main Photo



Mirror

If mounted over a counter or lavatory 40 inches max. to the bottom of the reflecting surface, 35 inches max if not mounted over a counter or lavatory

CORRECTED

Finding #29 Additional Finding Photos



Finding 18286 Additional Photo

CORRECTED