

Site Accessibility Evaluation

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



Judicial

**270 S Tejon St
Downtown, CO 80903**

Accessibility Evaluation

Inspection Date: 08/23/2019

Inspector: David Mejia

Prepared By



(719) 520 - 6866

www.elpasoco.com

Main Entrance

Lat: 38.8305210000, Long: -104.8248410000

Finding: 1

Remove "Special Needs Entrance" lettering from main entrance door due to it's negative connotation.

2010 ADAS Section Recommended
None

Citation:

2010 ADAS Section: Recommended

As Built:

"Special Needs"
verbiage at main
entrance

Recommendation:

N/A - Refer to Finding

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

CORRECTED

Finding #1 Continued



Main Entrance

Lat: 38.8305210000, Long: -104.8248410000

Finding: 2

There is no 30 inches by 48 inches clear floor space adjacent to the automatic door controllers.

Where push plates, vertical actuation bars or other similar operating devices are provided, they shall be placed in a conspicuous location. A level and clear floor or ground space for forward or parallel approach shall be provided, centered on the operating device. Doors shall not swing into the required clear floor or ground space.

2010 ADAS Section 305.3

The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum

2010 ADAS Section 404.3.5

Manually operated controls shall comply with 309. The clear floor space adjacent to the control shall be located beyond the arc of the door swing.

Citation:

2010 ADAS Section: 305.3, 404.3.5

As Built:

Push button hidden from view and not centered for a forward approach

Recommendation:

Recommend moving push button underneath fire alarm to accommodate a forward or parallel approach and installing sign indicating location of push button or on exit door frame. Due to structural/pre-existing conditions, we were unable to move wiring and button. A visible directional sign was added to inform the public of the automatic door push button's location.

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

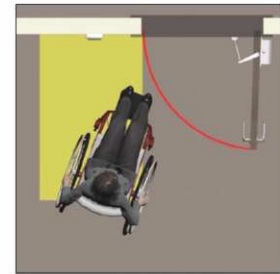
Notes:

N/A

Finding #2 Continued



Controls



Wheelchair space at controls must be outside the door swing

CORRECTED

Access Ramp on Vermijo

Lat: 38.8305210000, Long: -104.8248410000

Finding: 3

Access ramp is compliant. Recommend updating existing directional signage with " GROUND LEVEL ACCESS ALSO ON EAST SIDE OF BUILDING ON TEJON STREET " and placing additional signage on adjacent wall facing west.

2010 ADAS Section Recommended

None

Citation:

2010 ADAS Section: Recommended

As Built:

Directional signage
not visible

Recommendation:

N/A - Refer to Finding

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



Jury Assembly Room - W113

Lat: 38.8305210000, Long: -104.8248410000

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.

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:

Signage is
inappropriately located
at doorway.

Recommendation:

Replace or add another sign to meet ADA: a). Signs that identify permanent rooms and spaces (room numbers, exit signs, and restrooms) are required to be provided in Braille, mounted at the latch side of doorway openings. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45-degree open position. The sign's baseline of the lowest character 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor.

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

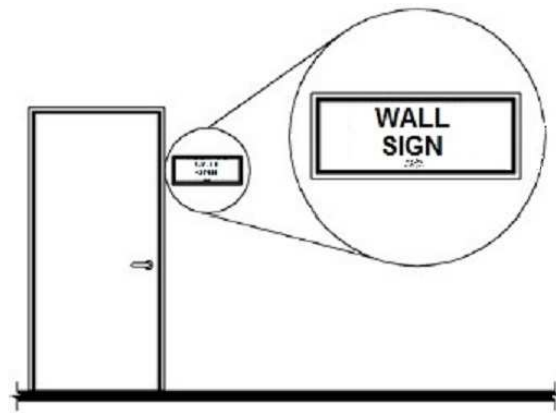
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order # 323176 submitted for correction.

Finding #4 Continued



Finding 83328 Main Photo

CORRECTED

Jury Assembly Room - W113

Lat: 38.8305210000, Long: -104.8248410000

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:

Requires 8 pounds of pressure

Recommendation:

Adjust door closer to 5 lbs. of pressure or less.

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 # 317461 submitted for correction. Automatic door opener installed, 3 Feb 2015.

Finding #5 Continued



Finding 83329 Main Photo

CORRECTED

Jury Assembly Room - W113

Lat: 38.8305210000, Long: -104.8248410000

Finding: 6

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:

Area (Main Counter) is not wheelchair accessible. (Built 2005)

Recommendation:

Install counter to meet ADA. a). Parallel Approach. A portion of the counter surface that is 36 inches long minimum and 36 inches 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 minimum length of counter. EXCEPTION: Where the provided counter surface is less than 36 inches long, the entire counter surface shall be 36 inches high maximum above the finish floor. Forward Approach. A portion of the counter surface that is 30 inches long minimum and 36 inches 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.

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

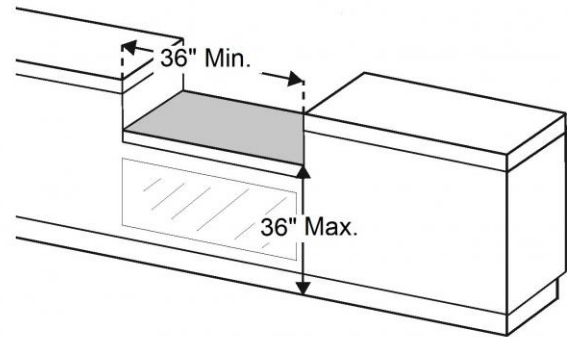
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order # 325670 W113 MN Counter ADA Wheelchair submitted for correction.

Finding #6 Continued



Finding 83343 Main Photo

Jury Assembly Room - W113

Lat: 38.8305210000, Long: -104.8248410000

Finding: 7

The public telephone is not accessible due to missing pictogram.

2010 ADAS Section 217.1

Where coin-operated public pay telephones, coinless public pay telephones, public closed-circuit telephones, public courtesy phones, or other types of public telephones are provided, public telephones shall be provided in accordance with 217 for each type of public telephone provided. For purposes of this section, a bank of telephones shall be considered to be two or more adjacent telephones.

Citation:

2010 ADAS Section: 217.1

As Built:

Public phone does not have a volume pictogram of a telephone handset with radiating sound waves. b). There was not at least one telephone that had a TTY. c). There were no signs that provided direction to public telephones also provided direction to the TTY.

Recommendation:

A pictogram will be attached to the provided public phone.

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

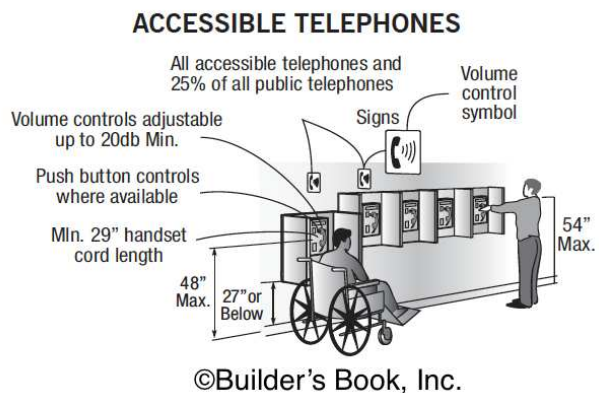
Estimated Remediation Date:

N/A

Notes:

CORRECTIVE ACTION: Pictogram was placed on phone, 3 Feb 2015.

Finding #7 Continued



Finding 83363 Main Photo

CORRECTED

Jury Assembly Room - W113

Lat: 38.8305210000, Long: -104.8248410000

Finding: 8

Provide "Accessible Restrooms" signage with the ISA (international symbol of accessibility) logo to inform the public of accessible restrooms inside the Jury Assembly room. These additional restrooms will add to the overall access to accessible restrooms in the facility due to structural limitations to the restrooms in the South Tower.

2010 ADAS Section Recommended
None

Citation:

2010 ADAS Section: Recommended

As Built:

Add accessible
restrooms signage

Recommendation:

N/A - Refer to Finding

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 297656 Main Photo

Jury Assembly Women's Restroom - W115

Lat: 38.8305210000, Long: -104.8248410000

Finding: 9

Although automatic door openers are not required, it is highly recommended due to the amount of pedestrian traffic and the diverse age groups.

2010 ADAS Section Recommended
None

Citation:

2010 ADAS Section: Recommended

As Built:

No automatic door
openers

Recommendation:

It is highly recommended that automatic door openers be installed in the jury selection women's and men's restrooms. This is a high pedestrian traffic area and automatic door openers will benefit the enormous amounts of jurors attending daily with various disabilities and diverse age groups. A few comments were expressed to the staff in regards to the difficulty some jurors experience in opening the doors due to their medical equipment, disability and physical challenges.

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 #466560 submitted on 7/1/19

Finding #9 Continued



Finding 297135 Main Photo

Jury Assembly Women's Restroom - W115

Lat: 38.8305210000, Long: -104.8248410000

Finding: 10

The compartment door is not self closing.

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

2010 ADAS Section 604.8.1.2

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

Citation:

2010 ADAS Section: 604.8.1.2

As Built:

Not self closing

Recommendation:

Adjust or install automatic closing hinges.

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

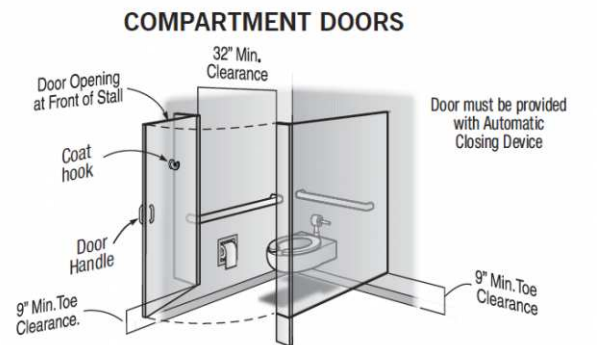
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #10 Continued



Finding 297139 Main Photo

Jury Assembly Women's Restroom - W115

Lat: 38.8305210000, Long: -104.8248410000

Finding: 11

The toilet seat cover dispenser is mounted too high.

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

*2010 ADAS Section 308.1
Reach ranges shall comply with 308.*

Citation:

2010 ADAS Section: 308.1

As Built:

58.5 inches above
finished floor

Recommendation:

Re-locate toilet seat cover dispenser below either grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor 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

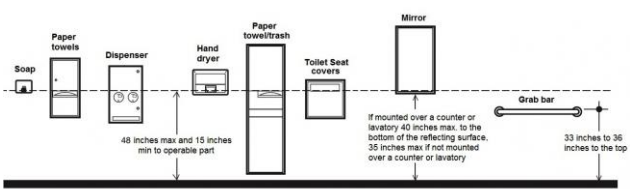
Notes:

N/A

Finding #11 Continued



Finding 297140 Main Photo



Jury Assembly Women's Restroom - W115

Lat: 38.8305210000, Long: -104.8248410000

Finding: 12

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:

12 inches in front of
toilet

Recommendation:

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

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

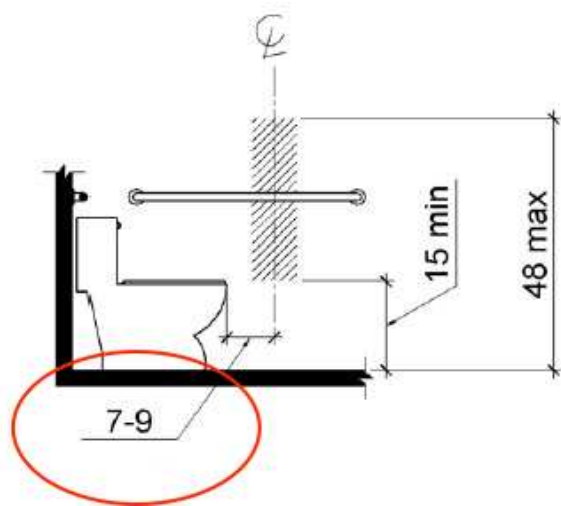
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #12 Continued



Finding 297142 Main Photo

Jury Assembly Women's Restroom - W115

Lat: 38.8305210000, Long: -104.8248410000

Finding: 13

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished 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:

53.5 inches above
finished floor

Recommendation:

Lower coat hook 7 inches minimum or install another coat hook not to exceed a maximum height of 48 inches above finished floor.

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

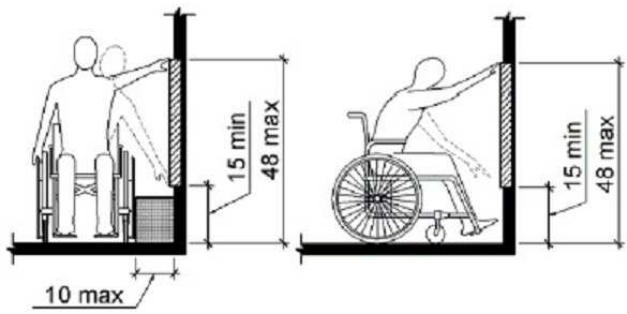
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #13 Continued



Finding 297143 Main Photo

Jury Assembly Women's Restroom - W115

Lat: 38.8305200000, Long: -104.8248000000

Finding: 14

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:

Requires 14 lbs of pressure

Recommendation:

Adjust women's restroom door opener not to exceed 5 lbs of force to open.

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 # submitted on

Finding #14 Continued



Finding 297137 Main Photo

Jury Assembly Women's Restroom - W115

Lat: 38.8305210000, Long: -104.8248410000

Finding: 15

Soft drink vending machine obstructs entrance to women's restroom.

2010 ADAS Section Recommended

None

Citation:

2010 ADAS Section: Recommended

As Built:

Re-locate soft drink
vending machine

Recommendation:

Re-locate soft drink vending machine at least 2 feet away from women's restroom tactile identification sign to provide required clear floor space in front of the identification 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:

Finding #15 Continued



Finding 297144 Main Photo

Jury Assembly Women's Restroom - W115

Lat: 38.8305200000, Long: -104.8248000000

Finding: 16

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:

Compartment door
missing loop handles

Recommendation:

Install loop or U-shape handles on the inside and outside of the compartment 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

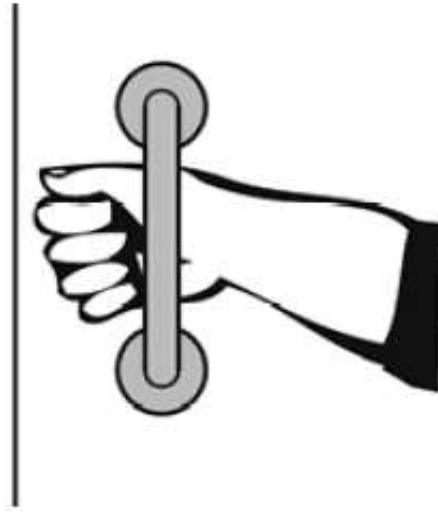
Notes:

N/A

Finding #16 Continued



Finding 297727 Main Photo



Jury Assembly Men's Restroom - W115

Lat: 38.8305210000, Long: -104.8248410000

Finding: 17

Although automatic door openers are not required, it is highly recommended due to the amount of pedestrian traffic and the diverse age groups.

2010 ADAS Section Recommended
None

Citation:

2010 ADAS Section: Recommended

As Built:

No automatic door
openers

Recommendation:

It is highly recommended that automatic door openers be installed in the jury selection women's and men's restrooms. This is a high pedestrian traffic area and automatic door openers will benefit the enormous amounts of jurors attending daily with various disabilities and diverse age groups. A few comments were expressed to the staff in regards to the difficulty some jurors experience in opening the doors due to their medical equipment, disability and physical challenges.

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 #466561 submitted on 7/1/19

Finding #17 Continued



Finding 297136 Main Photo

Jury Assembly Men's Restroom - W115

Lat: 38.8305210000, Long: -104.8248410000

Finding: 18

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:

Requires 8 pounds of pressure

Recommendation:

Adjust door closer to 5 lbs. of pressure or less.

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 # 326023

submitted for correction. Corrected on 2 April 2015.

Finding #18 Continued



Finding 83379 Main Photo

CORRECTED

Jury Assembly Men's Restroom - W115

Lat: 38.8305210000, Long: -104.8248410000

Finding: 19

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:

Restroom door
entrance closer takes
3.9 seconds to close.

Recommendation:

Adjust door closer to allow a minimum of 5 seconds to move from the open position at 90 degrees to 12 degrees from the latch/locking mechanism.

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

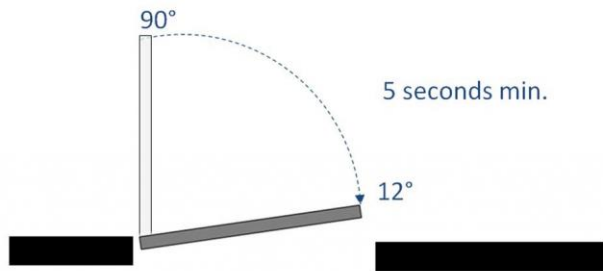
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order # 326016
submitted for correction. Corrected on 2 April 2015.

Finding #19 Continued



Finding 83381 Main Photo

CORRECTED

Jury Assembly Men's Restroom - W115

Lat: 38.8305210000, Long: -104.8248410000

Finding: 20

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished 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:

53 inches above
finished floor

Recommendation:

Lower coat hook 6 inches minimum or install another coat hook not to exceed a maximum height of 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

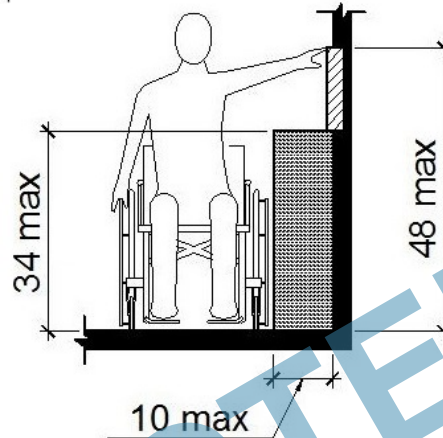
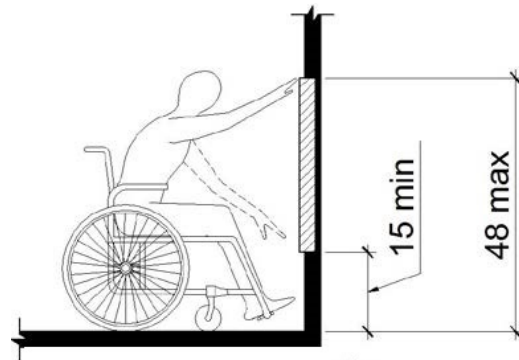
Notes:

Corrective Action: Work order # 326185
submitted for correction. Corrected on 15 April 2015.

Finding #20 Continued



Finding 83408 Main Photo



Considered
Unobstructed

Jury Assembly Men's Restroom - W115

Lat: 38.8305210000, Long: -104.8248410000

Finding: 21

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:

Paper towel dispenser (motion control) was 49½ inches above the floor.

Recommendation:

Lower paper towel dispenser 2 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

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

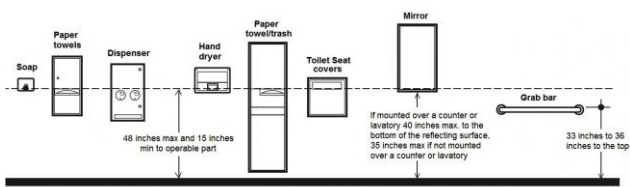
Notes:

CORRECTIVE ACTION: Work order # 326197 was submitted to correct height. Corrected on 15 April 2015.

Finding #21 Continued



Finding 83425 Main Photo



CORRECTED

Jury Assembly Men's Restroom - W115

Lat: 38.8305210000, Long: -104.8248410000

Finding: 22

The rear grab bar is not a minimum 36 inches in length.

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 (any obstruction) 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:

The rear grab bar is inaccessible because its overall length is 34 inches and only extended 18 inches on the other (open) side.

Recommendation:

The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on wall side and 24 inches minimum on the open/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

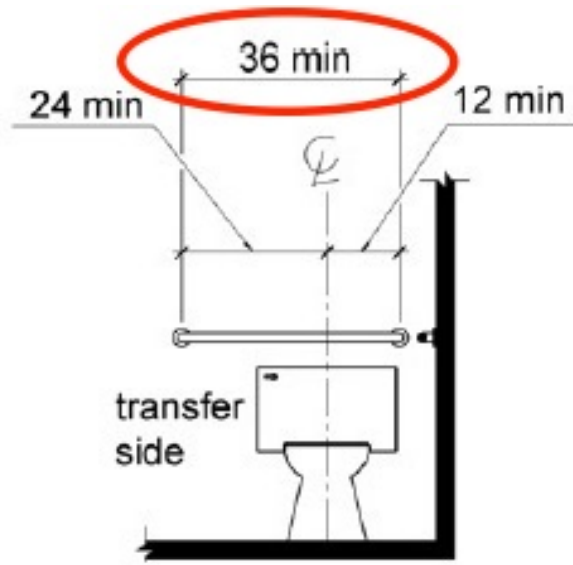
Notes:

Corrective Action: Work order # 328537 was submitted to relocate grab bar. Replaced bars, caulked, tile holes, 22 Sep 2015.

Finding #22 Continued



Finding 83438 Main Photo



CORRECTED

Jury Assembly Men's Restroom - W115

Lat: 38.8305210000, Long: -104.8248410000

Finding: 23

The toilet paper is not installed within the compliant range.

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:

Toilet paper dispenser measured at 11 inches from the front of the water closet (toilet) to the centerline of the dispenser.

Recommendation:

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

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

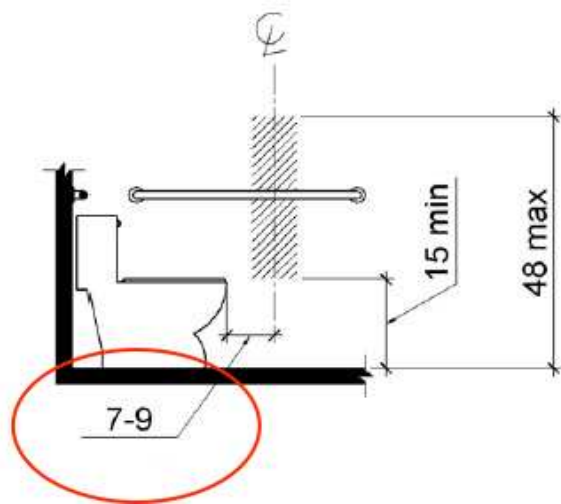
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order # 328345 was submitted to relocate dispenser. Corrected on 16 April 2015.

Finding #23 Continued



Finding 83439 Main Photo

CORRECTED

Jury Assembly Men's Restroom - W115

Lat: 38.8305210000, Long: -104.8248410000

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:

Toilet compartment (stall) door is not self-closing.

Recommendation:

Adjust or install automatic closing hinges.

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 # 328346 was submitted to add or closer or replace door. Corrected on 16 April 2015.



Jury Assembly Men's Restroom - W115

Lat: 38.8305200000, Long: -104.8248000000

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:

Compartment door
missing loop handles

Recommendation:

Install loop or U-shape handles on the inside and outside of the compartment 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

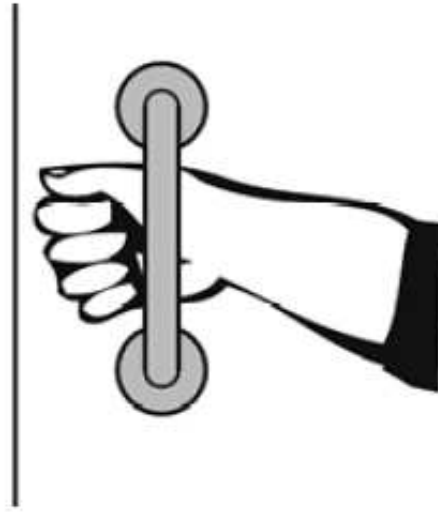
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #25 Continued



Finding 297728 Main Photo

Jury Assembly Men's Restroom - W115

Lat: 38.8305200000, Long: -104.8248000000

Finding: 26

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

2010 ADAS Section 306.3.3

Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

Citation:

2010 ADAS Section: 306.3.3

As Built:

There was 21½ inches of clearance from the floor to the bottom of the lavatory sink that extended at least 8 inches under for knee clearance. (Built 2005)

Recommendation:

Adjust or replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

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

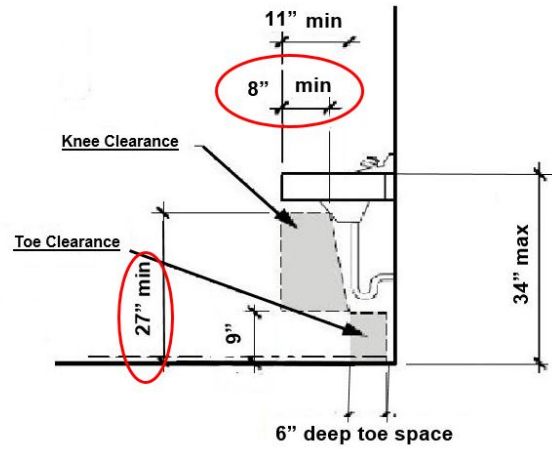
Estimated Remediation Date:

N/A

Notes:

CORRECTIVE ACTION: Removed panels for clearance and Piping extend 3 feet from edge of counter.

Finding #26 Continued



Finding 83417 Main Photo

CORRECTED

Men's Restroom - W142

Lat: 38.8305210000, Long: -104.8248410000

Finding: 27

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:

Requires 10 pounds of pressure

Recommendation:

Adjust door closer to 5 lbs. of pressure or less.

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 # 328521 submitted for correction. Corrected on 27 April 2015.



CORRECTED

Men's Restroom - W142

Lat: 38.8305210000, Long: -104.8248410000

Finding: 28

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:

Men's restroom
entrance door closer
takes 2.5 seconds to
close.

Recommendation:

Adjust door closer to allow a minimum of 5 seconds to move from the open position at 90 degrees to 12 degrees from the latch/locking mechanism.

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

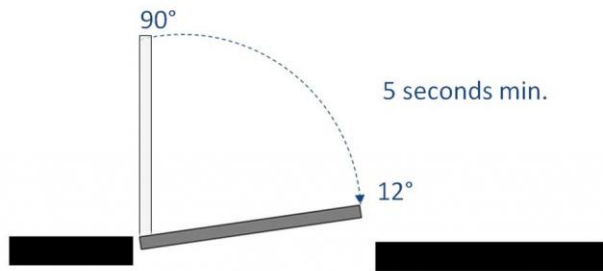
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order #328521
submitted for correction. Corrected on 27 April 2015.

Finding #28 Continued



Finding 83442 Main Photo

CORRECTED

Men's Restroom - W142

Lat: 38.8305210000, Long: -104.8248410000

Finding: 29

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished 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:

54 inches above
finished floor

Recommendation:

Lower coat hook 7 inches minimum or install another coat hook not to exceed a maximum height of 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

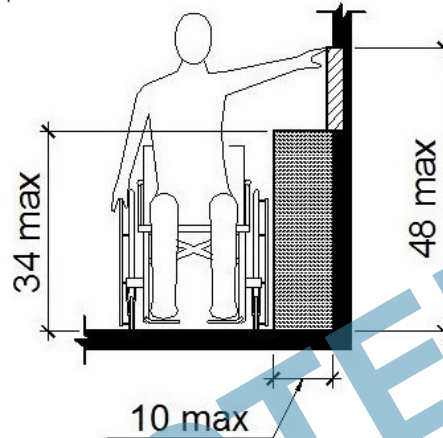
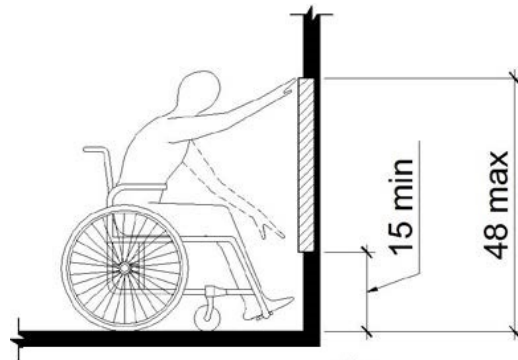
Notes:

Corrective Action: Work order # 328540
submitted for correction. Corrected on 27 April 2015.

Finding #29 Continued



Finding 83443 Main Photo



Considered
Unobstructed

Men's Restroom - W142

Lat: 38.8305210000, Long: -104.8248410000

Finding: 30

The rear grab bar is not a minimum 36 inches in length.

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 (any obstruction) 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:

The rear grab bar is inaccessible because its overall length is 34 inches and only extended 18 inches on the other (open) side.

Recommendation:

The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on wall side and 24 inches minimum on the 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:

Corrective Action: Work order # 328537 was submitted to relocate grab bar. Correceted 22 Sep 2015.



Men's Restroom - W142

Lat: 38.8305210000, Long: -104.8248410000

Finding: 31

The toilet paper is not installed within the compliant range.

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:

Toilet paper dispenser measured at 11 inches from the front of the water closet (toilet) to the centerline of the dispenser.

Recommendation:

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

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

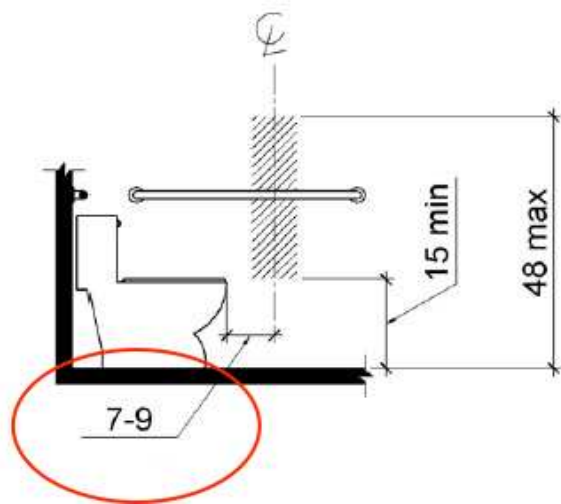
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order # 328522 was submitted to relocate dispenser. Corrected on 27 April 2015.

Finding #31 Continued



Finding 83445 Main Photo

CORRECTED

Men's Restroom - W142

Lat: 38.8305210000, Long: -104.8248410000

Finding: 32

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:

Toilet compartment (stall) door is not self-closing.

Recommendation:

Adjust or install automatic closing hinges.

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 # 328346 was submitted to add or closer or replace door. Corrected on 27 April 2015.



Courtroom - W160

Lat: 38.8305210000, Long: -104.8248410000

Finding: 33

The witness stand is not accessible because it does not allow for a forward or side approach and is not on an accessible route.

An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space that allows a side or forward approach.

2010 ADAS Section 309.2

A clear floor or ground space complying with 305 shall be provided.

2010 ADAS Section 206.2.4

At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility which are otherwise connected by a circulation path unless exempted by 206.2.3 Exceptions 1 through 7.

Citation:

2010 ADAS Section: 309.2, 206.2.4

As Built:

An interior accessible route was not available. Witness stand accessible with no slope. Per Court Administrator Memo: ADA access-for-witness. Program accessibility is made available for wheelchair users and or as necessary for those with disabilities by scheduling, planning, and using the following locations outlined in Memo

Recommendation:

Reference#1. Each courtroom must be accessible. Jury boxes, witness stands and jury deliberation areas must be accessible. Judges benches and other employee work stations must be accessible, but raised courtroom work stations are not required to provide ramps or lifts at the time of construction as long as the space has been designed to permit the future addition of a ramp or lift without substantial reconstruction. Interim measure in place as per Memo.

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 333747 was submitted for correction during next alteration or new construction. Interim measure in place as per Memo. Finding identified on Transition Plan for correction during alteration/construction.



Finding 83486 Main Photo

Finding #33 - Attached Document - ADAaccess-for-witness

*Office of the District Administrator
Fourth Judicial District of Colorado*

270 S. Tejon Street #S410
Colorado Springs, Colorado, 80903
719-452-5270 FAX 719-452-5008
Danny.davis@judicial.state.co.us



To: Robert Hernandez
From: Danny Davis
Subject: Courtroom Accommodations for witnesses

Date: June 4, 2015

Mr. Hernandez:

In regards to individuals that need wheelchair access to the witness stand, it is our practice to move the proceedings to one of the courtrooms that has wheelchair accessible witness stand.

Sincerely,

A handwritten signature in cursive script that reads "Danny Davis".

Danny Davis

District Administrator, 4th Judicial District

Courtroom - W160

Lat: 38.8305210000, Long: -104.8248410000

Finding: 34

The tactile sign is incorrectly located.

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.

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:

Sign with tactile characters was not mounted on the right of the right leaf (double doors w/two active leaves) side of the door.

Recommendation:

Height Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. 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.

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:

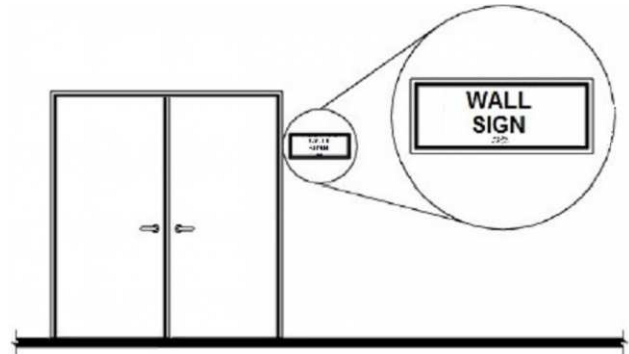
N/A

Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order # 331827 was submitted to add sign to the wall to the right of the right leaf. Added additional sign to right-side of latch, 15 Jul 2015.



Finding 83487 Main Photo

Courtroom - W160

Lat: 38.8305210000, Long: -104.8248410000

Finding: 35

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:

Requires 8 pounds of pressure

Recommendation:

Adjust door closer to 5 lbs. of pressure or less.

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 # 331826 submitted for correction. Adjusted door closers, 11 Sep 2015.



CORRECTED

Courtroom - W160

Lat: 38.8305210000, Long: -104.8248410000

Finding: 36

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:

Men's restroom
entrance door closer
takes 3.9 seconds to
close.

Recommendation:

Adjust door closer to allow a minimum of 5 seconds to move from the open position at 90 degrees to 12 degrees from the latch/locking mechanism.

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:

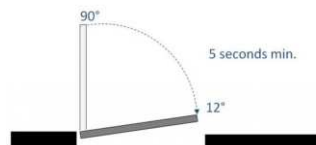
N/A

Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order #331826
submitted for correction. Adjusted door closers, 11 Sep 2015.



Room W200

Lat: 38.8305210000, Long: -104.8248410000

Finding: 37

Currently, an employee of the probation office is in a wheel chair and is having difficulty in entering the probation office due to the weight of the door and the 10 lbs of force required to open the door.

2010 ADAS Section Recommended
None

Citation:

2010 ADAS Section: Recommended

As Built:

Probation office Room
W200 public entrance.

Recommendation:

It is highly recommended that an automatic door opener be installed not just for employee's accommodation but for the public as well. This is a high traffic pedestrian area and an automatic door opener will benefit not just individuals with disabilities but also delivery and medical personnel, individuals with strollers, office furniture moving personnel, etc.

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 # 434690 completed 8/31/18.

Room W200

Lat: 38.8305210000, Long: -104.8248410000

Finding: 38

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:

Requires 10 lbs
opening force

Recommendation:

Adjust door closer to 5 lbs. of pressure or less.

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:



CORRECTED

Room W200

Lat: 38.8305210000, Long: -104.8248410000

Finding: 39

The tactile sign is incorrectly located.

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.

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 the left side of doors.

Recommendation:

Remove and install sign on adjacent side wall to the right of the doors when facing entrance.

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

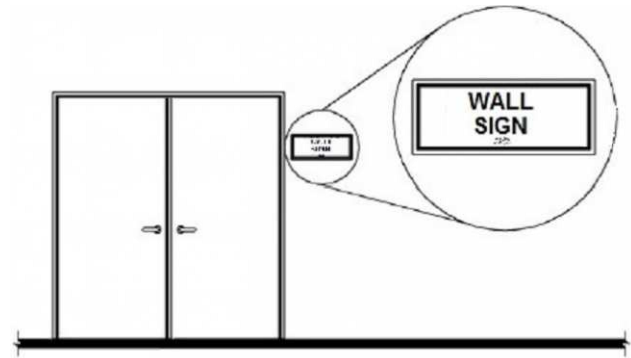
Estimated Remediation Date:

N/A

Notes:

Corrective Action:

Finding #39 Continued



Finding 293460 Main Photo

Cafe

Lat: 38.8305210000, Long: -104.8248410000

Finding: 40

Food/tray counters have been obstructed with merchandise, shelving and displays.

Food/tray counters shall be free from clutter to allow unobstructed flow of food tray.

2010 ADAS Section Recommended
None

Citation:

2010 ADAS Section: Recommended

As Built:

Food/tray counters
obstructed

Recommendation:

Remove items from food/tray counters

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 #40 Continued



Cafe

Lat: 38.8305210000, Long: -104.8248410000

Finding: 41

Cashier counter has been obstructed with merchandise and displays.

Cashier counters shall be free from clutter to allow unobstructed flow of food tray.

2010 ADAS Section Recommended
None

Citation:

2010 ADAS Section: Recommended

As Built:

Cashier counter
obstructed

Recommendation:

Remove items from cashier counter

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

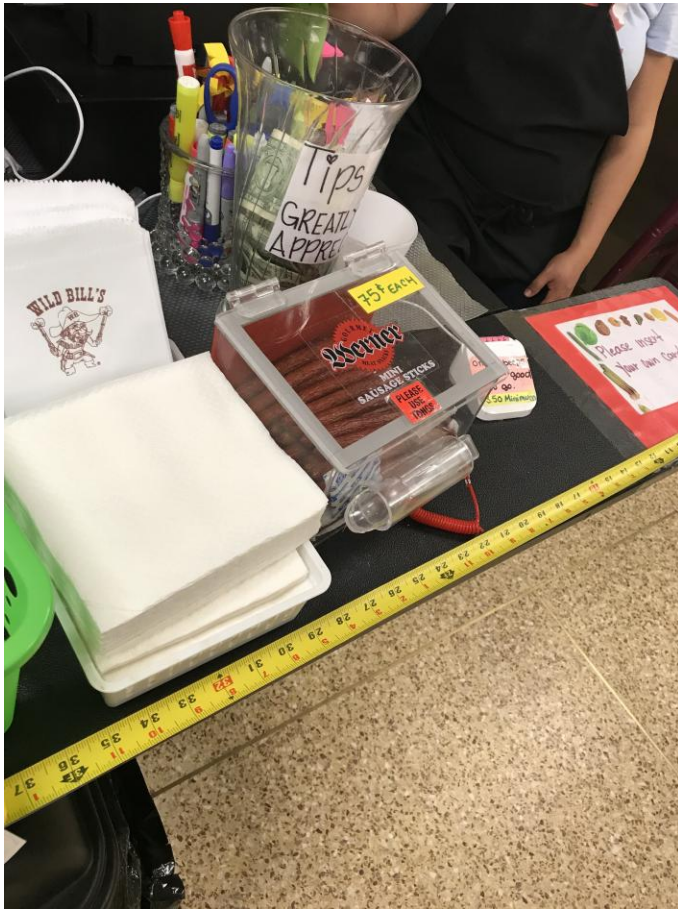
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #41 Continued



Cafe

Lat: 38.8305210000, Long: -104.8248410000

Finding: 42

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

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

2010 ADAS Section 904.2

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

Citation:

2010 ADAS Section: 904.2

As Built:

Circulation isles 28 -
32 inches in width

Recommendation:

Re-configure circulation isles to provide the minimum 36 inches in width.

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 #42 Continued



South Tower East Drinking Fountain Basement

Lat: 38.8305210000, Long: -104.8248410000

Finding: 43

The drinking fountain is not accessible.

Drinking fountains must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space centered on the unit that allows a forward approach to the drinking fountain.

At "hi-low" type fountains, the center line of the 30 inch by 48 inch clear floor space must be centered on the "low" fountain. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

All drinking fountains shall be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. An alcove must not be less than 32 inches in width and 18 inches in depth. Wing walls must project out from the supporting wall at least as far as the drinking fountain.

2010 ADAS Section 403.5.1

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

2010 ADAS Section 602.1

Drinking fountains shall comply with 307 and 602.

Citation:

2010 ADAS Section: 403.5.1, 602.1

As Built:

Eastside drinking fountain was not accessible. A. Bottom leading edge measured at 34 inches and protruded 6 inches into circulation path. B. Spout outlet was 42 inches above the floor. C. Spout was 8½ inches from the rear of the drinking fountain.

Recommendation:

Provide a cup holder at this fountain if set of hi-lo drinking fountains cannot be provided. However, the hi-lo fountain is preferred. A. Wall-mounted objects with leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. B. Spout outlets shall be 36 inches maximum above the finish floor or ground. C. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

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

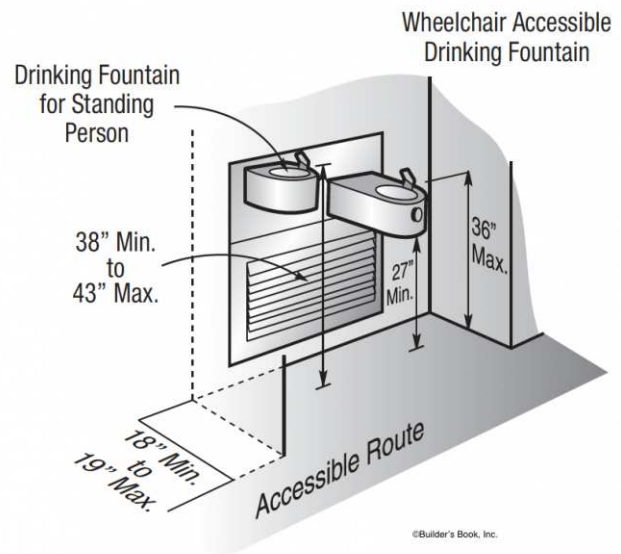
Notes:

Corrective Action: Work order # 331920 submitted for correction. Installed cup holder dispensers on 8 Sep, 2015 (Temporary measure).



Finding 83492 Main Photo

DRINKING FOUNTAINS



Finding #43 Additional Finding Photos



Finding 83492 Additional Photo

South Tower East Drinking Fountain 1st Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 44

The drinking fountain is not accessible.

Drinking fountains must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space centered on the unit that allows a forward approach to the drinking fountain.

At "hi-low" type fountains, the center line of the 30 inch by 48 inch clear floor space must be centered on the "low" fountain. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

All drinking fountains shall be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. An alcove must not be less than 32 inches in width and 18 inches in depth. Wing walls must project out from the supporting wall at least as far as the drinking fountain.

2010 ADAS Section 403.5.1

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

2010 ADAS Section 602.1

Drinking fountains shall comply with 307 and 602.

Citation:

2010 ADAS Section: 403.5.1, 602.1

As Built:

Eastside drinking fountain was not accessible. A. Bottom leading edge measured at 34 inches and protruded 6 inches into circulation path. B. Spout outlet was 42 inches above the floor. C. Spout was 8½ inches from the rear of the drinking fountain.

Recommendation:

Provide a cup holder at this fountain if set of hi-lo drinking fountains cannot be provided. However, the hi-lo fountain is preferred. A. Wall-mounted objects with leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. B. Spout outlets shall be 36 inches maximum above the finish floor or ground. C. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

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

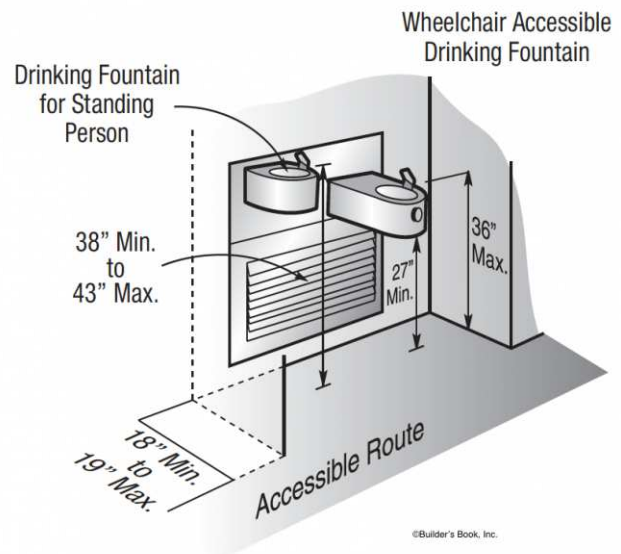
Notes:

Corrective Action: Work order # 331920 submitted for correction. Installed cup holder dispensers on 8 Sep 2015 (Temporary measure).



Finding 83589 Main Photo

DRINKING FOUNTAINS



South Tower East Drinking Fountain 2nd Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 45

The drinking fountain is not accessible.

Drinking fountains must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space centered on the unit that allows a forward approach to the drinking fountain.

At "hi-low" type fountains, the center line of the 30 inch by 48 inch clear floor space must be centered on the "low" fountain. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

All drinking fountains shall be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. An alcove must not be less than 32 inches in width and 18 inches in depth. Wing walls must project out from the supporting wall at least as far as the drinking fountain.

2010 ADAS Section 403.5.1

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

2010 ADAS Section 602.1

Drinking fountains shall comply with 307 and 602.

Citation:

2010 ADAS Section: 403.5.1, 602.1

As Built:

Eastside drinking fountain was not accessible. A. Bottom leading edge measured at 34 inches and protruded 6 inches into circulation path. B. Spout outlet was 42 inches above the floor. C. Spout was 8½ inches from the rear of the drinking fountain.

Recommendation:

Provide a cup holder at this fountain if set of hi-lo drinking fountains cannot be provided. However, the hi-lo fountain is preferred. A. Wall-mounted objects with leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. B. Spout outlets shall be 36 inches maximum above the finish floor or ground. C. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

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

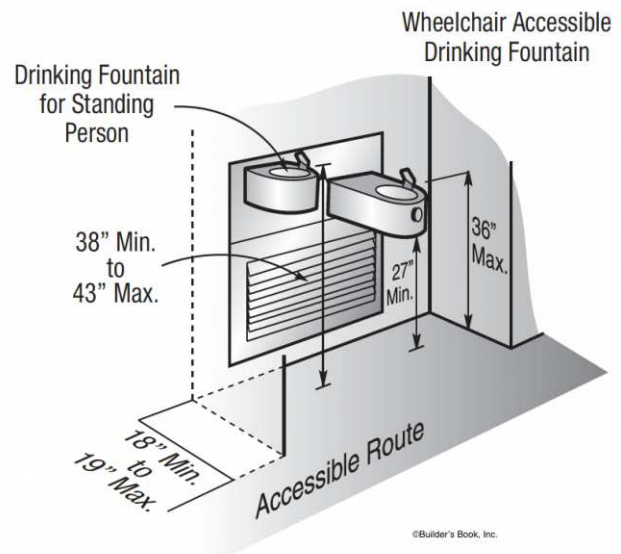
Notes:

Corrective Action: Work order # 331920 submitted for correction. Installed cup holder dispensers on 8 Sep 2015 (Temporary measure).



Finding 83591 Main Photo

DRINKING FOUNTAINS



South Tower East Drinking Fountain 3rd Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 46

The drinking fountain is not accessible.

Drinking fountains must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space centered on the unit that allows a forward approach to the drinking fountain.

At "hi-low" type fountains, the center line of the 30 inch by 48 inch clear floor space must be centered on the "low" fountain. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

All drinking fountains shall be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. An alcove must not be less than 32 inches in width and 18 inches in depth. Wing walls must project out from the supporting wall at least as far as the drinking fountain.

2010 ADAS Section 403.5.1

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

2010 ADAS Section 602.1

Drinking fountains shall comply with 307 and 602.

Citation:

2010 ADAS Section: 403.5.1, 602.1

As Built:

Eastside drinking fountain was not accessible. A. Bottom leading edge measured at 34 inches and protruded 6 inches into circulation path. B. Spout outlet was 42 inches above the floor. C. Spout was 8½ inches from the rear of the drinking fountain.

Recommendation:

Provide a cup holder at this fountain if set of hi-lo drinking fountains cannot be provided. However, the hi-lo fountain is preferred. A. Wall-mounted objects with leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. B. Spout outlets shall be 36 inches maximum above the finish floor or ground. C. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

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

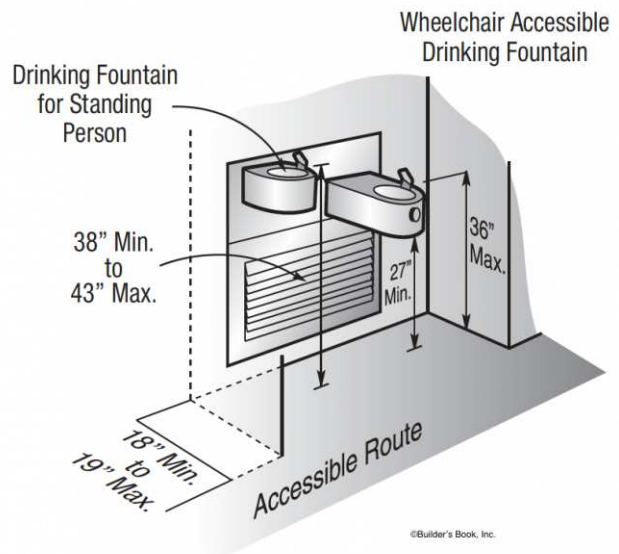
Notes:

Corrective Action: Work order # 331920 submitted for correction. Installed cup holder dispensers on 8 Sep 2015 (Temporary measure).



Finding 83620 Main Photo

DRINKING FOUNTAINS



South Tower East Drinking Fountain 4th Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 47

The drinking fountain is not accessible.

Drinking fountains must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space centered on the unit that allows a forward approach to the drinking fountain.

At "hi-low" type fountains, the center line of the 30 inch by 48 inch clear floor space must be centered on the "low" fountain. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

All drinking fountains shall be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. An alcove must not be less than 32 inches in width and 18 inches in depth. Wing walls must project out from the supporting wall at least as far as the drinking fountain.

2010 ADAS Section 403.5.1

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

2010 ADAS Section 602.1

Drinking fountains shall comply with 307 and 602.

Citation:

2010 ADAS Section: 403.5.1, 602.1

As Built:

Eastside drinking fountain was not accessible. A. Bottom leading edge measured at 34 inches and protruded 6 inches into circulation path. B. Spout outlet was 42 inches above the floor. C. Spout was 8½ inches from the rear of the drinking fountain.

Recommendation:

Provide a cup holder at this fountain if set of hi-lo drinking fountains cannot be provided. However, the hi-lo fountain is preferred. A. Wall-mounted objects with leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. B. Spout outlets shall be 36 inches maximum above the finish floor or ground. C. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

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

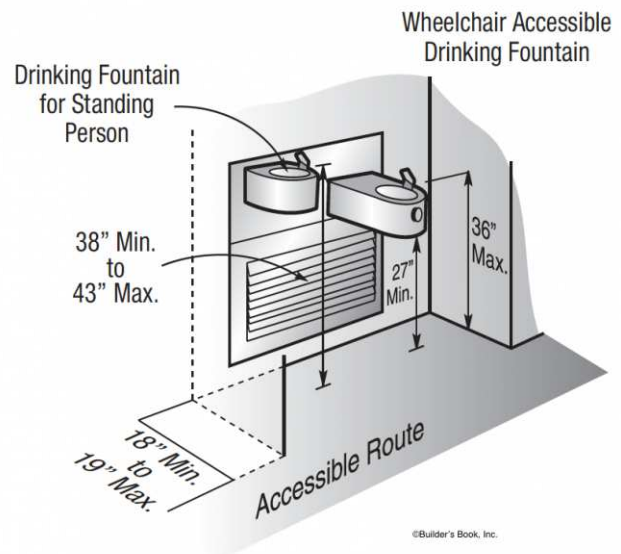
Notes:

Corrective Action: Work order # 331920 submitted for correction. Installed cup holder dispensers on 8 Sep 2015 (Temporary measure).



Finding 83621 Main Photo

DRINKING FOUNTAINS



South Tower East Drinking Fountain 5th Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 48

The drinking fountain is not accessible.

Drinking fountains must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space centered on the unit that allows a forward approach to the drinking fountain.

At "hi-low" type fountains, the center line of the 30 inch by 48 inch clear floor space must be centered on the "low" fountain. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

All drinking fountains shall be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. An alcove must not be less than 32 inches in width and 18 inches in depth. Wing walls must project out from the supporting wall at least as far as the drinking fountain.

2010 ADAS Section 403.5.1

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

2010 ADAS Section 602.1

Drinking fountains shall comply with 307 and 602.

Citation:

2010 ADAS Section: 403.5.1, 602.1

As Built:

Eastside drinking fountain was not accessible. A. Bottom leading edge measured at 34 inches and protruded 6 inches into circulation path. B. Spout outlet was 42 inches above the floor. C. Spout was 8½ inches from the rear of the drinking fountain.

Recommendation:

Provide a cup holder at this fountain if set of hi-lo drinking fountains cannot be provided. However, the hi-lo fountain is preferred. A. Wall-mounted objects with leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. B. Spout outlets shall be 36 inches maximum above the finish floor or ground. C. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

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

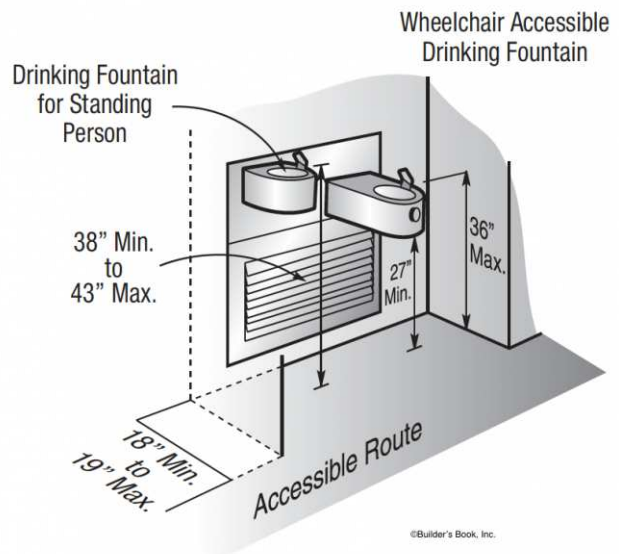
Notes:

Corrective Action: Work order # 331920 submitted for correction. Installed cup holder dispensers on 8 Sep 2015 (Temporary measure).



Finding 83623 Main Photo

DRINKING FOUNTAINS



South Tower West Drinking Fountain Basement

Lat: 38.8305210000, Long: -104.8248410000

Finding: 49

The drinking fountain is not accessible.

Drinking fountains must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space centered on the unit that allows a forward approach to the drinking fountain.

At "hi-low" type fountains, the center line of the 30 inch by 48 inch clear floor space must be centered on the "low" fountain. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

All drinking fountains shall be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. An alcove must not be less than 32 inches in width and 18 inches in depth. Wing walls must project out from the supporting wall at least as far as the drinking fountain.

2010 ADAS Section 403.5.1

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

2010 ADAS Section 602.1

Drinking fountains shall comply with 307 and 602.

Citation:

2010 ADAS Section: 403.5.1, 602.1

As Built:

Westside drinking fountain was not accessible. A. Bottom leading edge measured at 34 inches and protruded 6 inches into circulation path. B. Spout outlet was 42 inches above the floor. C. Spout was 8½ inches from the rear of the drinking fountain.

Recommendation:

Provide a cup holder at this fountain if set of hi-lo drinking fountains cannot be provided. However, the hi-lo fountain is preferred. A. Wall-mounted objects with leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. B. Spout outlets shall be 36 inches maximum above the finish floor or ground. C. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

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

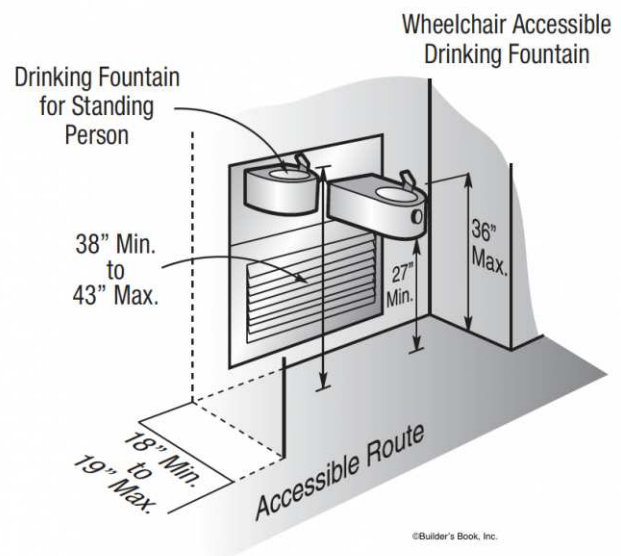
Notes:

Corrective Action: Work order # 331920 submitted for correction. Installed cup holder dispensers on 8 Sep 2015 (Temporary measure).



Finding 83569 Main Photo

DRINKING FOUNTAINS



South Tower West Drinking Fountain 1st Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 50

The drinking fountain is not accessible.

Drinking fountains must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space centered on the unit that allows a forward approach to the drinking fountain.

At "hi-low" type fountains, the center line of the 30 inch by 48 inch clear floor space must be centered on the "low" fountain. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

All drinking fountains shall be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. An alcove must not be less than 32 inches in width and 18 inches in depth. Wing walls must project out from the supporting wall at least as far as the drinking fountain.

2010 ADAS Section 403.5.1

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

2010 ADAS Section 602.1

Drinking fountains shall comply with 307 and 602.

Citation:

2010 ADAS Section: 403.5.1, 602.1

As Built:

Westside drinking fountain was not accessible. A. Bottom leading edge measured at 34 inches and protruded 6 inches into circulation path. B. Spout outlet was 42 inches above the floor. C. Spout was 8½ inches from the rear of the drinking fountain.

Recommendation:

Provide a cup holder at this fountain if set of hi-lo drinking fountains cannot be provided. However, the hi-lo fountain is preferred. A. Wall-mounted objects with leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. B. Spout outlets shall be 36 inches maximum above the finish floor or ground. C. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

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

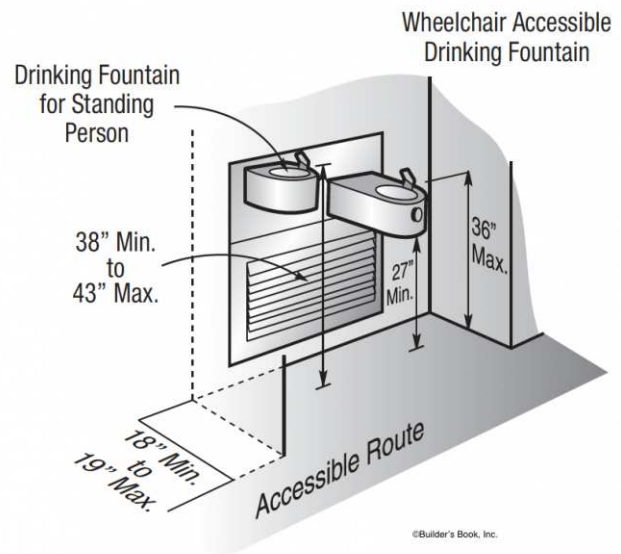
Notes:

Corrective Action: Work order # 331920 submitted for correction. Installed cup holder dispensers on 8 Sep 2015 (Temporary measure).



Finding 83590 Main Photo

DRINKING FOUNTAINS



South Tower West Drinking Fountain 2nd Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 51

The drinking fountain is not accessible.

30 inch by 48 inch clear floor space centered on the unit that allows a forward approach to the drinking fountain.

At "hi-low" type fountains, the center line of the 30 inch by 48 inch clear floor space must be centered on the "low" fountain. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

All drinking fountains shall be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. An alcove must not be less than 32 inches in width and 18 inches in depth. Wing walls must project out from the supporting wall at least as far as the drinking fountain.

2010 ADAS Section 403.5.1

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

2010 ADAS Section 602.1

Drinking fountains shall comply with 307 and 602.

Citation:

2010 ADAS Section: 403.5.1, 602.1

As Built:

Westside drinking fountain was not accessible. A. Bottom leading edge measured at 34 inches and protruded 6 inches into circulation path. B. Spout outlet was 42 inches above the floor. C. Spout was 8½ inches from the rear of the drinking fountain.

Recommendation:

Provide a cup holder at this fountain if set of hi-lo drinking fountains cannot be provided. However, the hi-lo fountain is preferred. A. Wall-mounted objects with leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. B. Spout outlets shall be 36 inches maximum above the finish floor or ground. C. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

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

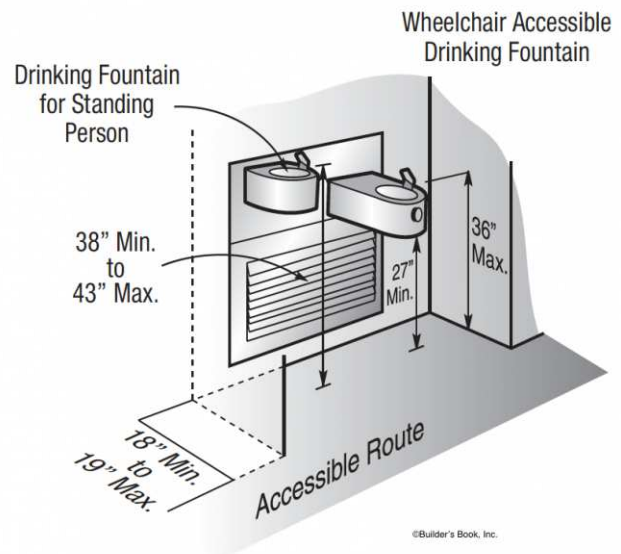
Notes:

Corrective Action: Work order # 331920 submitted for correction. Installed cup holder dispensers on 8 Sep 2015 (Temporary measure).



Finding 83592 Main Photo

DRINKING FOUNTAINS



South Tower West Drinking Fountain 3rd Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 52

The drinking fountain is not accessible.

Drinking fountains must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space centered on the unit that allows a forward approach to the drinking fountain.

At "hi-low" type fountains, the center line of the 30 inch by 48 inch clear floor space must be centered on the "low" fountain. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

All drinking fountains shall be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. An alcove must not be less than 32 inches in width and 18 inches in depth. Wing walls must project out from the supporting wall at least as far as the drinking fountain.

2010 ADAS Section 403.5.1

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

2010 ADAS Section 602.1

Drinking fountains shall comply with 307 and 602.

Citation:

2010 ADAS Section: 403.5.1, 602.1

As Built:

Westside drinking fountain was not accessible. A. Bottom leading edge measured at 34 inches and protruded 6 inches into circulation path. B. Spout outlet was 42 inches above the floor. C. Spout was 8½ inches from the rear of the drinking fountain.

Recommendation:

Provide a cup holder at this fountain if set of hi-lo drinking fountains cannot be provided. However, the hi-lo fountain is preferred. A. Wall-mounted objects with leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. B. Spout outlets shall be 36 inches maximum above the finish floor or ground. C. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

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

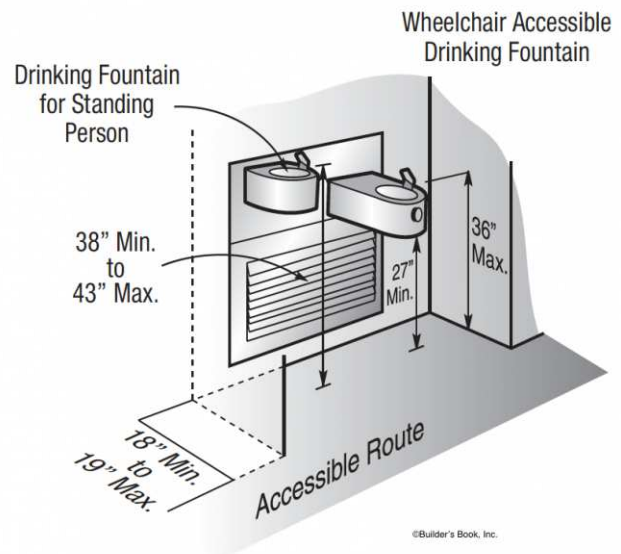
Notes:

Corrective Action: Work order # 331920 submitted for correction. Installed cup holder dispensers on 8 Sep 2015 (Temporary measure).



Finding 83632 Main Photo

DRINKING FOUNTAINS



South Tower West Drinking Fountain 4th Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 53

The drinking fountain is not accessible.

Drinking fountains must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space centered on the unit that allows a forward approach to the drinking fountain.

At "hi-low" type fountains, the center line of the 30 inch by 48 inch clear floor space must be centered on the "low" fountain. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

All drinking fountains shall be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. An alcove must not be less than 32 inches in width and 18 inches in depth. Wing walls must project out from the supporting wall at least as far as the drinking fountain.

2010 ADAS Section 403.5.1

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

2010 ADAS Section 602.1

Drinking fountains shall comply with 307 and 602.

Citation:

2010 ADAS Section: 403.5.1, 602.1

As Built:

Westside drinking fountain was not accessible. A. Bottom leading edge measured at 34 inches and protruded 6 inches into circulation path. B. Spout outlet was 42 inches above the floor. C. Spout was 8½ inches from the rear of the drinking fountain.

Recommendation:

Provide a cup holder at this fountain if set of hi-lo drinking fountains cannot be provided. However, the hi-lo fountain is preferred. A. Wall-mounted objects with leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. B. Spout outlets shall be 36 inches maximum above the finish floor or ground. C. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

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

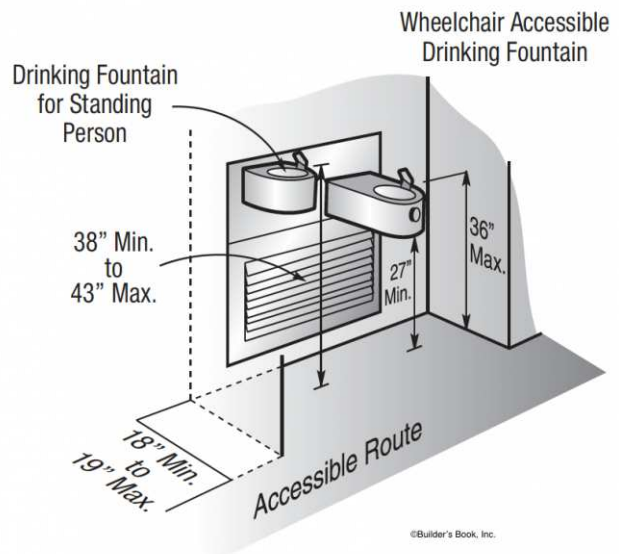
Notes:

Corrective Action: Work order # 331920 submitted for correction. Installed cup holder dispensers on 8 Sep 2015 (Temporary measure).



Finding 83636 Main Photo

DRINKING FOUNTAINS



South Tower West Drinking Fountain 5th Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 54

The drinking fountain is not accessible.

Drinking fountains must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space centered on the unit that allows a forward approach to the drinking fountain.

At "hi-low" type fountains, the center line of the 30 inch by 48 inch clear floor space must be centered on the "low" fountain. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

All drinking fountains shall be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. An alcove must not be less than 32 inches in width and 18 inches in depth. Wing walls must project out from the supporting wall at least as far as the drinking fountain.

2010 ADAS Section 403.5.1

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

2010 ADAS Section 602.1

Drinking fountains shall comply with 307 and 602.

Citation:

2010 ADAS Section: 403.5.1, 602.1

As Built:

Westside drinking fountain was not accessible. A. Bottom leading edge measured at 34 inches and protruded 6 inches into circulation path. B. Spout outlet was 42 inches above the floor. C. Spout was 8½ inches from the rear of the drinking fountain.

Recommendation:

Provide a cup holder at this fountain if set of hi-lo drinking fountains cannot be provided. However, the hi-lo fountain is preferred. A. Wall-mounted objects with leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. B. Spout outlets shall be 36 inches maximum above the finish floor or ground. C. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

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

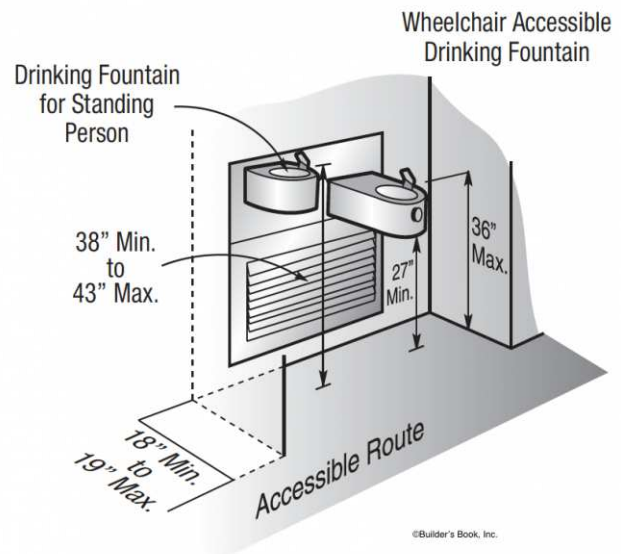
Notes:

Corrective Action: Work order # 331920 submitted for correction. Installed cup holder dispensers on 8 Sep 2015 (Temporary measure).



Finding 83637 Main Photo

DRINKING FOUNTAINS



W. Tower Entrance W149

Lat: 38.8305210000, Long: -104.8248410000

Finding: 55

The sales and service counter is not a minimum 36 inches wide.

A portion of the counter surface that is 36 inches long minimum and 36 inches high maximum above the finish floor shall be provided. A 30 inch by 48 inch clear floor space on an accessible route must be provided for either a forward or parallel approach. (Built 2005)

2010 ADAS Section 904.4

Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

Citation:

2010 ADAS Section: 904.4

As Built:

Counter measured 35
inches wide // Forward
Approach 12.5 inches.

Recommendation:

Reconstruct counter to meet ADA. Equivalent facilitation (clipboard) will be provided.

A). A portion of the counter surface that is 36 inches long minimum and 36 inches high maximum above the finish floor shall be provided. Refer to ADA Checklist for Readily Achievable Barrier Removal - Priority 2-Access to Goods & Services, 2.76 of attach. b). Forward approach must be no less than 17 inches and no greater than 25 inches of clear floor space extended under the accessible length of the counter.

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

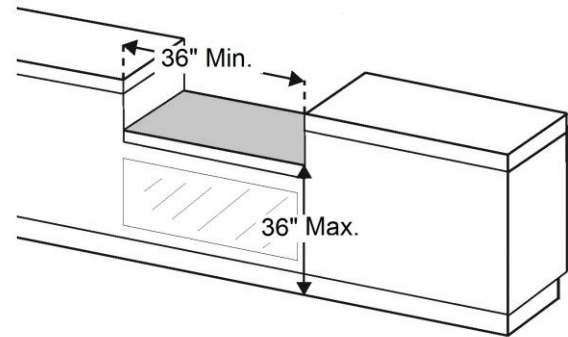
Notes:

Corrective Action: Work order # 323104 submitted for correction.

Finding #55 Continued



Finding 83323 Main Photo



W. Tower Entrance W149

Lat: 38.8305210000, Long: -104.8248410000

Finding: 56

There is not enough toe space clearance under the drinking fountain.

Space under an element between the finish floor or ground and 9 inches above the finish floor or ground shall be considered toe clearance

Space extending greater than 6 inches beyond the available knee clearance at 9 inches above the finish floor or ground shall not be considered toe clearance.

Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches minimum under the element.

2010 ADAS Section 306.2.3

Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

2010 ADAS Section 606.2

A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

Citation:

2010 ADAS Section: 306.2.3, 606.2

As Built:

Forward approach not accessible due to only measuring 13 inches in depth.

Recommendation:

Provide a cup holder at this fountain if set of hi-lo drinking fountains cannot be provided. However, the hi-lo fountain is preferred.

A). Forward approach must meet the minimum 17 inches and no greater than 25 inches of clear floor space extended under the accessible length of the drinking fountain.

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:

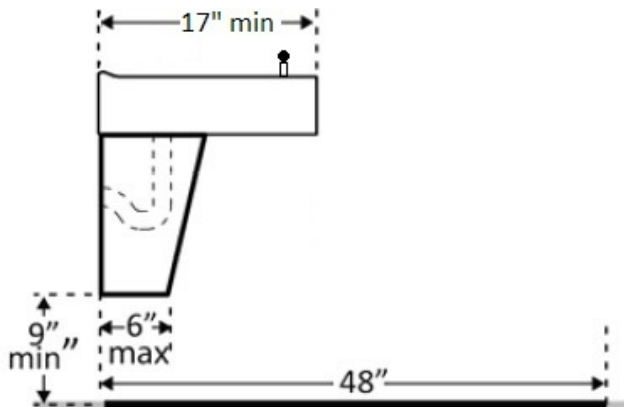
N/A

Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order # 323177 submitted for correction. Installed cup holder dispensers on June 23, 2015 (Temporary measure).



Finding 83324 Main Photo

Finding #56 Additional Finding Photos



Finding 83324 Additional Photo



Finding 83324 Additional Photo

W. Tower Entrance W149

Lat: 38.8305210000, Long: -104.8248410000

Finding: 57

The spout location is too close to the adjacent wall/support.

The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

2010 ADAS Section 602.5

The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

Citation:

2010 ADAS Section: 602.5

As Built:

Spout only reached
10¼ inches from rear
of drinking fountain.
(Built 2005).

Recommendation:

Extend drinking fountain 5 inches minimum away from rear wall/support.

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

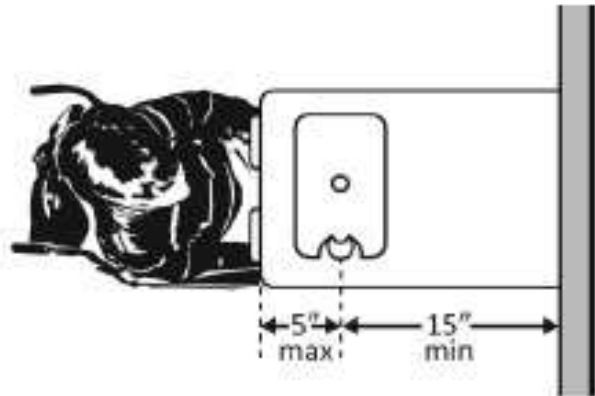
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order # 323177 submitted
for correction. Installed cup holder dispensers on June 23, 2015 (Temporary measure).

Finding #57 Continued



Finding 83325 Main Photo

Finding #57 Additional Finding Photos



Finding 83325 Additional Photo

West Tower Drinking Fountain 1st Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 58

The spout location is too close to the adjacent wall/support.

The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

2010 ADAS Section 602.5

The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

Citation:

2010 ADAS Section: 602.5

As Built:

Spout location at 10.25
inches from rear
wall/support

Recommendation:

Extend drinking fountain 5 inches minimum away from rear wall/support.

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

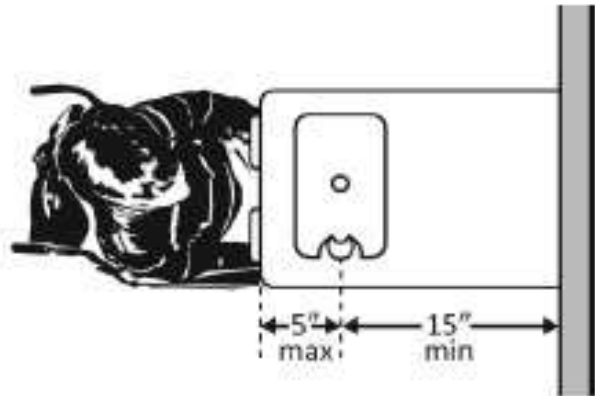
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #58 Continued



West Tower Drinking Fountain 1st Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 59

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
measures 25.5 inches

Recommendation:

Adjust drinking fountain's height to ensure a minimum height of 27 inches above the finished floor.

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

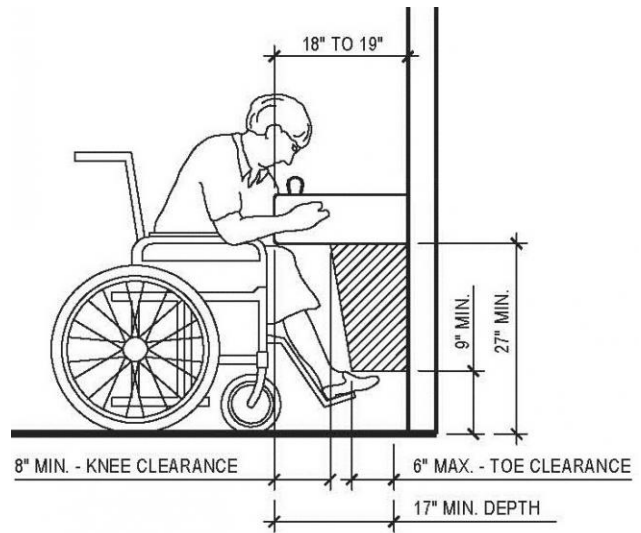
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #59 Continued



West Tower Drinking Fountain 2nd Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 60

The spout location is too close to the adjacent wall/support.

The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

2010 ADAS Section 602.5

The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

Citation:

2010 ADAS Section: 602.5

As Built:

Spout location at 10.5
inches from rear
wall/support

Recommendation:

Extend drinking fountain 5 inches minimum away from rear wall/support.

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

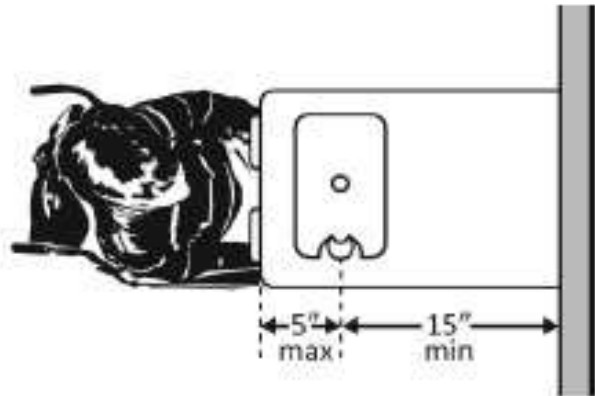
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #60 Continued



Finding 297820 Main Photo

Finding #60 Additional Finding Photos



Finding 297820 Additional Photo

West Tower Drinking Fountain 2nd Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 61

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
measures 25.75 inches

Recommendation:

Adjust drinking fountain's height to ensure a minimum height of 27 inches above the finished floor.

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

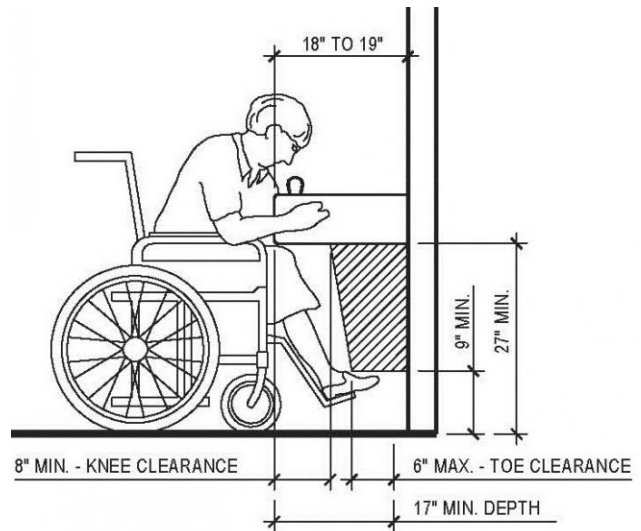
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #61 Continued



Finding 297821 Main Photo

West Tower Drinking Fountain 2nd Floor by Elevators

Lat: 38.8305210000, Long: -104.8248410000

Finding: 62

The spout location is too close to the adjacent wall/support.

The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

2010 ADAS Section 602.5

The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

Citation:

2010 ADAS Section: 602.5

As Built:

Spout location at 10.25
inches from rear
wall/support

Recommendation:

Extend drinking fountain 5 inches minimum away from rear wall/support.

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

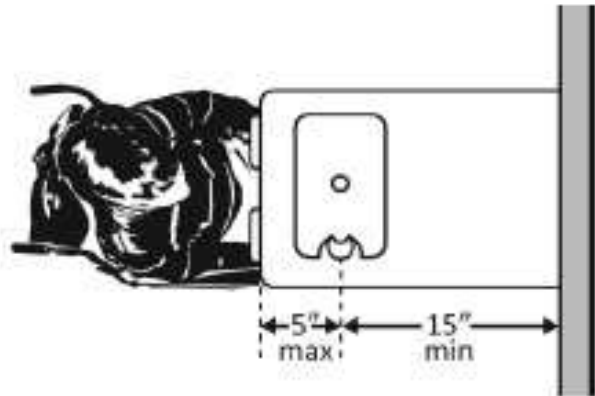
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #62 Continued



Finding 297733 Main Photo

West Tower Drinking Fountain 2nd Floor by Elevators

Lat: 38.8305210000, Long: -104.8248410000

Finding: 63

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
measures 25.5 inches

Recommendation:

Adjust drinking fountain's height to ensure a minimum height of 27 inches above the finished floor.

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

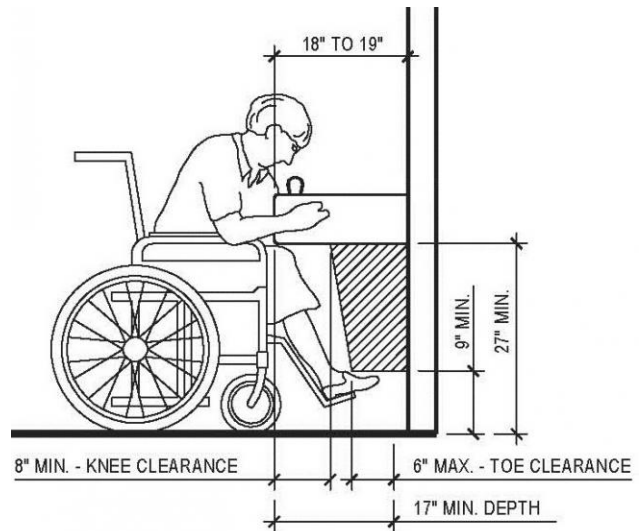
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #63 Continued



Finding 297734 Main Photo

West Tower Drinking Fountain 3rd Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 64

The spout location is too close to the adjacent wall/support.

The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

2010 ADAS Section 602.5

The spout shall be located 15 inches (380 mm) minimum from the vertical support and 5 inches (125 mm) maximum from the front edge of the unit, including bumpers.

Citation:

2010 ADAS Section: 602.5

As Built:

Spout location at 10.25
inches from the rear
wall/support

Recommendation:

Extend drinking fountain 5 inches minimum away from rear wall/support.

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

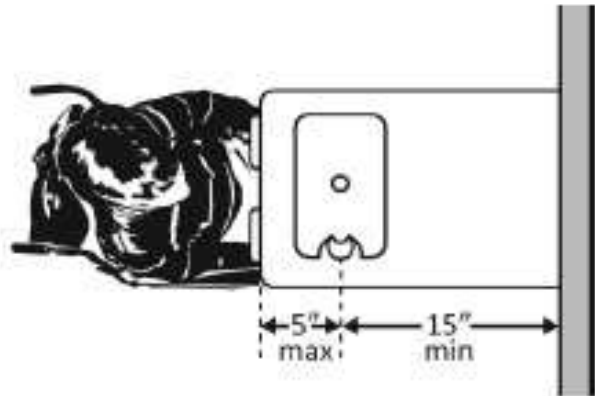
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #64 Continued



Finding 297735 Main Photo

West Tower Drinking Fountain 3rd Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 65

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
measures 2.5 inches

Recommendation:

Adjust drinking fountain's height to ensure a minimum height of 27 inches above the finished floor.

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

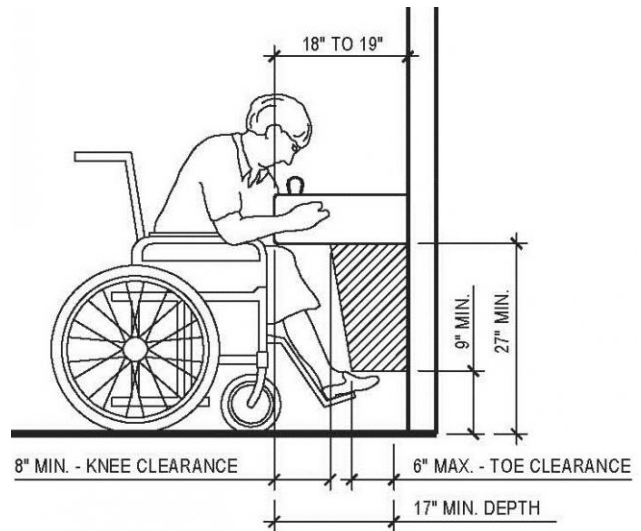
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #65 Continued



Finding 297736 Main Photo

West Tower Drinking Fountain 4th Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 66

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
measures 2.5 inches

Recommendation:

Adjust drinking fountain's height to ensure a minimum height of 27 inches above the finished floor.

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

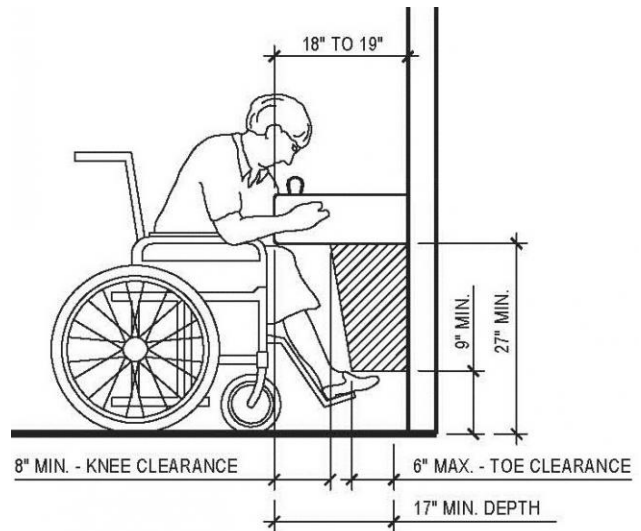
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #66 Continued



Finding 297738 Main Photo

West Tower Drinking Fountain 5th Floor

Lat: 38.8305210000, Long: -104.8248410000

Finding: 67

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
measures 25.5 inches

Recommendation:

Adjust drinking fountain's height to ensure a minimum height of 27 inches above the finished floor.

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

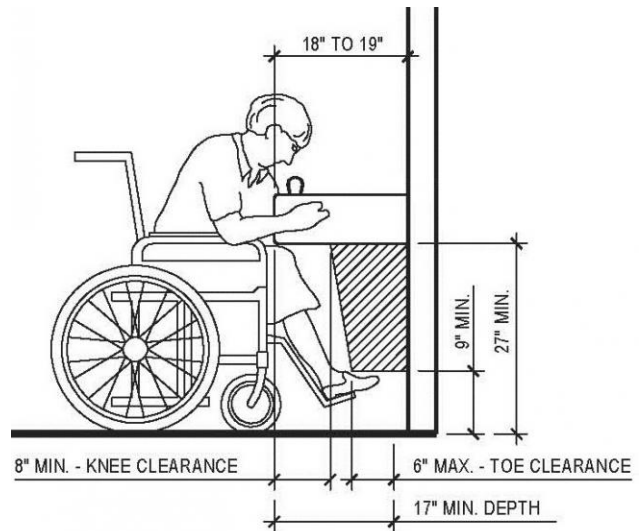
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #67 Continued



Finding 297739 Main Photo

S. Tower Courtroom - S204

Lat: 38.8305210000, Long: -104.8248410000

Finding: 68

The tactile sign is incorrectly located.

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.

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:

Signage is
inappropriately located
at doorway.

Recommendation:

Replace or add another sign to meet ADA: a). Work order # 332040 submitted for correction. Signs that identify permanent rooms and spaces (room numbers, exit signs, and restrooms) are required to be provided in Braille, mounted at the latch side of doorway openings. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45-degree open position. The sign's baseline of the lowest character 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor.

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:

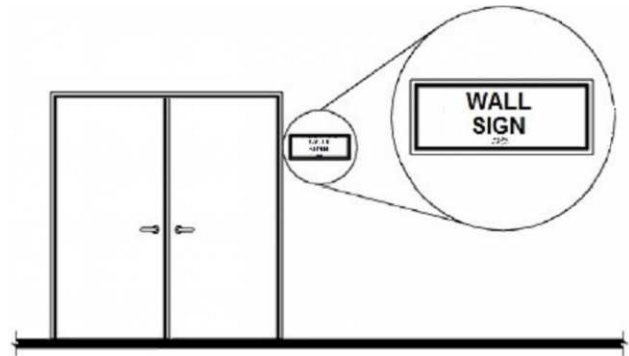
N/A

Estimated Remediation Date:

N/A

Notes:

Corrective Action:



Finding 83726 Main Photo

CORRECTED

S. Tower Courtroom - S204

Lat: 38.8305210000, Long: -104.8248410000

Finding: 69

The door opening does not provide at least 32 inches between the face of the door and the opposite stop.

Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches.

2010 ADAS Section 404.2.3

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Citation:

2010 ADAS Section: 404.2.3

As Built:

Entrance was not wheelchair accessible.
Door width was 28½ inches.

Recommendation:

Alter Door 32" Wide to install offset hinges, install automatic openers, or alter the doorway. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground.

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:

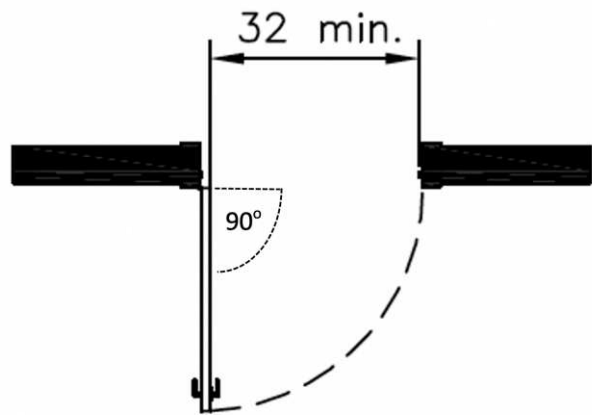
N/A

Notes:

Corrective Action: Work order 332095 was submitted.



Finding 83727 Main Photo



Hinged Door

S. Tower Courtroom - S204

Lat: 38.8305210000, Long: -104.8248410000

Finding: 70

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:

Requires 8 pounds of pressure

Recommendation:

Adjust door closer to 5 lbs. of pressure or less.

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 # 332135 submitted for correction. Corrected on 9 June 2015.



CORRECTED

First Appearance Room - W119

Lat: 38.8305210000, Long: -104.8248410000

Finding: 71

The tactile sign is incorrectly located.

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.

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:

Signage is
inappropriately located
at doorway.

Recommendation:

Work order # 333858 was submitted to replace or add another sign to meet ADA. Signs that identify permanent rooms and spaces (room numbers, exit signs, and restrooms) are required to be provided in Braille, mounted at the latch side of doorway openings. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. The sign's baseline of the lowest character 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the 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:

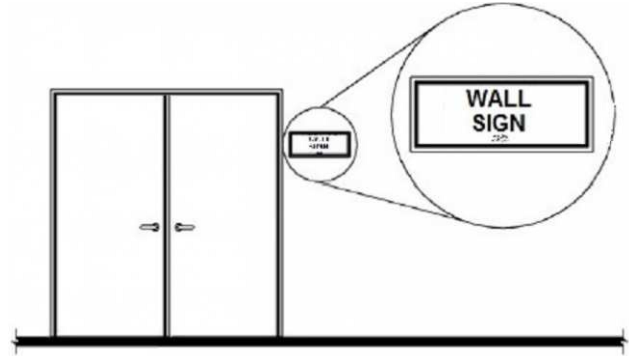
N/A

Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order # 333858 was submitted for correction.



Finding 83875 Main Photo

First Appearance Room - W119

Lat: 38.8305210000, Long: -104.8248410000

Finding: 72

The counter edge 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:

Counter was protruding 10 inches from the wall and 45 inches high from the floor.

Recommendation:

Work order # 336703 was submitted to add or reconfigure counter. Objects with leading edges more than 27 inches and not more than 80 inches above the finish floor or ground shall protrude 4 inches maximum horizontally into the circulation path.

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

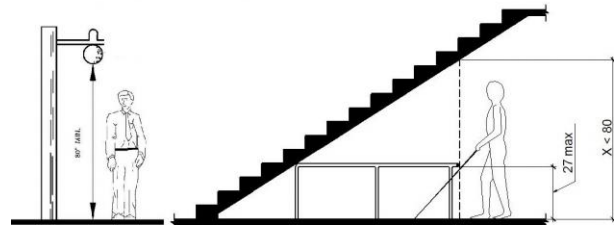
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order 3 336703 submitted for correction.

Finding #72 Continued



Finding 83901 Main Photo

South Tower Information Desk

Lat: 38.8305210000, Long: -104.8248410000

Finding: 73

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:

47 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. If new counter is set up for a forward approach, knee and toe clearance underneath shall be provided.

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

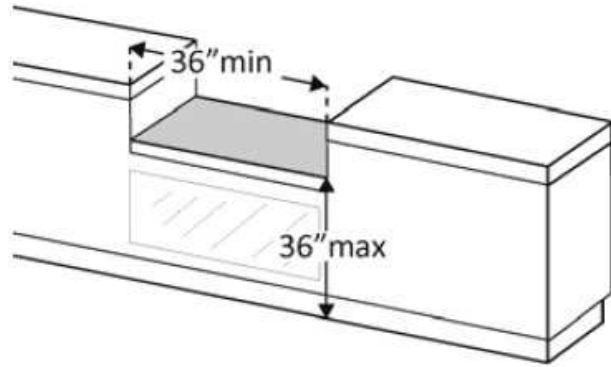
Notes:

N/A

Finding #73 Continued



Finding 297294 Main Photo



Women's Restroom Basement S001

Lat: 38.8305200000, Long: -104.8248000000

Finding: 74

The maneuvering space between the two doors in the vestibule is noncompliant.

The distance between two hinged or pivoted doors in series shall be 48 inches minimum plus the width of doors or gates swinging into the space.

2010 ADAS Section 404.2.6

The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

Citation:

2010 ADAS Section: 404.2.6

As Built:

34.25 inches clearance
between doors

Recommendation:

Recommend installing automatic door openers or reversing door swing of first entry door. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

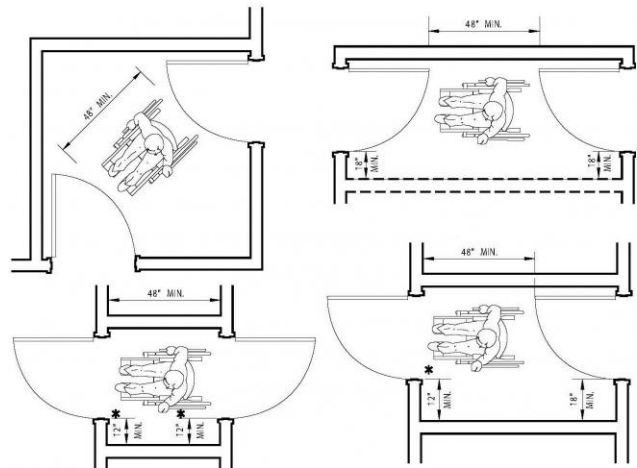
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #74 Continued



Finding 297452 Main Photo

CORRECTED

Women's Restroom Basement S001

Lat: 38.8305200000, Long: -104.8248000000

Finding: 75

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 pounds of force required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

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 #75 Continued



Finding 297453 Main Photo

CORRECTED

Women's Restroom Basement S001

Lat: 38.8305200000, Long: -104.8248000000

Finding: 76

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished 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:

67 inches above
finished floor

Recommendation:

Lower coat hook 20 inches minimum. Not to exceed a maximum height of 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

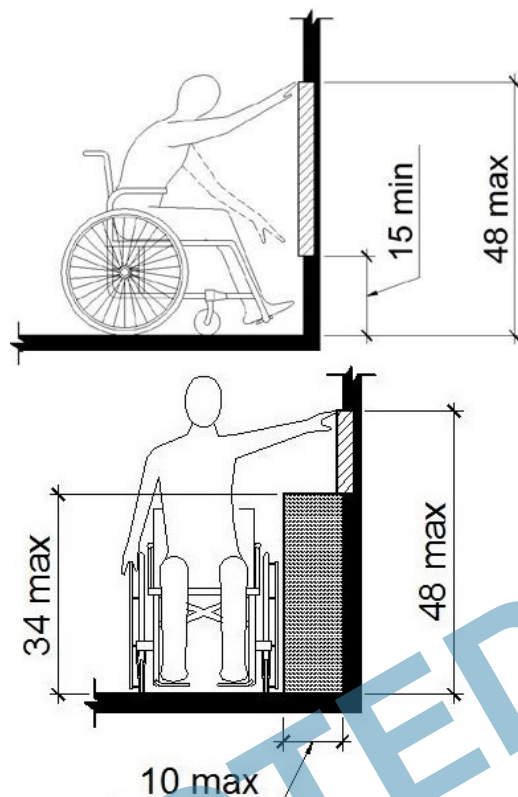
Notes:

N/A

Finding #76 Continued



Finding 297454 Main Photo



Considered
Unobstructed

Women's Restroom Basement S001

Lat: 38.8305200000, Long: -104.8248000000

Finding: 77

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:

3 seconds to closed
the position

Recommendation:

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

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

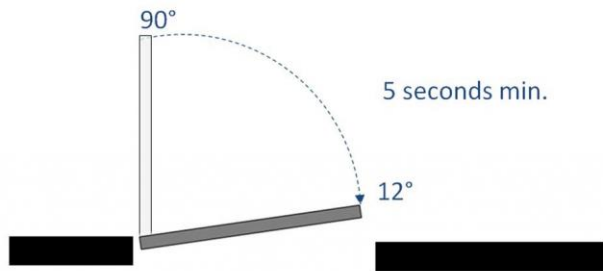
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #77 Continued



Finding 297455 Main Photo

CORRECTED

Women's Restroom Basement S001

Lat: 38.8305200000, Long: -104.8248000000

Finding: 78

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:

52.5 inches above
finished floor

Recommendation:

Lower paper towel dispenser 5 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

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

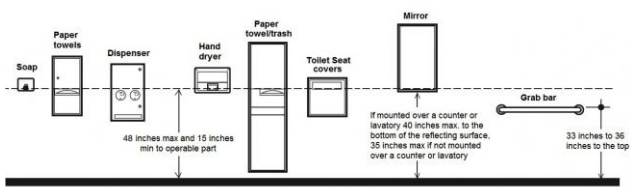
Notes:

N/A

Finding #78 Continued



Finding 297456 Main Photo



CORRECTED

Women's Restroom Basement S001

Lat: 38.8305200000, Long: -104.8248000000

Finding: 79

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:

Missing drain pipe
insulation underneath
lavatory

Recommendation:

Insulate drainpipes underneath lavatory.

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

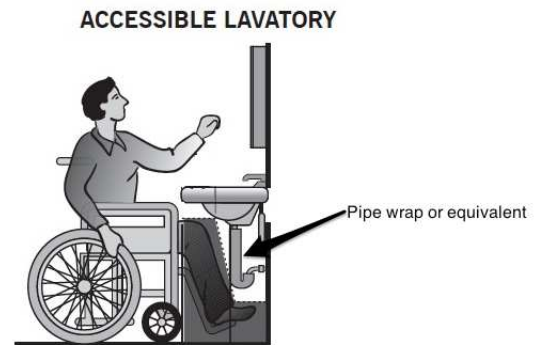
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #79 Continued



Finding 297457 Main Photo

CORRECTED

Women's Restroom Basement S001

Lat: 38.8305200000, Long: -104.8248000000

Finding: 80

The faucet controls require twisting of the wrist.

Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lb. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

2010 ADAS Section 606.4

Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

Citation:

2010 ADAS Section: 606.4

As Built:

Faucet controls
require tight grasping

Recommendation:

Install lever type faucet controls that do not require tight grasping, pinching or twisting of the wrist.

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

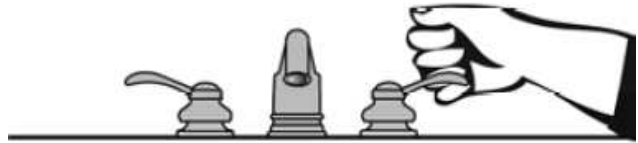
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #80 Continued



Finding 297458 Main Photo

CORRECTED

Women's Restroom Basement S001

Lat: 38.8305200000, Long: -104.8248000000

Finding: 81

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:

49.25 inches above
finished floor

Recommendation:

Lower mirror to a maximum of 40 inches above finished floor measured to the bottom edge of the reflective surface. Recommend lowering mirror 10 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

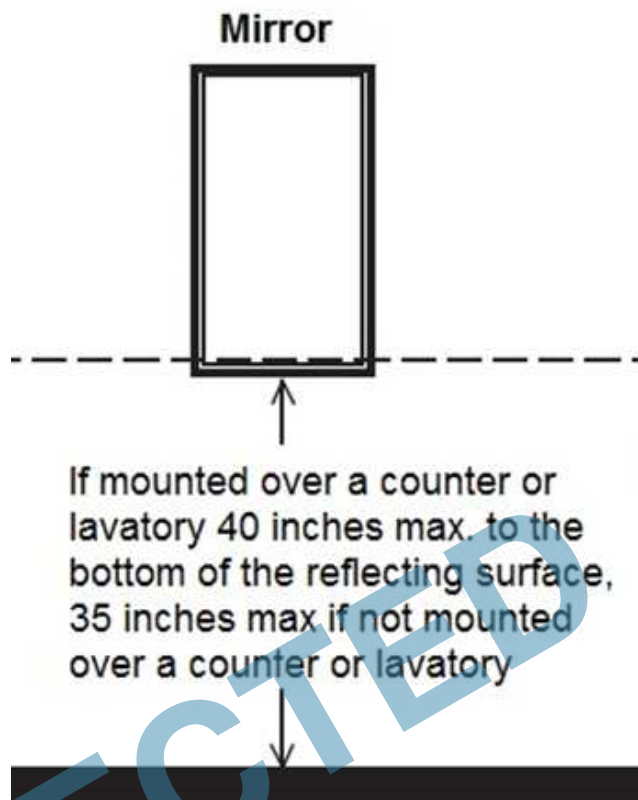
Notes:

N/A

Finding #81 Continued



Finding 297459 Main Photo



CORRECTED

Women's Restroom Basement S001

Lat: 38.8305200000, Long: -104.8248000000

Finding: 82

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

2010 ADAS Section 306.3.3

Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

Citation:

2010 ADAS Section: 306.3.3

As Built:

No knee clearance
provided under
lavatory

Recommendation:

Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

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

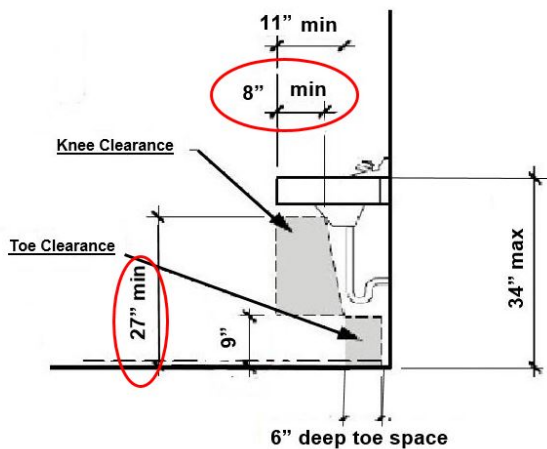
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #82 Continued



Finding 297460 Main Photo

CORRECTED

Women's Restroom Basement S001

Lat: 38.8305200000, Long: -104.8248000000

Finding: 83

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:

Compartment door not self-closing

Recommendation:

Adjust or install automatic closing hinges.

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

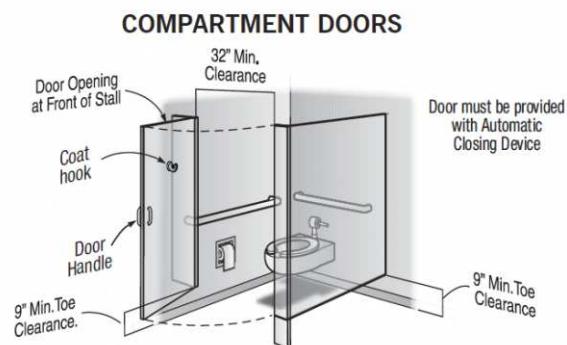
Notes:

N/A

Finding #83 Continued



Finding 297461 Main Photo



CORRECTED

Women's Restroom Basement S001

Lat: 38.8305200000, Long: -104.8248000000

Finding: 84

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:

31 inches wide

Recommendation:

Providing the minimum required width clearance to the compartment stall is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

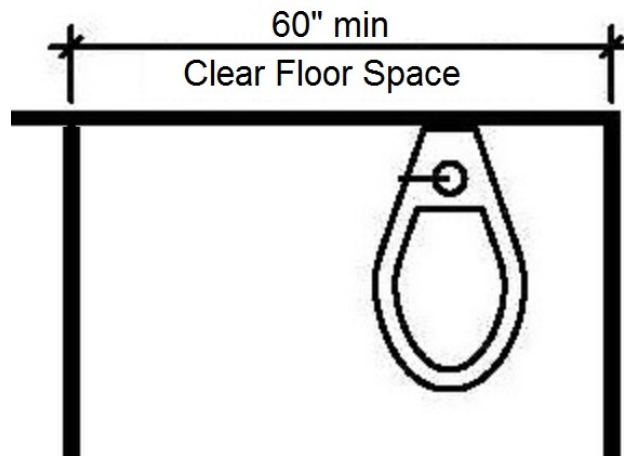
Notes:

N/A

Finding #84 Continued



Finding 297462 Main Photo



CORRECTED

Women's Restroom Basement S001

Lat: 38.8305200000, Long: -104.8248000000

Finding: 85

Accessible toilets must have grab bars installed.

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.

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.

2010 ADAS Section 604.5

Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

Citation:

2010 ADAS Section: 604.5

As Built:

Missing grab bars

Recommendation:

Install 1 side and 1 rear grab bar at 36 inches maximum above finished floor measured to the top of the gripping surface. Please see finding details for compliant measurements. Rear grab bar may not meet compliance clearances due to structural limitations.

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

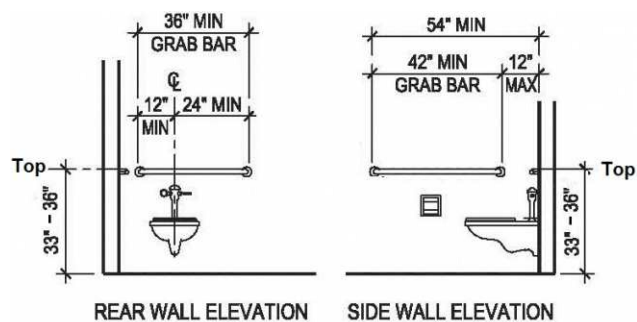
Notes:

N/A

Finding #85 Continued



Finding 297463 Main Photo



CORRECTED

Women's Restroom Basement S001

Lat: 38.8305200000, Long: -104.8248000000

Finding: 86

The toilet paper is not installed within the compliant range.

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:

3.5 inches in front of toilet

Recommendation:

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

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

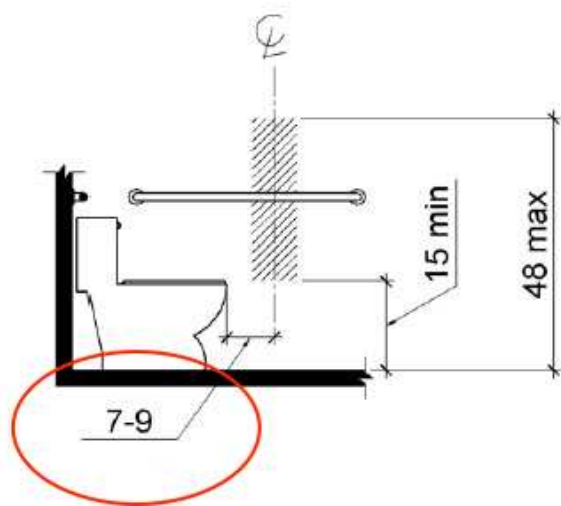
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #86 Continued



Finding 297464 Main Photo

CORRECTED

Women's Restroom Basement S001

Lat: 38.8305200000, Long: -104.8248000000

Finding: 87

The toilet seat cover dispenser is mounted too high.

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

2010 ADAS Section 308.1

Reach ranges shall comply with 308.

Citation:

2010 ADAS Section: 308.1

As Built:

58 inches above
finished floor

Recommendation:

Re-locate toilet seat cover dispenser below either grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor 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

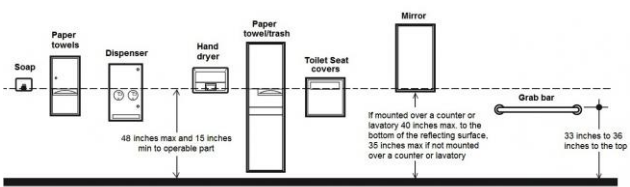
Notes:

N/A

Finding #87 Continued



Finding 297465 Main Photo



CORRECTED

Women's Restroom Basement S001

Lat: 38.8305200000, Long: -104.8248000000

Finding: 88

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:

Compartment door
missing loop handles

Recommendation:

Install loop or U-shape handles on the inside and outside of the compartment 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

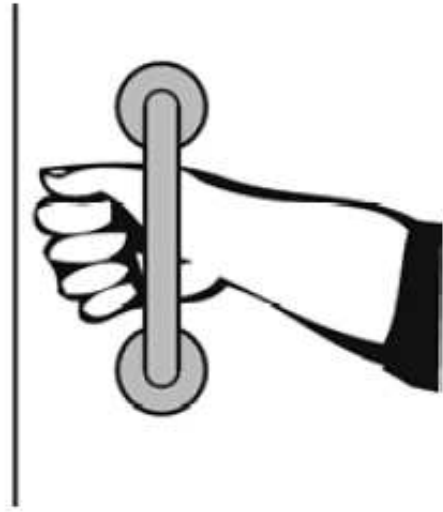
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #88 Continued



Finding 297467 Main Photo

CORRECTED

Women's Restroom Basement S001

Lat: 38.8305200000, Long: -104.8248000000

Finding: 89

The compartment door does not have an unobstructed clear opening width of 32 inches.

The water closet compartment shall be equipped with a door that has an automatic-closing device, and must have a clear, unobstructed opening width 32 inches.

2010 ADAS Section 404.2.3

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Citation:

2010 ADAS Section: 404.2.3

As Built:

21.5 inches wide

Recommendation:

Providing the minimum required width clearance to the compartment stall is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

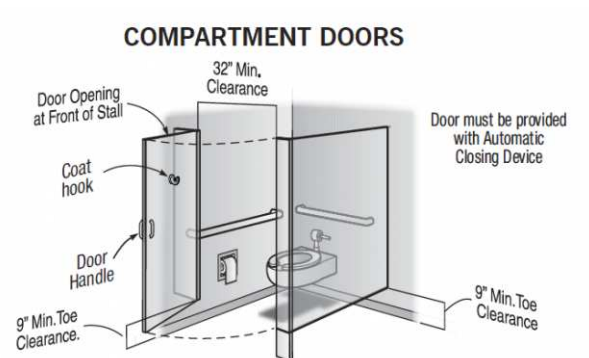
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #89 Continued



Finding 297468 Main Photo

CORRECTED

Women's Restroom Basement S001

Lat: 38.8305200000, Long: -104.8248000000

Finding: 90

There is no International Symbol of Accessibility at this entrance.

In existing buildings and facilities where not all entrances are accessible doors that are accessible shall be identified by the International Symbol of Accessibility. Directional signs that indicate the location of the nearest accessible entrance shall be provided at entrances that are not accessible. Directional signs including the International Symbol of Accessibility indicating the accessible route to the nearest accessible entrance shall be provided at junctions when the accessible route diverges from the regular circulation path.

2010 ADAS Section 216.6

Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404.

Citation:

2010 ADAS Section: 216.6

As Built:

Directional sign to
accessible restrooms
missing

Recommendation:

Install directional/informational signage at restroom door entrance informing/directing the public to the accessible restrooms located in the West Tower.

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 #90 Continued



Finding 297498 Main Photo



CORRECTED

Women's Restroom Basement S001

Lat: 38.8305210000, Long: -104.8248410000

Finding: 91

The locking/latching hardware is not accessible.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate.

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:

Toilet compartment (Stall) door lock was not operable with one hand without tight grasping, pinching or twisting of the wrist.

Recommendation:

Work order # 333858 was submitted to door lock . Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds 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:

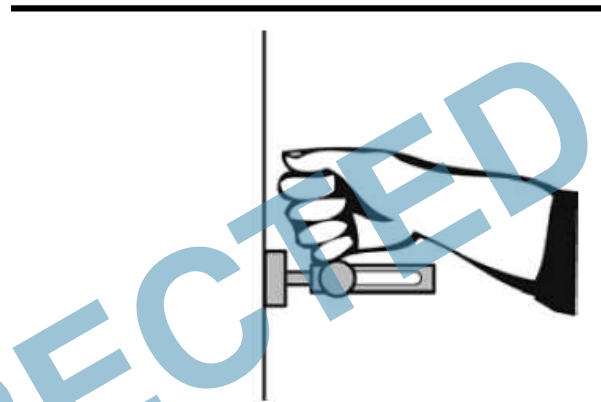
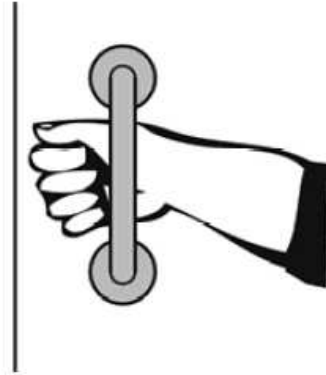
N/A

Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order # 333858 was submitted for correction.



CORRECTED

Women's Restroom S112

Lat: 38.8305210000, Long: -104.8248410000

Finding: 92

The rear grab bar is missing.

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 (any obstruction) 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:

Missing rear grab bar

Recommendation:

Rear grab bar may not meet compliance clearances due to structural limitations. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

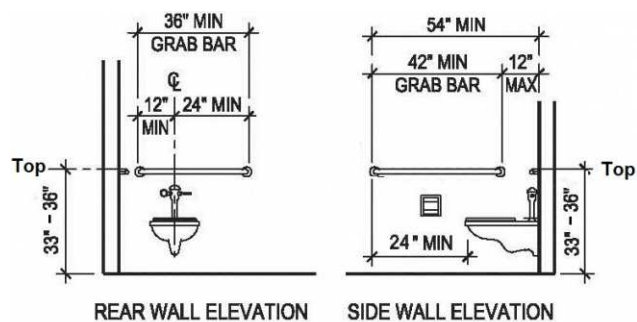
Notes:

N/A

Finding #92 Continued



Finding 297295 Main Photo



CORRECTED

Women's Restroom S112

Lat: 38.8305210000, Long: -104.8248410000

Finding: 93

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:

54.5 inches above
finished floor

Recommendation:

Lower paper towel dispenser 7 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

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

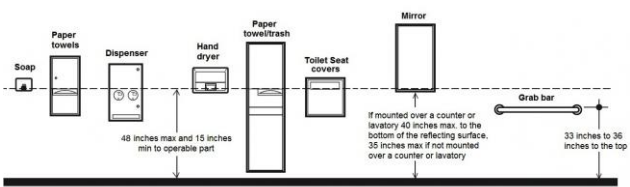
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #93 Continued



Finding 297296 Main Photo

CORRECTED

Women's Restroom S112

Lat: 38.8305210000, Long: -104.8248410000

Finding: 94

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

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

2010 ADAS Section 609.3

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

Citation:

2010 ADAS Section: 609.3

As Built:

6 inches above side
grab bar

Recommendation:

Re-locate toilet seat cover dispenser below either side grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor 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:

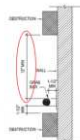
N/A

Estimated Remediation Date:

N/A

Notes:

N/A



Women's Restroom S112

Lat: 38.8305200000, Long: -104.8248000000

Finding: 95

The pictogram field contains characters and/or Braille.

Pictograms shall have a field height of 6 inches minimum. Characters and braille shall not be located in the pictogram field.

2010 ADAS Section 703.6.1

Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

Citation:

2010 ADAS Section: 703.6.1

As Built:

Pictogram 4 inches in height

Recommendation:

Replace sign with compliant pictogram field of no less than 6 inches in height.

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

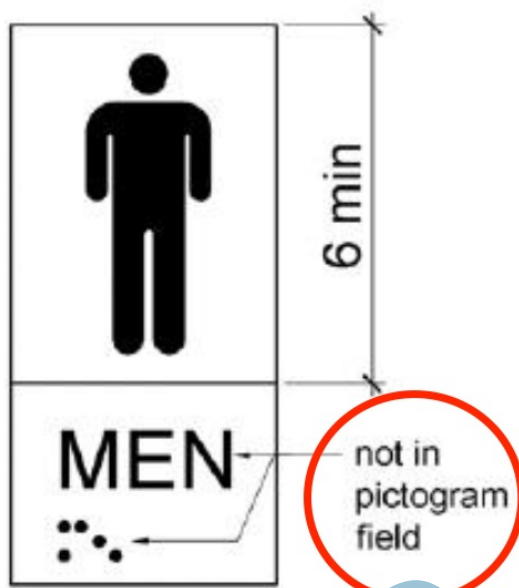
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #95 Continued



Finding 297404 Main Photo

CORRECTED

Women's Restroom S112

Lat: 38.8305210000, Long: -104.8248410000

Finding: 96

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

2010 ADAS Section 604.4

The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

Citation:

2010 ADAS Section: 604.4

As Built:

20.5 inches above
finished floor

Recommendation:

Adjust toilet height, replace toilet or replace toilet seat with one that will meet the minimum height of 17 inches but no more than maximum height of 19 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

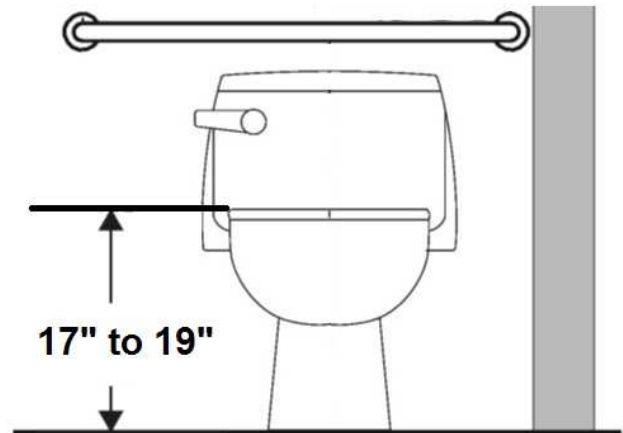
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #96 Continued



Finding 297524 Main Photo

CORRECTED

Women's Restroom S112

Lat: 38.8305210000, Long: -104.8248410000

Finding: 97

The toilet paper dispenser is mounted too close to the top of the grab bar, minimizing the gripping surface.

Adjacent elements shall be positioned to provide unobstructed use of grab bars. The space between the grab bar and projecting objects above shall be 12 inches minimum.

2010 ADAS Section 609.3

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

Citation:

2010 ADAS Section: 609.3

As Built:

3.5 inches above side
grab bar

Recommendation:

Re-locate toilet paper dispenser below either grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor 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

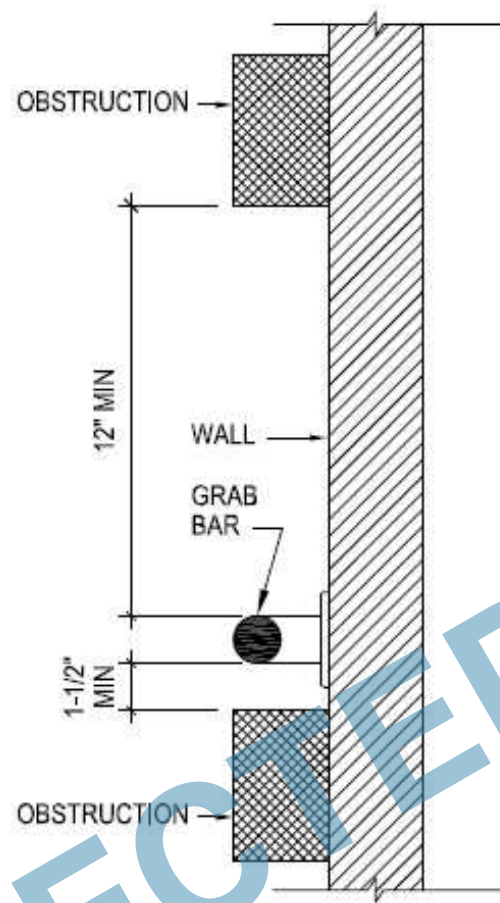
Notes:

N/A

Finding #97 Continued



Finding 297525 Main Photo



CORRECTED

Women's Restroom S112

Lat: 38.8305210000, Long: -104.8248410000

Finding: 98

The toilet paper is not installed within the compliant range.

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:

4.5 inches from front
of the toilet

Recommendation:

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

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

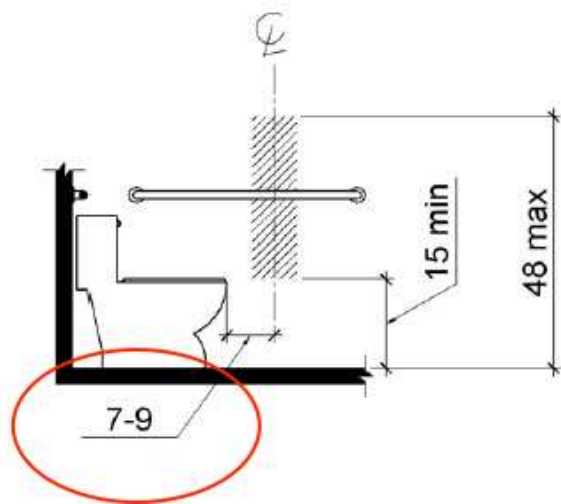
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #98 Continued



Finding 297526 Main Photo

CORRECTED

Women's Restroom S112

Lat: 38.8305200000, Long: -104.8248000000

Finding: 99

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:

3 seconds to closed position

Recommendation:

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

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

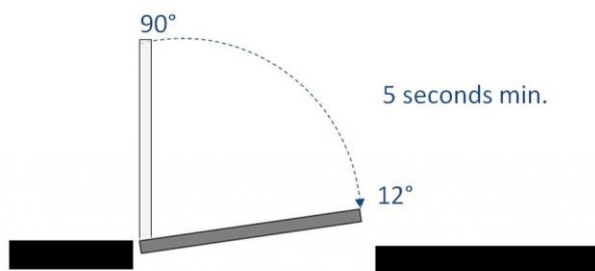
Estimated Remediation Date:

N/A

Notes:

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

Finding #99 Continued



Finding 297401 Main Photo

CORRECTED

Women's Restroom S112

Lat: 38.8305200000, Long: -104.8248000000

Finding: 100

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 pressure
required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

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 #100 Continued



Finding 297402 Main Photo

CORRECTED

Women's Restroom S112

Lat: 38.8305200000, Long: -104.8248000000

Finding: 101

The maneuvering space between the two doors in the vestibule is noncompliant.

The distance between two hinged or pivoted doors in series shall be 48 inches minimum plus the width of doors or gates swinging into the space.

2010 ADAS Section 404.2.6

The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

Citation:

2010 ADAS Section: 404.2.6

As Built:

34 inches of clearance
between doors

Recommendation:

Recommend installing automatic door openers or reversing door swing of first entry door. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

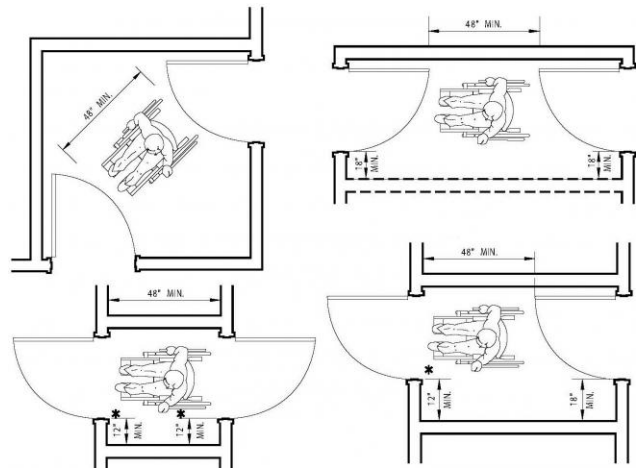
Notes:

N/A

Finding #101 Continued



Finding 297403 Main Photo



CORRECTED

Women's Restroom S112

Lat: 38.8305200000, Long: -104.8248000000

Finding: 102

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 under
lavatory

Recommendation:

Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

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

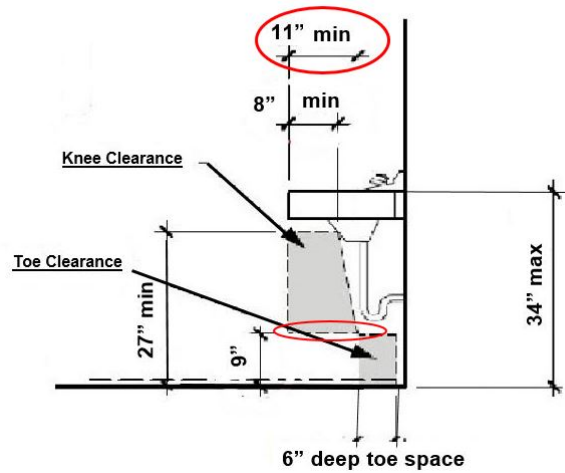
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #102 Continued



Finding 297405 Main Photo

CORRECTED

Women's Restroom S112

Lat: 38.8305200000, Long: -104.8248000000

Finding: 103

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:

Drain pipes under
lavatory not insulated

Recommendation:

Insulate drain pipes under lavatory.

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

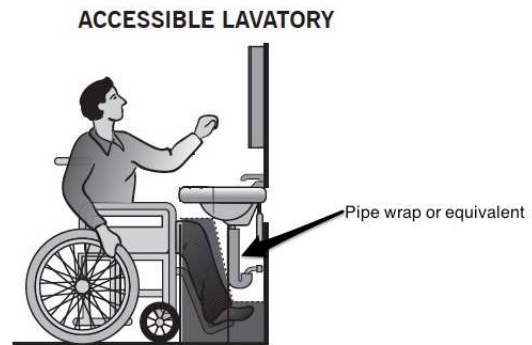
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #103 Continued



Finding 297406 Main Photo

CORRECTED

Women's Restroom S112

Lat: 38.8305200000, Long: -104.8248000000

Finding: 104

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:

55 inches above
finished floor

Recommendation:

Lower paper towel dispenser 8 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

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

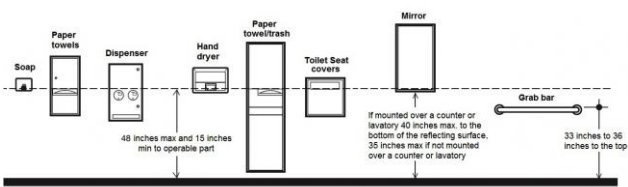
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #104 Continued



Finding 297408 Main Photo

CORRECTED

Women's Restroom S112

Lat: 38.8305200000, Long: -104.8248000000

Finding: 105

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:

Compartment door not self-closing

Recommendation:

Adjust or install automatic closing hinges.

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

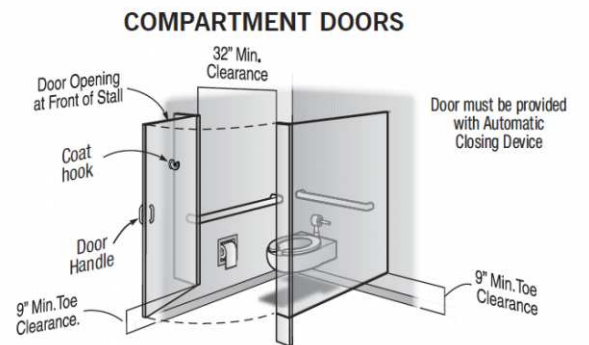
Notes:

N/A

Finding #105 Continued



Finding 297409 Main Photo



Women's Restroom S112

Lat: 38.8305200000, Long: -104.8248000000

Finding: 106

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

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

2010 ADAS Section 604.8.1.2

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

Citation:

2010 ADAS Section: 604.8.1.2

As Built:

Missing the loop handle on the inside of compartment door

Recommendation:

Install loop or U-shape handle on the inside of the compartment 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

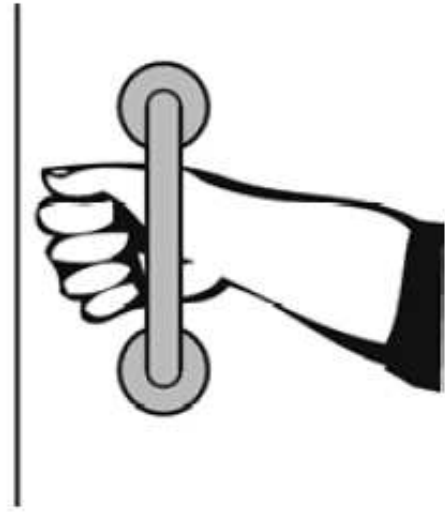
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #106 Continued



Finding 297410 Main Photo

CORRECTED

Women's Restroom S112

Lat: 38.8305200000, Long: -104.8248000000

Finding: 107

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:

36 inches in width

Recommendation:

Providing the minimum required width clearance to the restroom is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

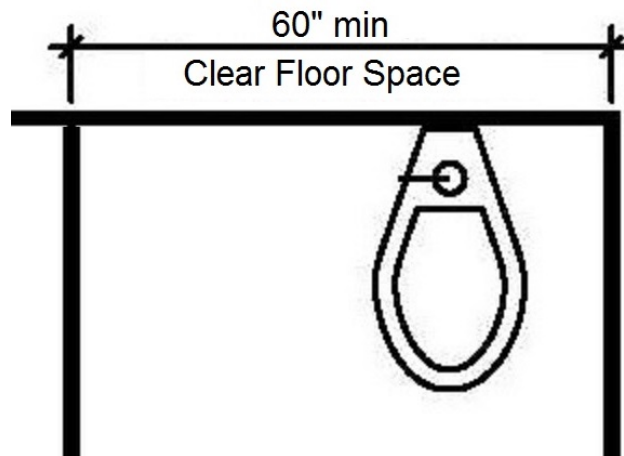
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #107 Continued



Finding 297411 Main Photo

CORRECTED

Women's Restroom S112

Lat: 38.8305200000, Long: -104.8248000000

Finding: 108

The toilet seat cover dispenser is mounted too high.

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

2010 ADAS Section 308.1
Reach ranges shall comply with 308.

Citation:

2010 ADAS Section: 308.1

As Built:

59 inches above
finished floor

Recommendation:

Re-locate toilet seat cover dispenser below either grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor 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

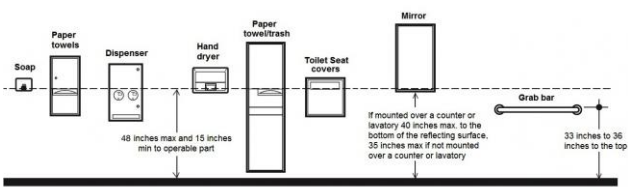
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #108 Continued



Finding 297412 Main Photo

CORRECTED

Women's Restroom S112

Lat: 38.8305200000, Long: -104.8248000000

Finding: 109

The locking/latching hardware is not accessible.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate.

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:

Toilet compartment (Stall) door lock was not operable with one hand without tight grasping, pinching or twisting of the wrist.

Recommendation:

Work order # 333858 was submitted to door lock . Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds 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:

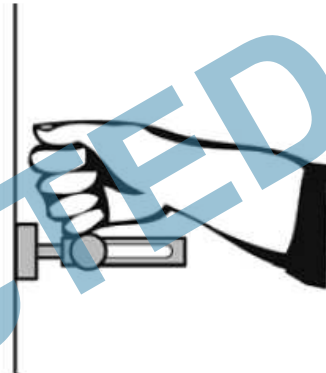
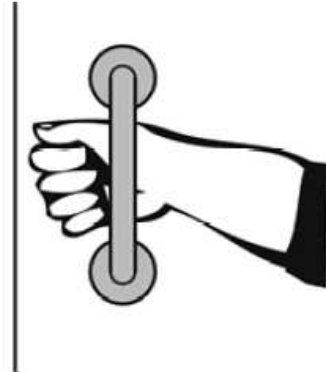
N/A

Notes:

Corrective Action: Work order # 333858 was submitted for correction.



Finding 297511 Main Photo



Women's Restroom S112

Lat: 38.8305200000, Long: -104.8248000000

Finding: 110

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:

19.5 inches from side wall

Recommendation:

Providing the minimum required reach range to the toilet is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

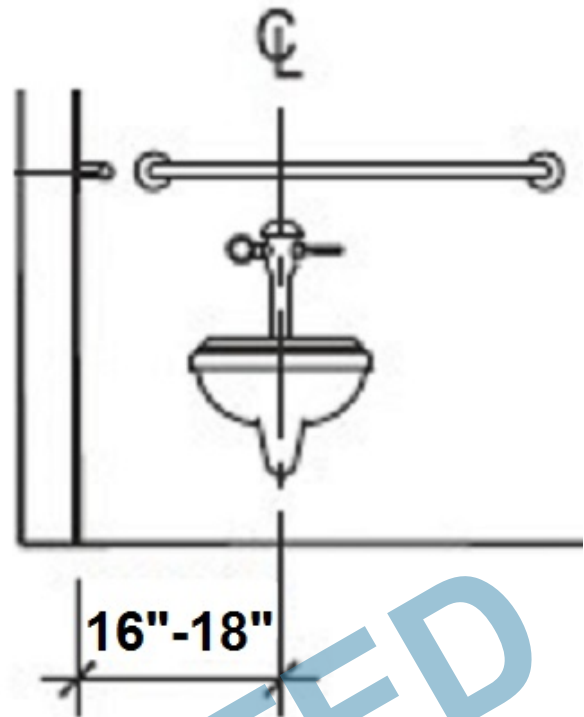
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #110 Continued



Finding 297413 Main Photo

CORRECTED

Women's Restroom S217

Lat: 38.8305210000, Long: -104.8248410000

Finding: 111

Accessible toilets must have grab bars installed.

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.

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.

2010 ADAS Section 604.5

Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

Citation:

2010 ADAS Section: 604.5

As Built:

Missing grab bars

Recommendation:

Install 1 side and 1 rear grab bar at 36 inches maximum above finished floor measured to the top of the gripping surface. Please see finding details for compliant measurements. Rear grab bar may not meet compliance clearances due to structural limitations.

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

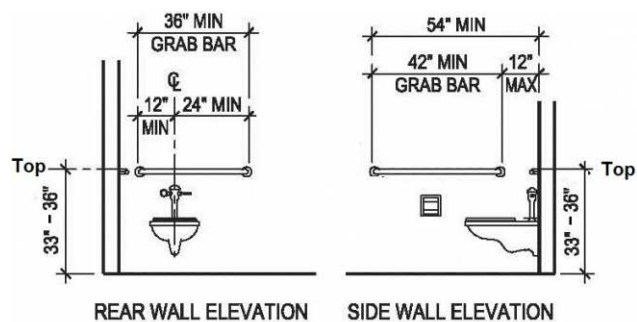
Notes:

N/A

Finding #111 Continued



Finding 297312 Main Photo



CORRECTED

Finding #111 Additional Finding Photos



Finding 297312 Additional Photo



Finding 297312 Additional Photo

CORRECTED

Women's Restroom S217

Lat: 38.8305210000, Long: -104.8248410000

Finding: 112

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:

Adjust or install automatic closing hinges.

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

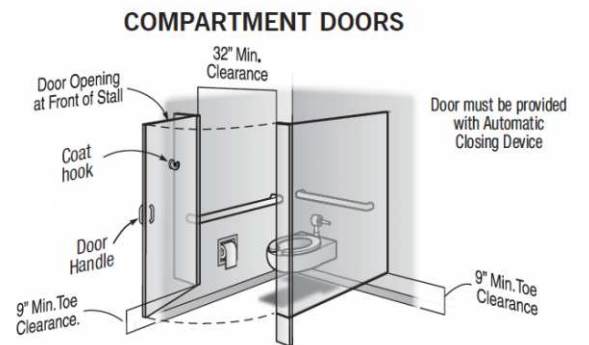
Notes:

N/A

Finding #112 Continued



Finding 297315 Main Photo



Women's Restroom S217

Lat: 38.8305210000, Long: -104.8248410000

Finding: 113

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

2010 ADAS Section 604.4

The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

Citation:

2010 ADAS Section: 604.4

As Built:

15.5 inches above
finished floor

Recommendation:

Adjust toilet height, replace toilet or replace toilet seat with one that will meet the minimum height of 17 inches but no more than maximum height of 19 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

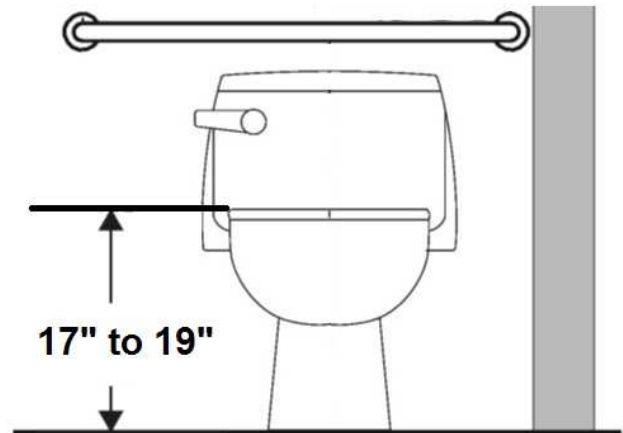
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #113 Continued



Finding 297316 Main Photo

CORRECTED

Women's Restroom S217

Lat: 38.8305210000, Long: -104.8248410000

Finding: 114

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 drain pipe
insulation

Recommendation:

Insulate drain pipes under lavatory.

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

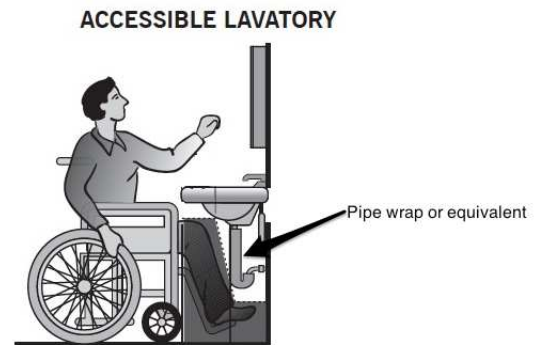
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #114 Continued



Finding 297318 Main Photo

CORRECTED

Women's Restroom S217

Lat: 38.8305210000, Long: -104.8248410000

Finding: 115

The faucet controls require twisting of the wrist.

Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lb. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

2010 ADAS Section 606.4

Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

Citation:

2010 ADAS Section: 606.4

As Built:

Faucet controls
require twisting and
grasping

Recommendation:

Install lever type faucet controls that do not require tight grasping, pinching or twisting of the wrist.

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

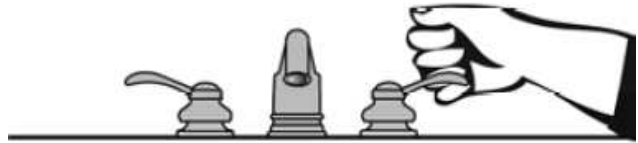
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #115 Continued



Finding 297319 Main Photo

CORRECTED

Women's Restroom S217

Lat: 38.8305210000, Long: -104.8248410000

Finding: 116

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:

49 inches above
finished floor

Recommendation:

Lower mirror to a maximum of 40 inches above finished floor measured to the reflective surface. Recommend lowering mirror 10 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

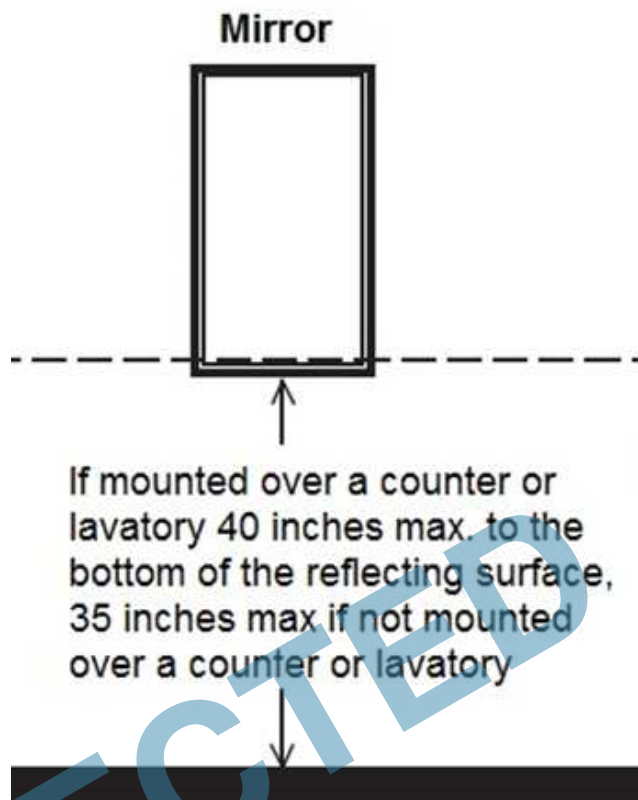
Notes:

N/A

Finding #116 Continued



Finding 297321 Main Photo



CORRECTED

Women's Restroom S217

Lat: 38.8305210000, Long: -104.8248410000

Finding: 117

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:

52.5 inches above
finished floor

Recommendation:

Lower paper towel dispenser 6 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

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

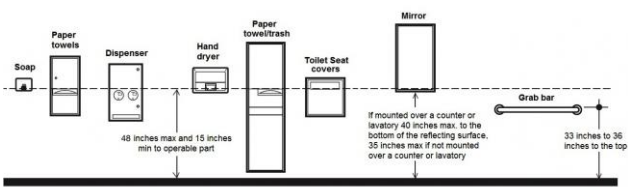
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #117 Continued



Finding 297322 Main Photo

CORRECTED

Women's Restroom S217

Lat: 38.8305210000, Long: -104.8248410000

Finding: 118

The maneuvering space between the two doors in the vestibule is noncompliant.

The distance between two hinged or pivoted doors in series shall be 48 inches minimum plus the width of doors or gates swinging into the space.

2010 ADAS Section 404.2.6

The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

Citation:

2010 ADAS Section: 404.2.6

As Built:

34 inches between
doors in series

Recommendation:

Recommend installing automatic door openers or reversing door swing of first entry door. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

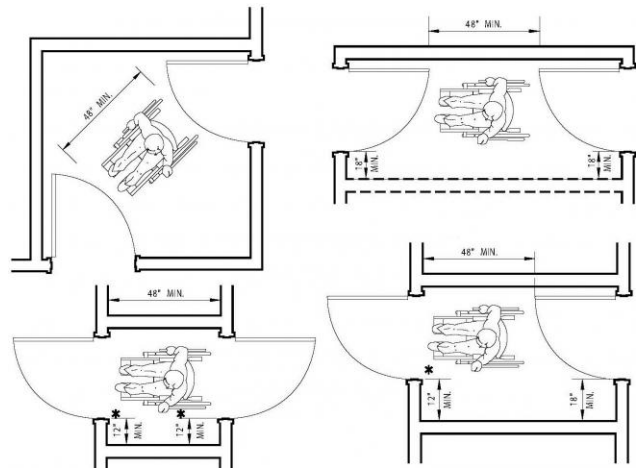
Notes:

N/A

Finding #118 Continued



Finding 297323 Main Photo



CORRECTED

Women's Restroom S217

Lat: 38.8305200000, Long: -104.8248000000

Finding: 119

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:

31.5 inches wide

Recommendation:

Providing the minimum required width clearance in the compartment is technically infeasible at this time because the alteration would require major renovation, removing or altering a load-bearing member that is an essential part of the structural frame. Best practice measures are recommended to ensure restroom is accessible to the extent possible. Fully accessible restrooms are provided in the West Tower.

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

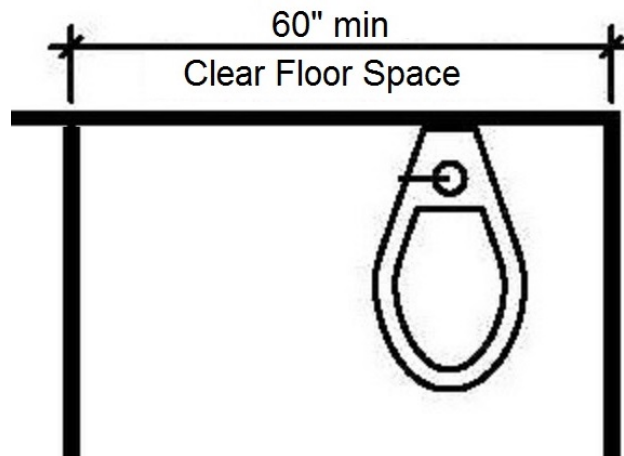
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #119 Continued



Finding 297313 Main Photo

CORRECTED

Women's Restroom S217

Lat: 38.8305200000, Long: -104.8248000000

Finding: 120

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:

Compartment door
missing loop handles

Recommendation:

Install loop or U-shape handles on the inside and outside of the compartment 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

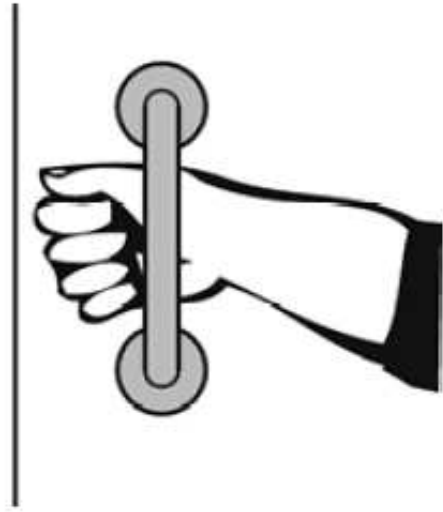
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #120 Continued



Finding 297314 Main Photo

CORRECTED

Finding #120 Additional Finding Photos



Finding 297314 Additional Photo

CORRECTED

Women's Restroom S217

Lat: 38.8305200000, Long: -104.8248000000

Finding: 121

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished 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:

66.5 inches above
finished floor

Recommendation:

Lower coat hook 20 inches minimum. Not to exceed a maximum height of 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

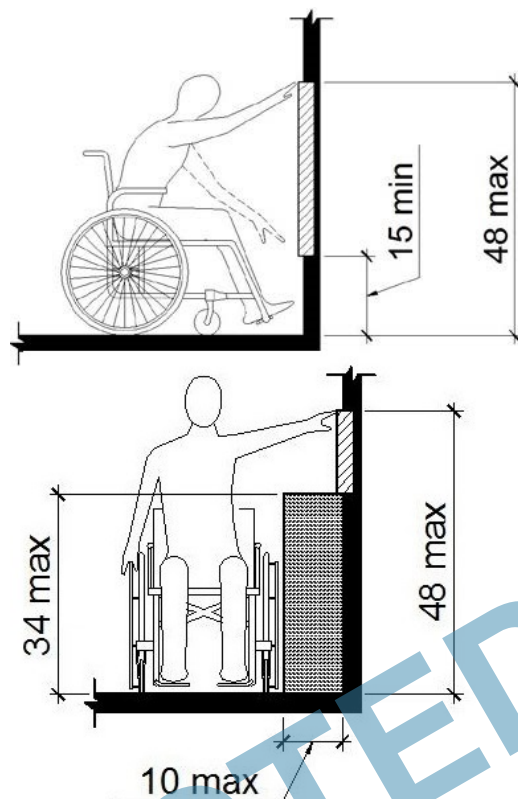
Notes:

N/A

Finding #121 Continued



Finding 297417 Main Photo



Considered
Unobstructed

Women's Restroom S217

Lat: 38.8305200000, Long: -104.8248000000

Finding: 122

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

2010 ADAS Section 306.3.3

Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

Citation:

2010 ADAS Section: 306.3.3

As Built:

No knee clearance
provided under
lavatory

Recommendation:

Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

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

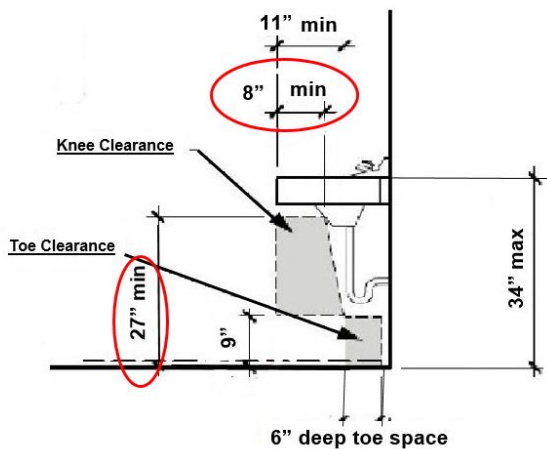
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #122 Continued



Finding 297320 Main Photo

CORRECTED

Finding #122 Additional Finding Photos



Finding 297320 Additional Photo

CORRECTED

Women's Restroom S217

Lat: 38.8305200000, Long: -104.8248000000

Finding: 123

The compartment door does not have an unobstructed clear opening width of 32 inches.

The water closet compartment shall be equipped with a door that has an automatic-closing device, and must have a clear, unobstructed opening width 32 inches.

2010 ADAS Section 404.2.3

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Citation:

2010 ADAS Section: 404.2.3

As Built:

21 inches wide

Recommendation:

Providing the minimum required width clearance to the restroom is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

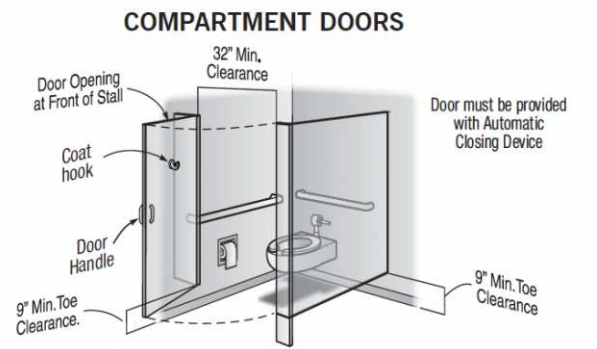
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #123 Continued



Finding 297471 Main Photo

CORRECTED

Women's Restroom S217

Lat: 38.8305200000, Long: -104.8248000000

Finding: 124

The pictogram field contains characters and/or Braille.

Pictograms shall have a field height of 6 inches minimum. Characters and braille shall not be located in the pictogram field.

2010 ADAS Section 703.6.1

Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

Citation:

2010 ADAS Section: 703.6.1

As Built:

Pictogram 4 inches in height

Recommendation:

Replace sign with compliant pictogram field of no less than 6 inches in height.

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

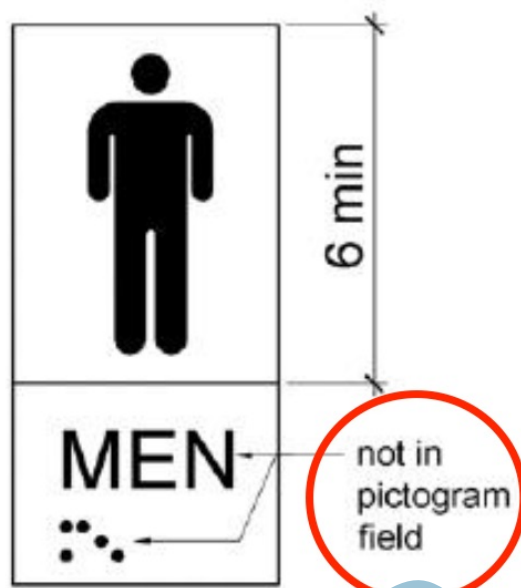
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #124 Continued



Finding 297490 Main Photo

CORRECTED

Women's Restroom S217

Lat: 38.8305210000, Long: -104.8248410000

Finding: 125

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:

Requires 8 pounds of pressure to open

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

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 #125 Continued



Finding 297527 Main Photo

CORRECTED

Women's Restroom S217

Lat: 38.8305210000, Long: -104.8248410000

Finding: 126

The toilet paper is not installed within the compliant range.

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

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

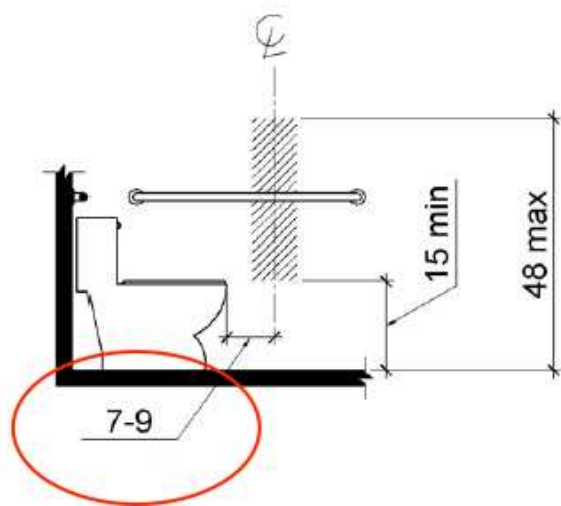
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #126 Continued



Finding 297529 Main Photo

CORRECTED

Women's Restroom S217

Lat: 38.8305210000, Long: -104.8248410000

Finding: 127

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:

3 seconds to closed position

Recommendation:

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

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

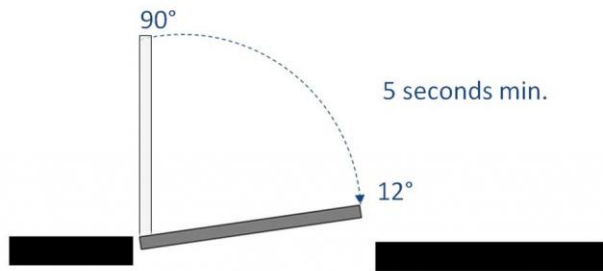
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #127 Continued



Finding 297531 Main Photo

CORRECTED

Women's Restroom S217

Lat: 38.8305200000, Long: -104.8248000000

Finding: 128

The locking/latching hardware is not accessible.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate.

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:

Toilet compartment (Stall) door lock was not operable with one hand without tight grasping, pinching or twisting of the wrist.

Recommendation:

Work order # 333858 was submitted to door lock . Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds 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:

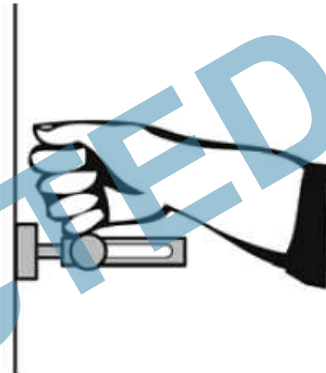
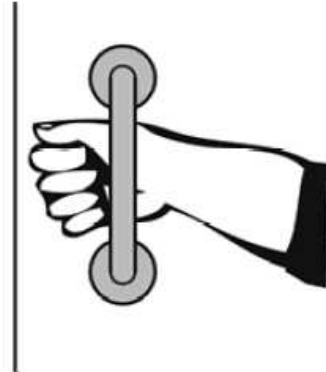
N/A

Notes:

Corrective Action: Work order # 333858 was submitted for correction.



Finding 297513 Main Photo



CORRECTED

Women's Restroom S217

Lat: 38.8305200000, Long: -104.8248000000

Finding: 129

The toilet seat cover dispenser is mounted too high.

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

2010 ADAS Section 308.1

Reach ranges shall comply with 308.

Citation:

2010 ADAS Section: 308.1

As Built:

58.5 inches above
finished floor

Recommendation:

Re-locate toilet seat cover dispenser below either grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor 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

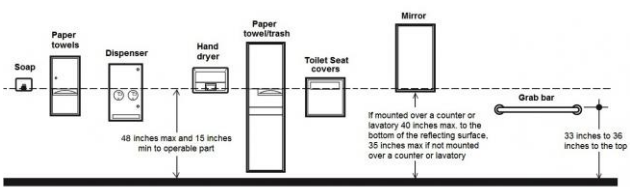
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #129 Continued



Finding 297317 Main Photo

CORRECTED

Women's Restroom S315

Lat: 38.8305210000, Long: -104.8248410000

Finding: 130

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:

3 seconds to closed position

Recommendation:

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

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

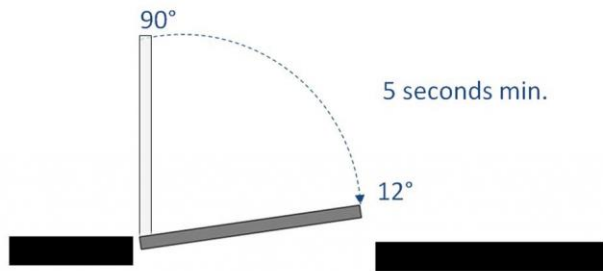
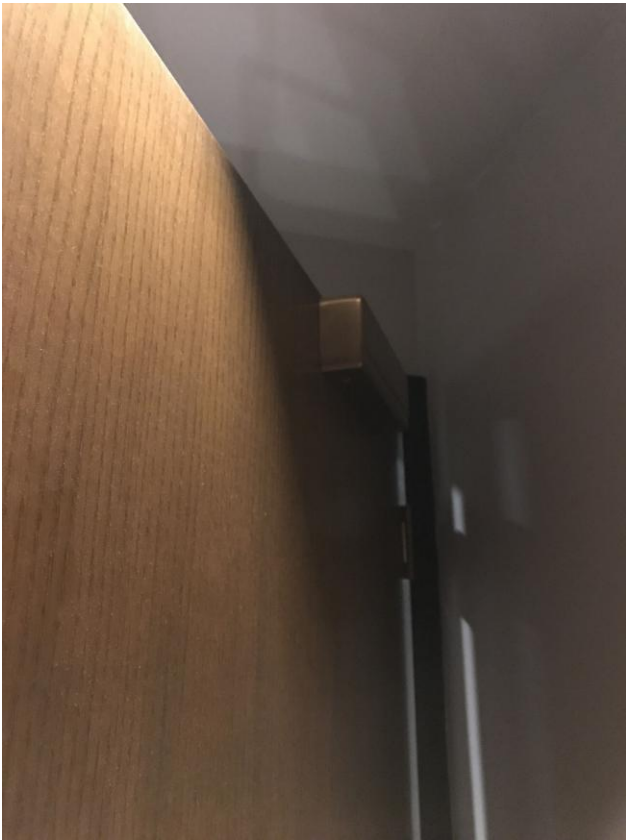
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #130 Continued



Finding 297347 Main Photo

Women's Restroom S315

Lat: 38.8305210000, Long: -104.8248410000

Finding: 131

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:

Missing drain pipe
insulation under
lavatory

Recommendation:

Insulate drain pipes under lavatory.

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

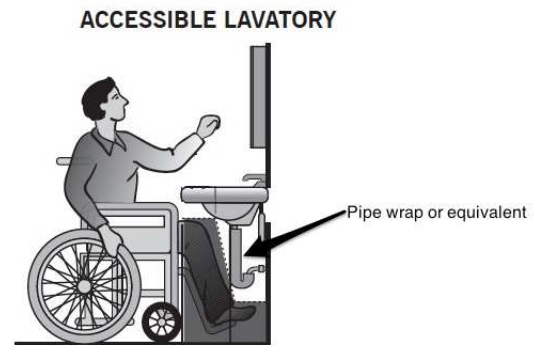
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #131 Continued



Finding 297348 Main Photo

CORRECTED

Women's Restroom S315

Lat: 38.8305210000, Long: -104.8248410000

Finding: 132

The faucet controls require twisting of the wrist.

Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lb. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

2010 ADAS Section 606.4

Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

Citation:

2010 ADAS Section: 606.4

As Built:

Faucet controls
require tight grasping

Recommendation:

Install lever type faucet controls that do not require tight grasping, pinching or twisting of the wrist.

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

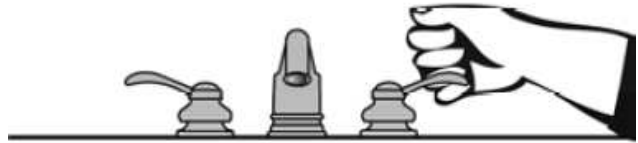
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #132 Continued



Finding 297349 Main Photo

CORRECTED

Women's Restroom S315

Lat: 38.8305210000, Long: -104.8248410000

Finding: 133

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:

47.5 inches above
finished floor

Recommendation:

Lower mirror to a maximum of 40 inches above finished floor measured to the bottom edge of the reflective surface. Recommend lowering mirror 9 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

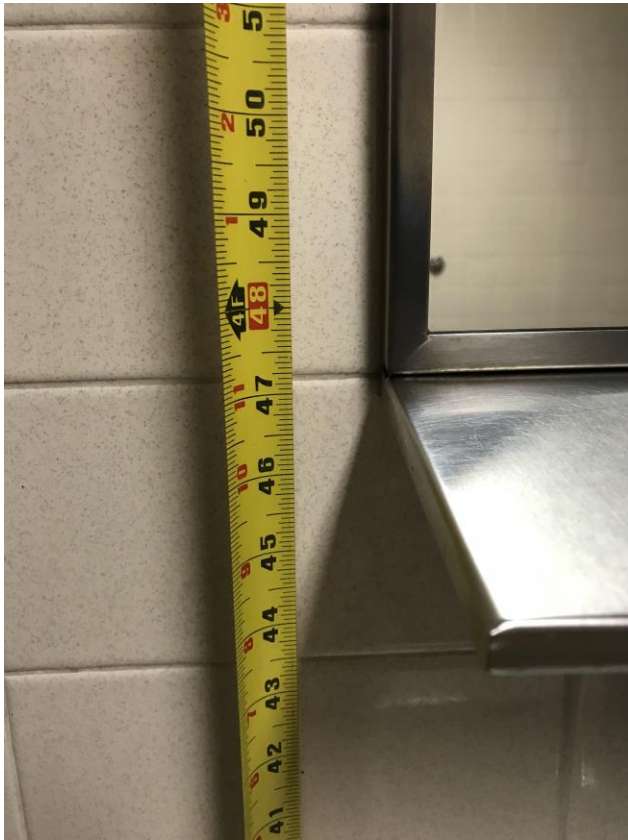
Estimated Remediation Date:

N/A

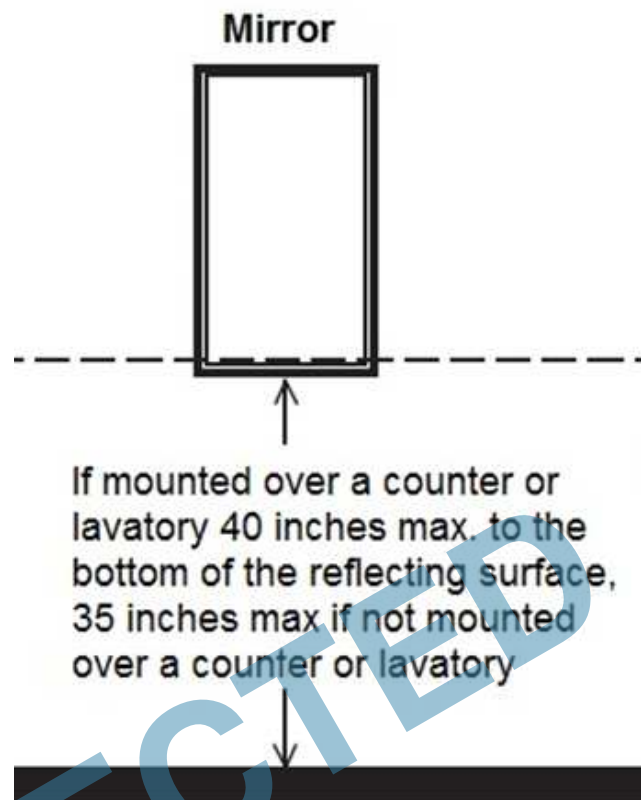
Notes:

N/A

Finding #133 Continued



Finding 297350 Main Photo



CORRECTED

Women's Restroom S315

Lat: 38.8305210000, Long: -104.8248410000

Finding: 134

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:

52.5 inches above
finished floor

Recommendation:

Lower paper towel dispenser 5 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

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

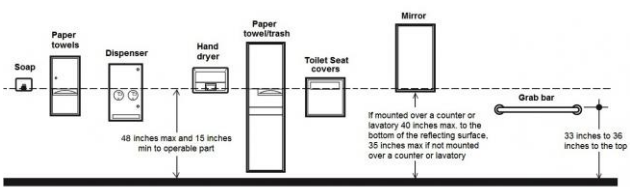
Notes:

N/A

Finding #134 Continued



Finding 297351 Main Photo



CORRECTED

Women's Restroom S315

Lat: 38.8305210000, Long: -104.8248410000

Finding: 135

Accessible toilets must have grab bars installed.

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.

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.

2010 ADAS Section 604.5

Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

Citation:

2010 ADAS Section: 604.5

As Built:

Missing grab bars

Recommendation:

Install 1 side and 1 rear grab bar at 36 inches maximum above finished floor measured to the top of the gripping surface. Please see finding details for compliant measurements. Rear grab bar may not meet compliance clearances due to structural limitations.

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

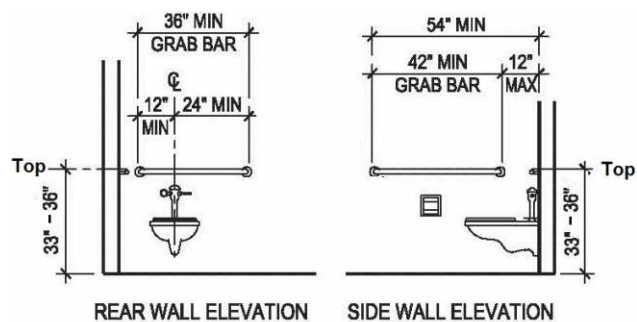
Notes:

N/A

Finding #135 Continued



Finding 297352 Main Photo



CORRECTED

Women's Restroom S315

Lat: 38.8305210000, Long: -104.8248410000

Finding: 136

The toilet seat cover dispenser is mounted too high.

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

2010 ADAS Section 308.1

Reach ranges shall comply with 308.

Citation:

2010 ADAS Section: 308.1

As Built:

58.5 inches above
finished floor

Recommendation:

Re-locate toilet seat cover dispenser below either grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor 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

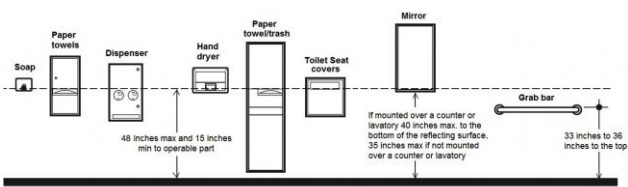
Notes:

N/A

Finding #136 Continued



Finding 297353 Main Photo



Women's Restroom S315

Lat: 38.8305210000, Long: -104.8248410000

Finding: 137

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:

Compartment door not self-closing

Recommendation:

Adjust or install automatic closing hinges.

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

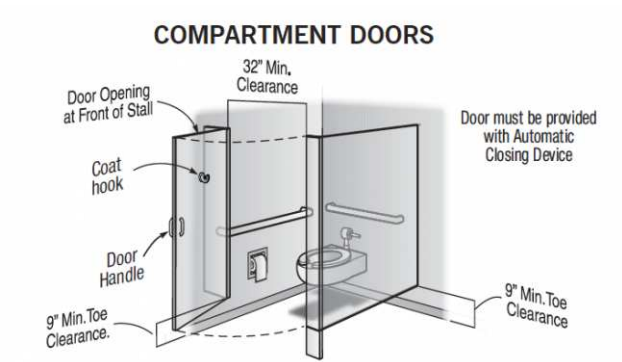
Notes:

N/A

Finding #137 Continued



Finding 297354 Main Photo



Women's Restroom S315

Lat: 38.8305210000, Long: -104.8248410000

Finding: 138

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:

Missing loop handles

Recommendation:

Install loop or U-shape handles on the inside and outside of the compartment 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

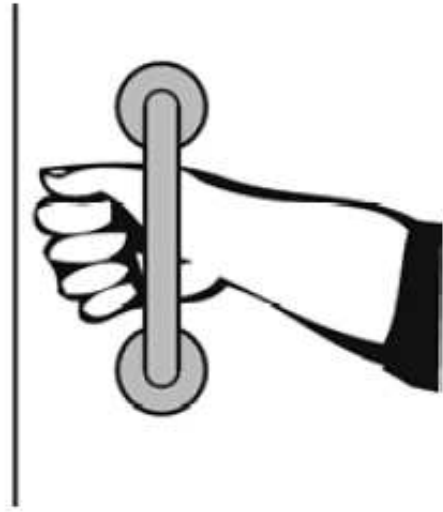
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #138 Continued



Finding 297355 Main Photo

CORRECTED

Women's Restroom S315

Lat: 38.8305210000, Long: -104.8248410000

Finding: 139

The toilet paper is not installed within the compliant range.

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:

4 inches in front of
toilet

Recommendation:

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

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

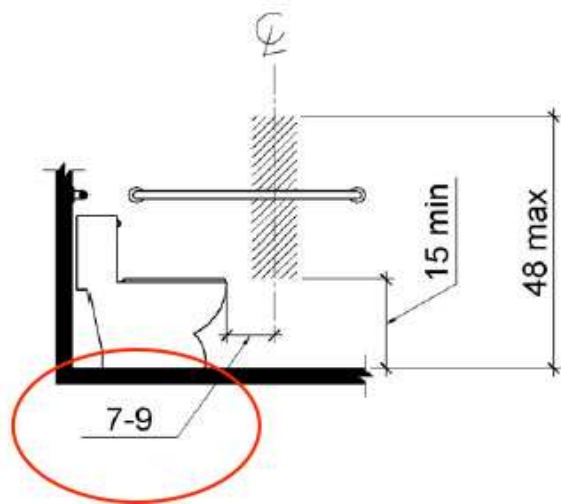
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #139 Continued



Finding 297356 Main Photo

CORRECTED

Women's Restroom S315

Lat: 38.8305210000, Long: -104.8248410000

Finding: 140

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

2010 ADAS Section 604.4

The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

Citation:

2010 ADAS Section: 604.4

As Built:

16.25 above finished floor

Recommendation:

Adjust toilet height, replace toilet or replace toilet seat with one that will meet the minimum height of 17 inches but no more than maximum height of 19 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

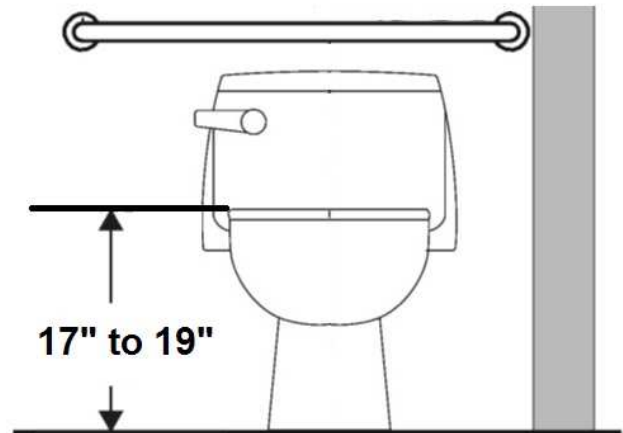
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #140 Continued



Finding 297357 Main Photo

CORRECTED

Women's Restroom S315

Lat: 38.8305210000, Long: -104.8248410000

Finding: 141

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:

32 inches wide

Recommendation:

Providing the minimum required width clearance to the compartment stall is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

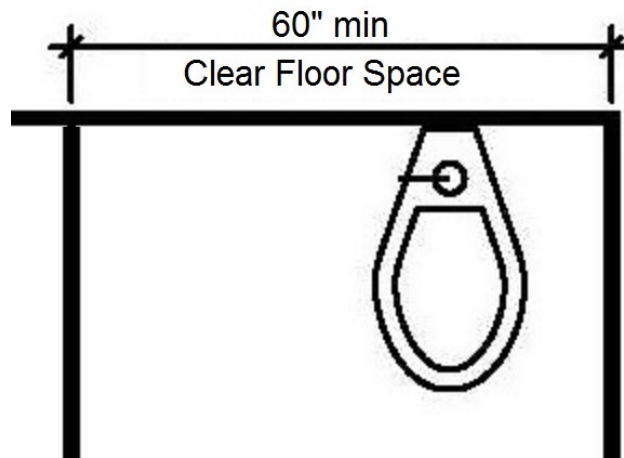
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #141 Continued



Finding 297358 Main Photo

CORRECTED

Women's Restroom S315

Lat: 38.8305210000, Long: -104.8248410000

Finding: 142

The compartment door does not have an unobstructed clear opening width of 32 inches.

The water closet compartment shall be equipped with a door that has an automatic-closing device, and must have a clear, unobstructed opening width 32 inches.

2010 ADAS Section 404.2.3

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Citation:

2010 ADAS Section: 404.2.3

As Built:

21.5 inches wide

Recommendation:

Providing the minimum required width clearance to the compartment stall is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

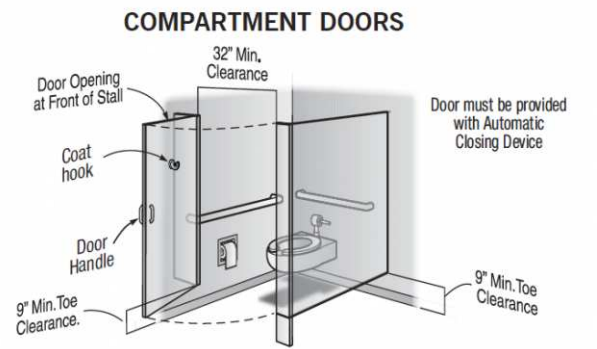
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #142 Continued



Finding 297359 Main Photo

CORRECTED

Women's Restroom S315

Lat: 38.8305210000, Long: -104.8248410000

Finding: 143

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

2010 ADAS Section 306.3.3

Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

Citation:

2010 ADAS Section: 306.3.3

As Built:

No knee clearance
provided under
lavatory

Recommendation:

Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

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

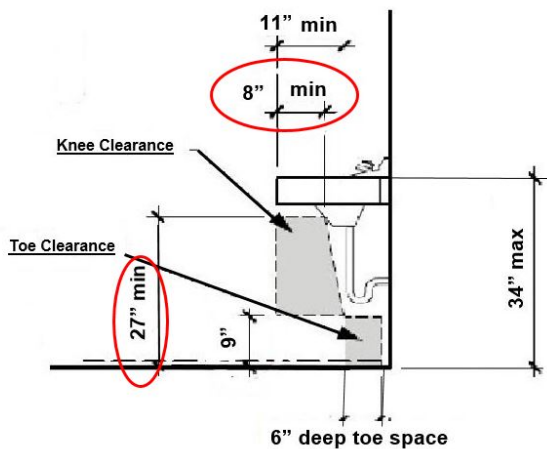
Notes:

N/A

Finding #143 Continued



Finding 297360 Main Photo



Women's Restroom S315

Lat: 38.8305200000, Long: -104.8248000000

Finding: 144

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 pounds of force
required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

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 #144 Continued



Finding 297362 Main Photo

Women's Restroom S315

Lat: 38.8305200000, Long: -104.8248000000

Finding: 145

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished 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:

65.5 inches above
finished floor

Recommendation:

Lower coat hook 18 inches minimum. Not to exceed a maximum height of 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

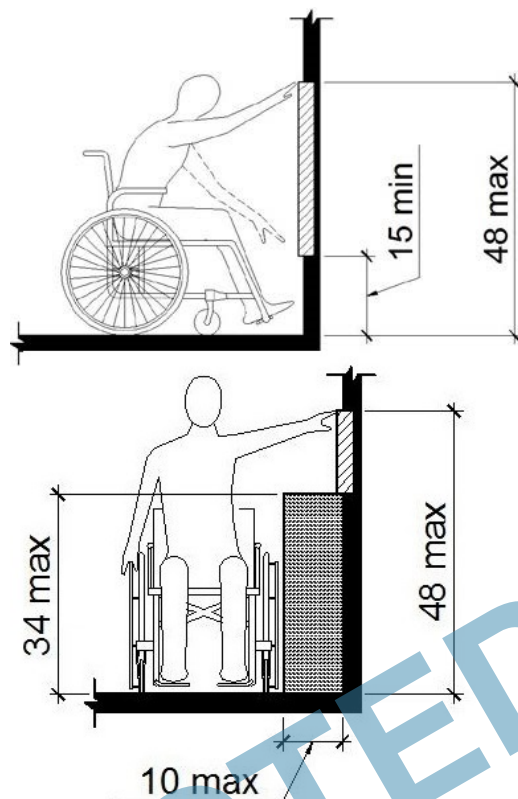
Notes:

N/A

Finding #145 Continued



Finding 297419 Main Photo



Considered
Unobstructed

Women's Restroom S315

Lat: 38.8305200000, Long: -104.8248000000

Finding: 146

The pictogram field contains characters and/or Braille.

Pictograms shall have a field height of 6 inches minimum. Characters and braille shall not be located in the pictogram field.

2010 ADAS Section 703.6.1

Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

Citation:

2010 ADAS Section: 703.6.1

As Built:

Pictogram 4 inches in height

Recommendation:

Replace sign with compliant pictogram field of no less than 6 inches in height.

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

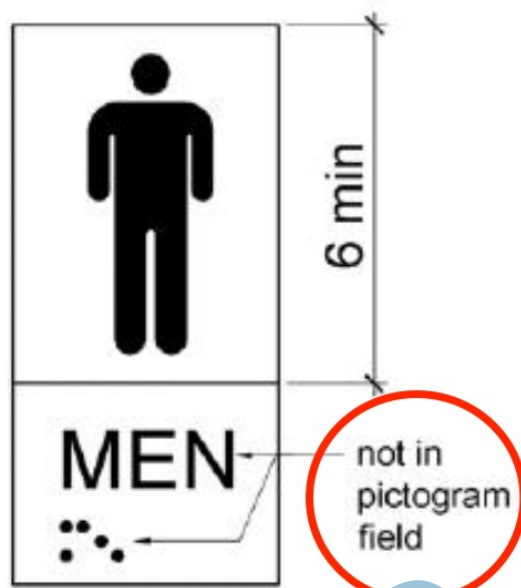
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #146 Continued



Finding 297492 Main Photo

CORRECTED

Women's Restroom S315

Lat: 38.8305200000, Long: -104.8248000000

Finding: 147

The maneuvering space between the two doors in the vestibule is noncompliant.

The distance between two hinged or pivoted doors in series shall be 48 inches minimum plus the width of doors or gates swinging into the space.

2010 ADAS Section 404.2.6

The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

Citation:

2010 ADAS Section: 404.2.6

As Built:

34 inches of clearance
between doors

Recommendation:

Recommend installing automatic door openers or reversing door swing of first entry door. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

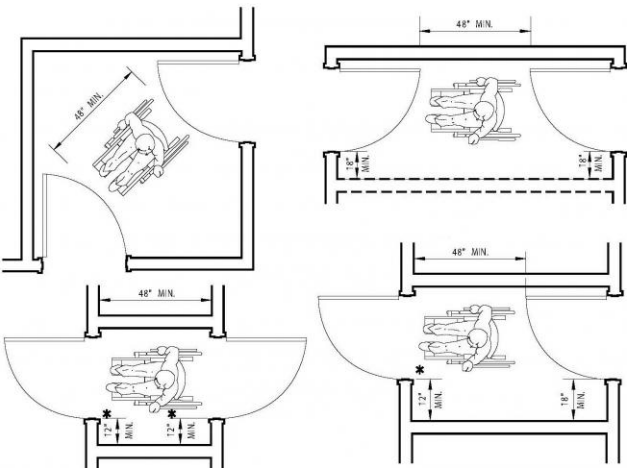
Notes:

N/A

Finding #147 Continued



Finding 297510 Main Photo



CORRECTED

Women's Restroom S315

Lat: 38.8305200000, Long: -104.8248000000

Finding: 148

The locking/latching hardware is not accessible.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate.

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:

Toilet compartment (Stall) door lock was not operable with one hand without tight grasping, pinching or twisting of the wrist.

Recommendation:

Replace locking hardware with locking lever that does not require tight grasping, tight pinching or twisting of the wrist to operate.

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

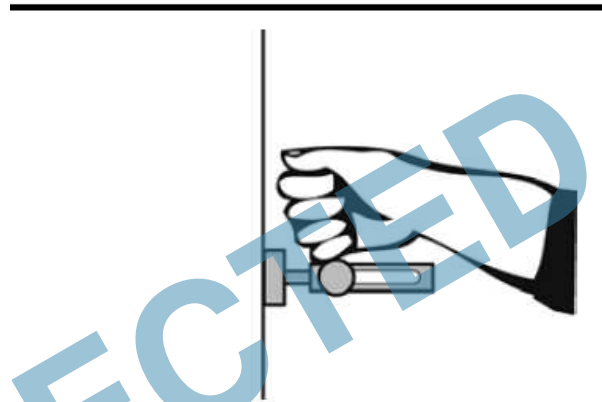
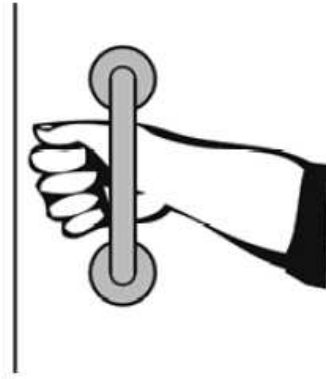
Notes:

N/A

Finding #148 Continued



Finding 297516 Main Photo



CORRECTED

Women's Restroom S417

Lat: 38.8305210000, Long: -104.8248410000

Finding: 149

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 pounds of pressure required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

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 #149 Continued



Finding 297363 Main Photo

Women's Restroom S417

Lat: 38.8305210000, Long: -104.8248410000

Finding: 150

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:

3 seconds to closed
the position

Recommendation:

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

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

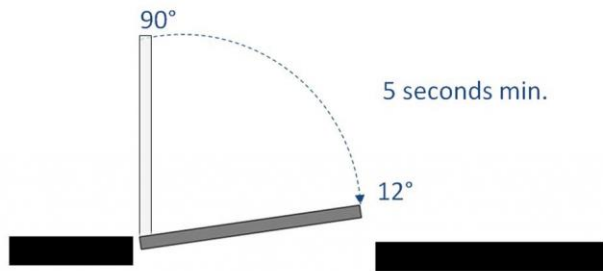
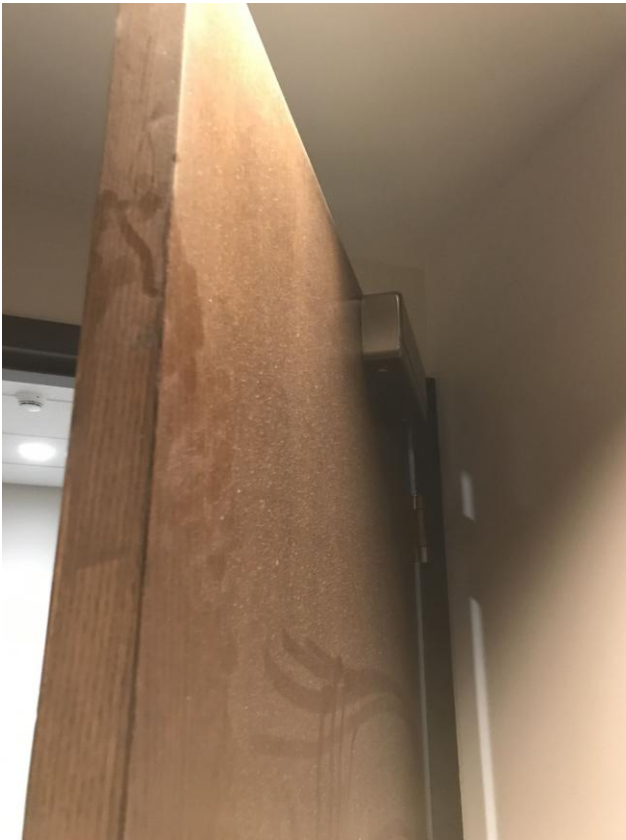
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #150 Continued



Finding 297364 Main Photo

Women's Restroom S417

Lat: 38.8305210000, Long: -104.8248410000

Finding: 151

The maneuvering space between the two doors in the vestibule is noncompliant.

The distance between two hinged or pivoted doors in series shall be 48 inches minimum plus the width of doors or gates swinging into the space.

2010 ADAS Section 404.2.6

The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

Citation:

2010 ADAS Section: 404.2.6

As Built:

34 inches of clearance
between doors

Recommendation:

Recommend installing automatic door openers or reversing door swing of first entry door. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

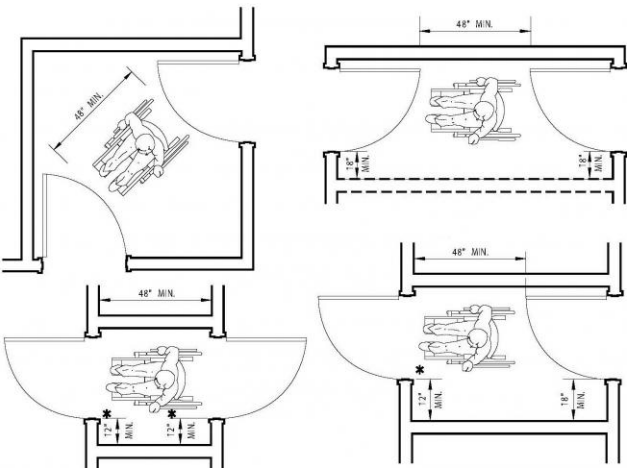
Notes:

N/A

Finding #151 Continued



Finding 297365 Main Photo



CORRECTED

Women's Restroom S417

Lat: 38.8305210000, Long: -104.8248410000

Finding: 152

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:

53 inches above
finished floor

Recommendation:

Lower paper towel dispenser 7 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

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

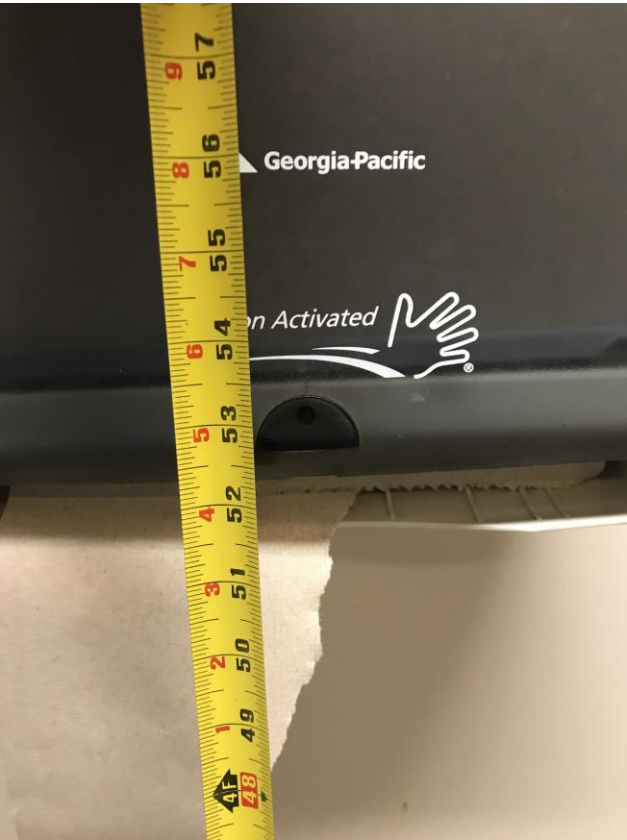
Estimated Remediation Date:

N/A

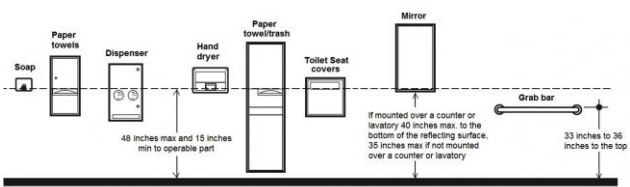
Notes:

N/A

Finding #152 Continued



Finding 297366 Main Photo



CORRECTED

Women's Restroom S417

Lat: 38.8305210000, Long: -104.8248410000

Finding: 153

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:

Missing drain pipe
insulation underneath
lavatory

Recommendation:

Insulate drain pipes under lavatory.

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

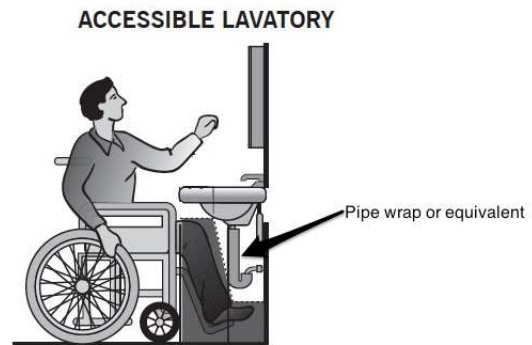
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #153 Continued



Finding 297367 Main Photo

CORRECTED

Women's Restroom S417

Lat: 38.8305210000, Long: -104.8248410000

Finding: 154

The faucet controls require twisting of the wrist.

Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lb. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

2010 ADAS Section 606.4

Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

Citation:

2010 ADAS Section: 606.4

As Built:

Faucet controls
require tight grasping

Recommendation:

Install lever type faucet controls that do not require tight grasping, pinching or twisting of the wrist.

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

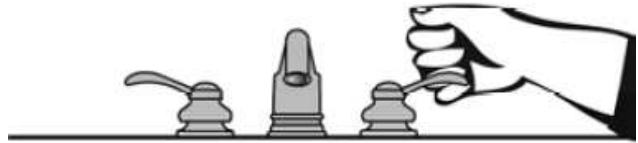
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #154 Continued



Finding 297368 Main Photo

CORRECTED

Women's Restroom S417

Lat: 38.8305210000, Long: -104.8248410000

Finding: 155

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:

49.25 inches above
finished floor

Recommendation:

Lower mirror to a maximum of 40 inches above finished floor measured to the bottom edge of the reflective surface. Recommend lowering mirror 10 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

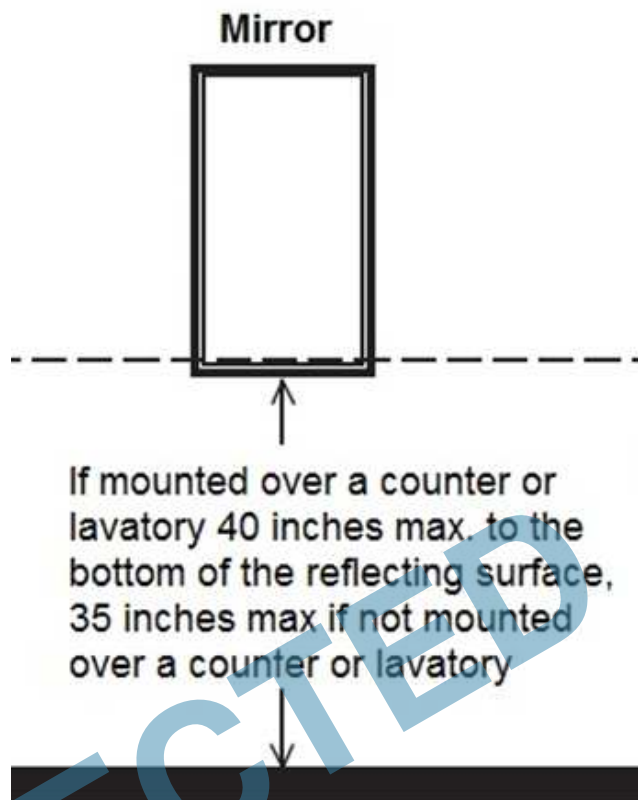
Notes:

N/A

Finding #155 Continued



Finding 297369 Main Photo



CORRECTED

Women's Restroom S417

Lat: 38.8305210000, Long: -104.8248410000

Finding: 156

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

2010 ADAS Section 306.3.3

Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

Citation:

2010 ADAS Section: 306.3.3

As Built:

No knee clearance
provided under
lavatory

Recommendation:

Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

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

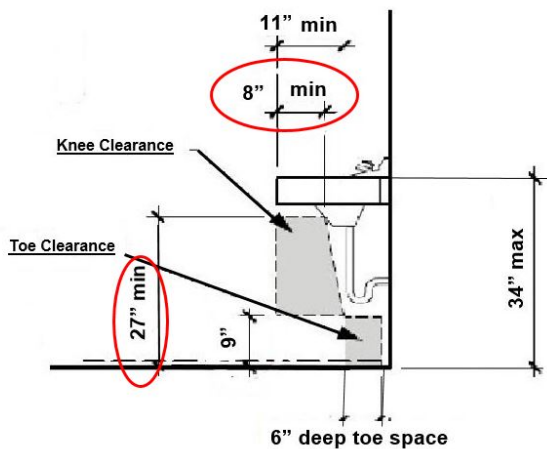
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #156 Continued



Finding 297370 Main Photo

CORRECTED

Women's Restroom S417

Lat: 38.8305210000, Long: -104.8248410000

Finding: 157

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:

Compartment door not self-closing

Recommendation:

Adjust or install automatic closing hinges.

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

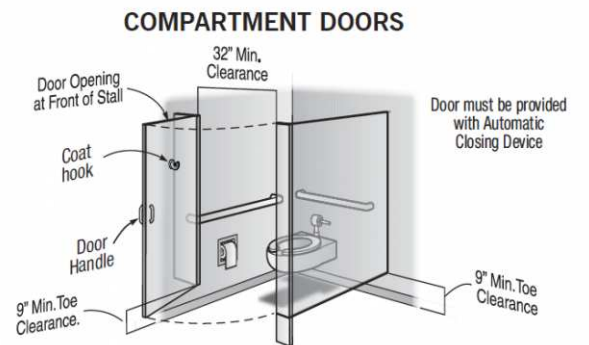
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #157 Continued



Finding 297371 Main Photo

CORRECTED

Women's Restroom S417

Lat: 38.8305210000, Long: -104.8248410000

Finding: 158

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:

31 inches wide

Recommendation:

Providing the minimum required width clearance to the compartment stall is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

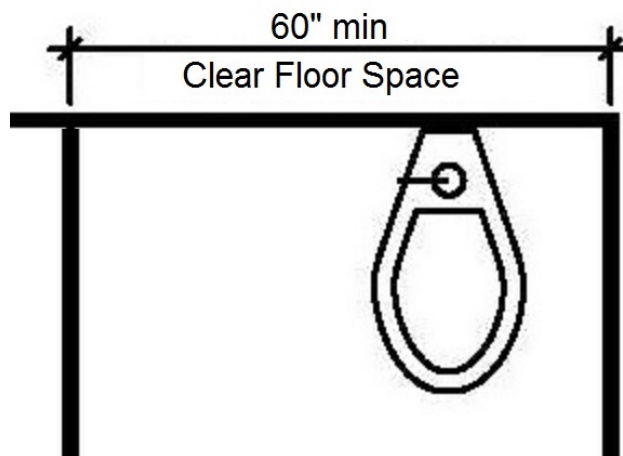
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #158 Continued



Finding 297372 Main Photo

CORRECTED

Women's Restroom S417

Lat: 38.8305210000, Long: -104.8248410000

Finding: 159

Accessible toilets must have grab bars installed.

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.

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.

2010 ADAS Section 604.5

Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

Citation:

2010 ADAS Section: 604.5

As Built:

Missing grab bars

Recommendation:

Install 1 side and 1 rear grab bar at 36 inches maximum above finished floor measured to the top of the gripping surface. Please see finding details for compliant measurements. Rear grab bar may not meet compliance clearances due to structural limitations.

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

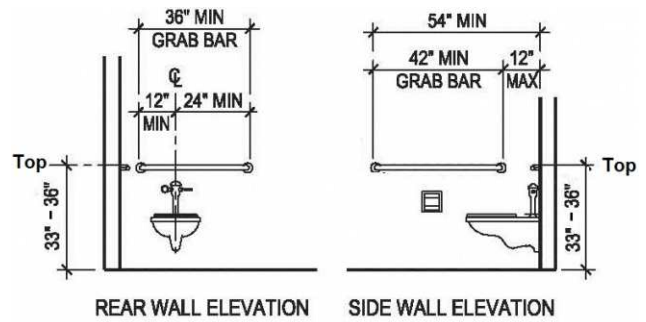
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #159 Continued



Finding 297373 Main Photo

Women's Restroom S417

Lat: 38.8305210000, Long: -104.8248410000

Finding: 160

The toilet paper is not installed within the compliant range.

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:

3 inches in front of
toilet

Recommendation:

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

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

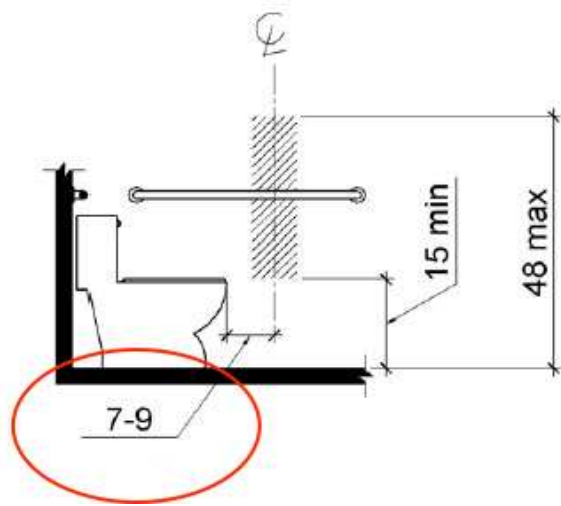
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #160 Continued



Finding 297374 Main Photo

CORRECTED

Women's Restroom S417

Lat: 38.8305210000, Long: -104.8248410000

Finding: 161

The toilet seat cover dispenser is mounted too high.

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

2010 ADAS Section 308.1

Reach ranges shall comply with 308.

Citation:

2010 ADAS Section: 308.1

As Built:

59 inches above
finished floor

Recommendation:

Re-locate toilet seat cover dispenser below either grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor 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

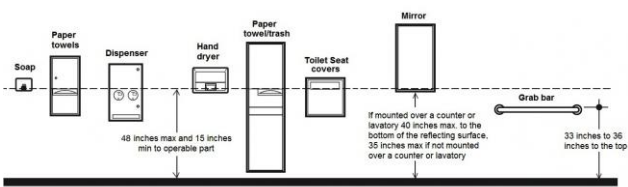
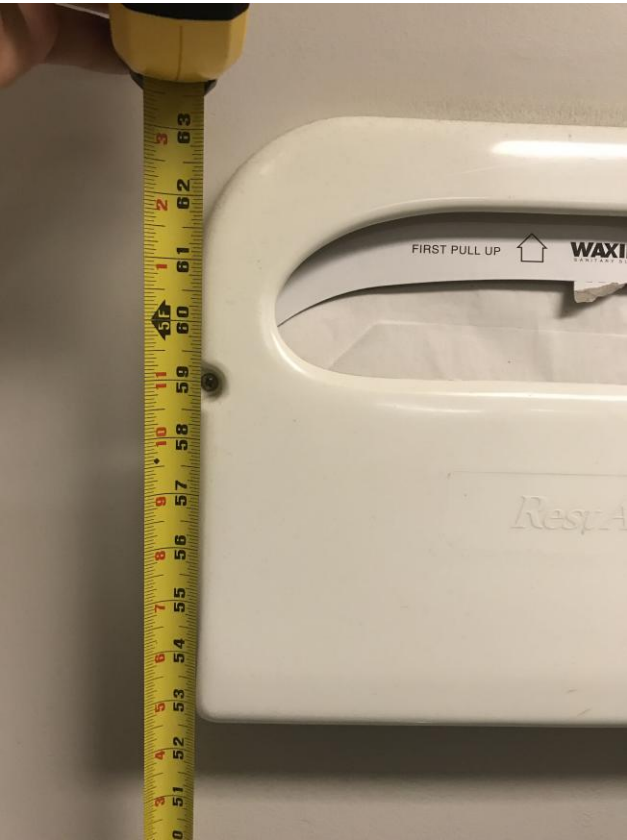
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #161 Continued



Finding 297375 Main Photo

CORRECTED

Women's Restroom S417

Lat: 38.8305210000, Long: -104.8248410000

Finding: 162

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

2010 ADAS Section 604.4

The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

Citation:

2010 ADAS Section: 604.4

As Built:

16 inches above
finished floor

Recommendation:

Adjust toilet height, replace toilet or replace toilet seat with one that will meet the minimum height of 17 inches but no more than maximum height of 19 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

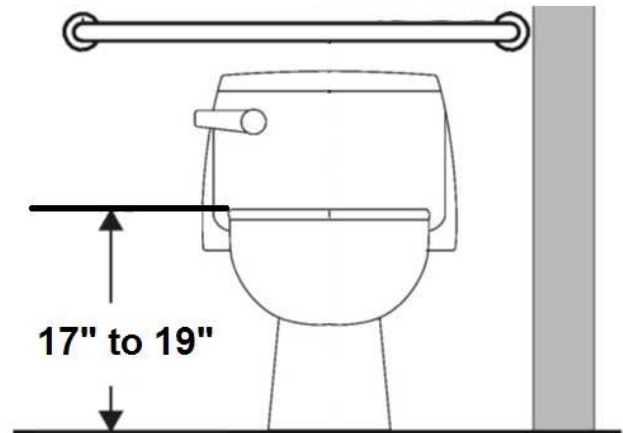
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #162 Continued



Finding 297376 Main Photo

CORRECTED

Women's Restroom S417

Lat: 38.8305210000, Long: -104.8248410000

Finding: 163

The compartment door does not have an unobstructed clear opening width of 32 inches.

The water closet compartment shall be equipped with a door that has an automatic-closing device, and must have a clear, unobstructed opening width 32 inches.

2010 ADAS Section 404.2.3

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Citation:

2010 ADAS Section: 404.2.3

As Built:

22.5 inches wide

Recommendation:

Providing the minimum required width clearance to the compartment stall is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

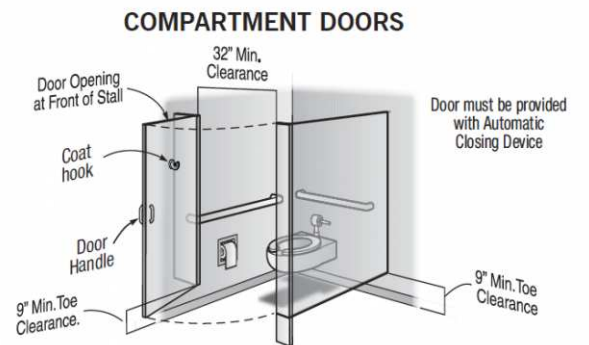
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #163 Continued



Finding 297378 Main Photo

CORRECTED

Women's Restroom S417

Lat: 38.8305200000, Long: -104.8248000000

Finding: 164

The pictogram field contains characters and/or Braille.

Pictograms shall have a field height of 6 inches minimum. Characters and braille shall not be located in the pictogram field.

2010 ADAS Section 703.6.1

Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

Citation:

2010 ADAS Section: 703.6.1

As Built:

Pictogram 4 inches in height

Recommendation:

Replace sign with compliant pictogram field of no less than 6 inches in height.

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

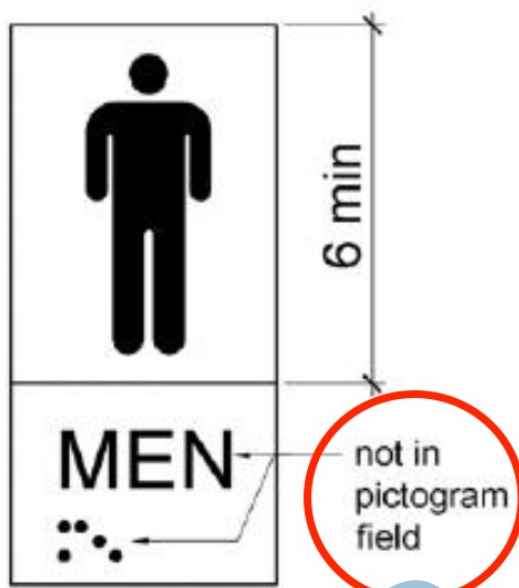
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #164 Continued



Finding 297493 Main Photo

CORRECTED

Women's Restroom S417

Lat: 38.8305200000, Long: -104.8248000000

Finding: 165

The locking/latching hardware is not accessible.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate.

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:

Toilet compartment (Stall) door lock was not operable with one hand without tight grasping, pinching or twisting of the wrist.

Recommendation:

Replace locking hardware with locking lever that does not require tight grasping, tight pinching or twisting of the wrist to operate.

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

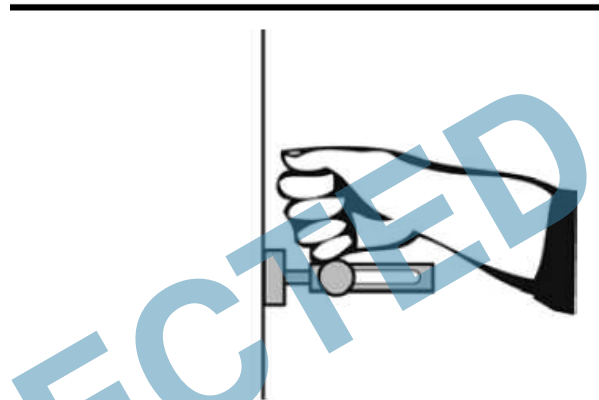
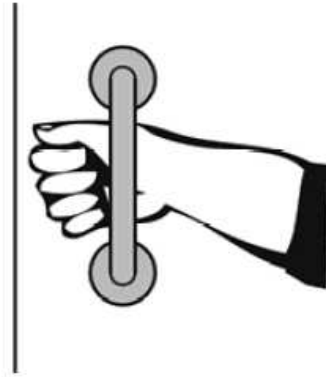
Notes:

N/A

Finding #165 Continued



Finding 297518 Main Photo



CORRECTED

Women's Restroom S417

Lat: 38.8305200000, Long: -104.8248000000

Finding: 166

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished 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:

66 inches above
finished floor

Recommendation:

Lower coat hook 20 inches minimum. Not to exceed a maximum height of 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

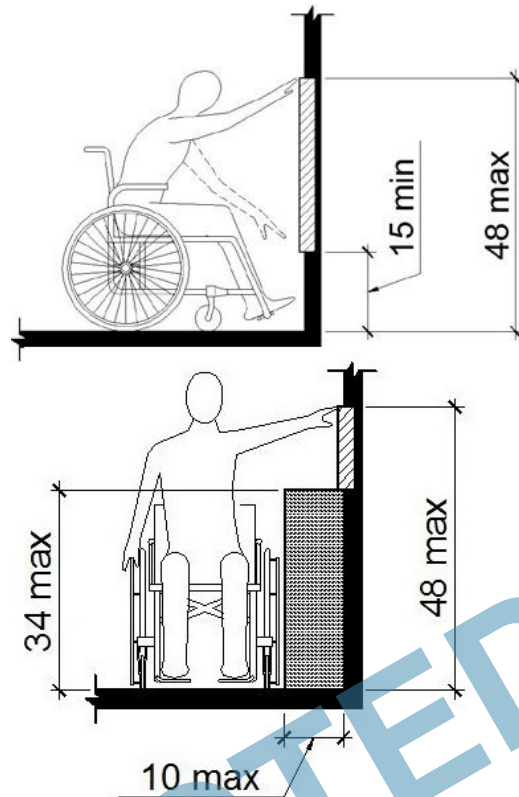
Notes:

N/A

Finding #166 Continued



Finding 297379 Main Photo



Considered
Unobstructed

Women's Restroom S417

Lat: 38.8305200000, Long: -104.8248000000

Finding: 167

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:

Compartment door
missing loop handles

Recommendation:

Install loop or U-shape handles on the inside and outside of the compartment 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

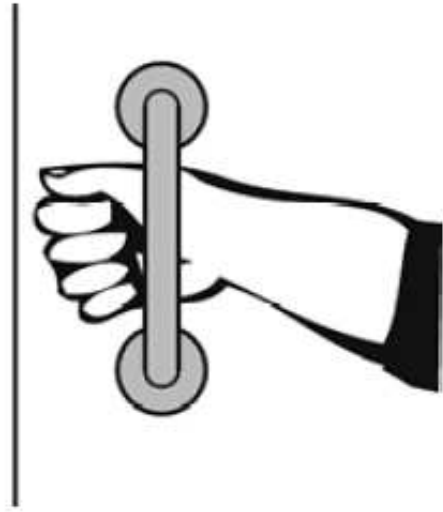
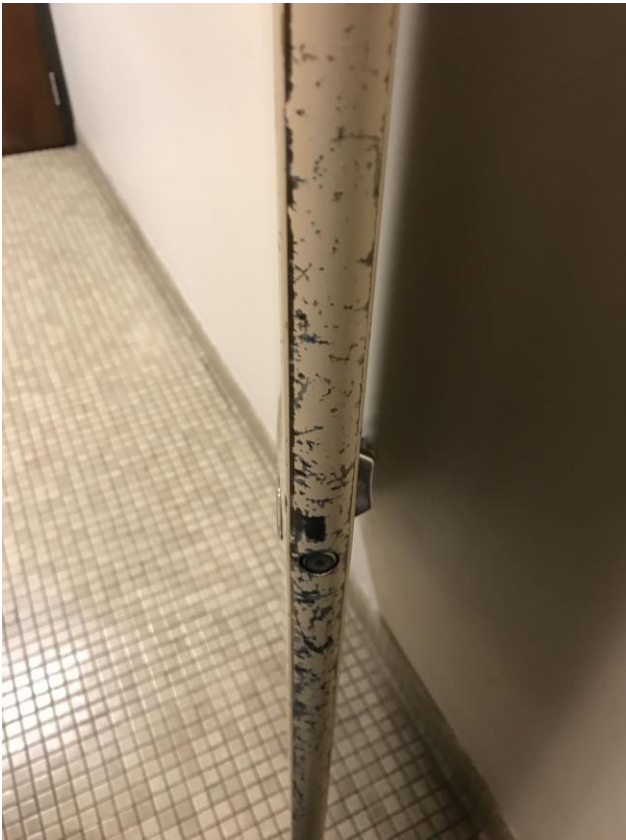
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #167 Continued



Finding 297377 Main Photo

CORRECTED

Women's Restroom S517

Lat: 38.8305210000, Long: -104.8248410000

Finding: 168

The door knob is not accessible because it requires tight grasping, pinching or twisting of the wrist.

2010 ADAS Section 309.4

Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Citation:

2010 ADAS Section: 309.4

As Built:

Door knob requires
tight grasping

Recommendation:

Install lever type door handle that does not require tight grasping, pinching or twisting of the wrist.

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

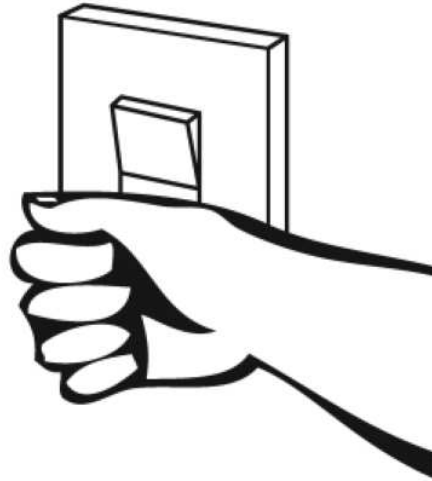
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #168 Continued



Finding 297395 Main Photo

CORRECTED

Women's Restroom S517

Lat: 38.8305210000, Long: -104.8248410000

Finding: 169

The maneuvering space between the two doors in the vestibule is noncompliant.

The distance between two hinged or pivoted doors in series shall be 48 inches minimum plus the width of doors or gates swinging into the space.

2010 ADAS Section 404.2.6

The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

Citation:

2010 ADAS Section: 404.2.6

As Built:

33.5 inches clearance
between doors

Recommendation:

Recommend installing automatic door openers or reversing door swing of first entry door. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

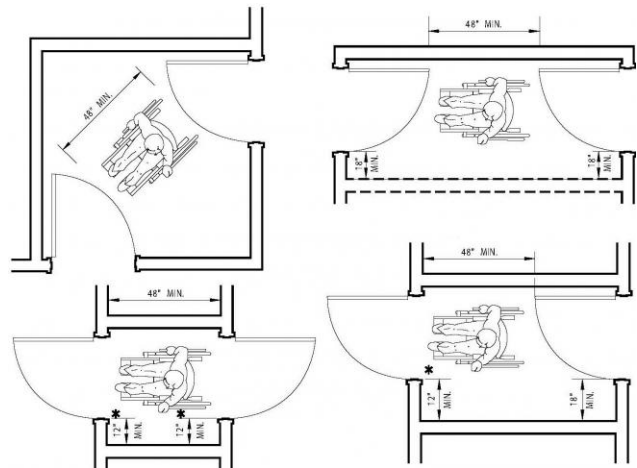
Notes:

N/A

Finding #169 Continued



Finding 297396 Main Photo



CORRECTED

Women's Restroom S517

Lat: 38.8305210000, Long: -104.8248410000

Finding: 170

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 pounds of force required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

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 #170 Continued



Finding 297397 Main Photo

CORRECTED

Women's Restroom S517

Lat: 38.8305210000, Long: -104.8248410000

Finding: 171

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:

Both side grab bars
36.75 inches above
finished floor

Recommendation:

Re-position or install grab bar in a horizontal position 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping 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

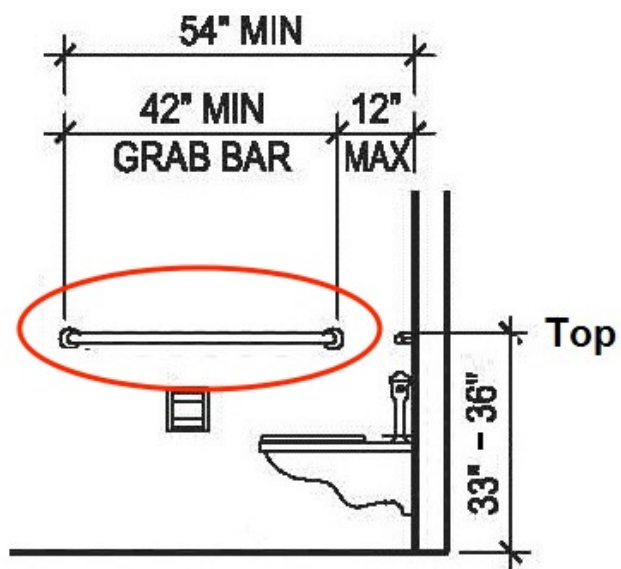
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #171 Continued



Finding 297533 Main Photo

CORRECTED

Women's Restroom S517

Lat: 38.8305210000, Long: -104.8248410000

Finding: 172

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

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

2010 ADAS Section 604.5.1

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

Citation:

2010 ADAS Section: 604.5.1

As Built:

14.5 inches from rear wall

Recommendation:

Adjust side grab bar not to exceed 12 inches from rear wall. The side grab bar must extend at least 54 inches minimum beyond the rear wall.

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

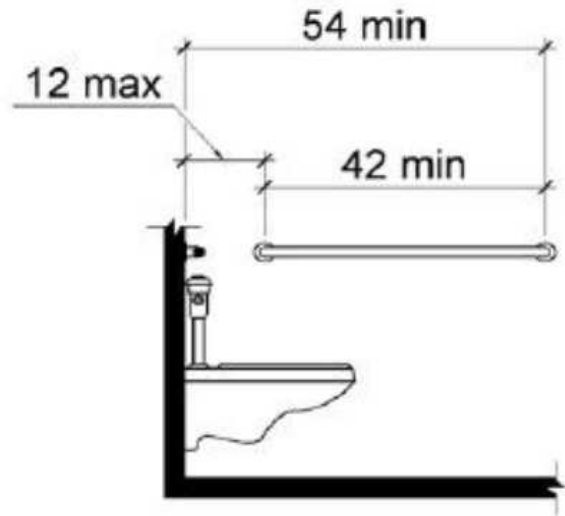
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #172 Continued



Finding 297534 Main Photo

CORRECTED

Women's Restroom S517

Lat: 38.8305210000, Long: -104.8248410000

Finding: 173

The side grab bar is not long enough.

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:

36 inches in length

Recommendation:

Install 42 inch minimum side grab bar.

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

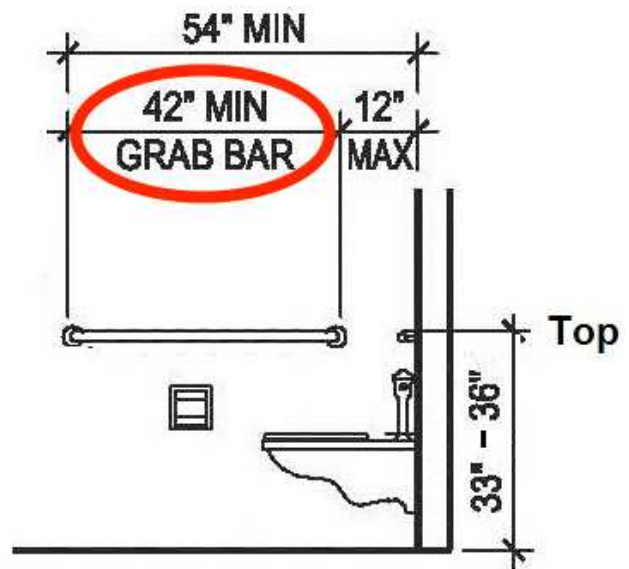
Notes:

N/A

Finding #173 Continued



Finding 297535 Main Photo



CORRECTED

Women's Restroom S517

Lat: 38.8305210000, Long: -104.8248410000

Finding: 174

Provide directional signage to the nearest accessible restrooms.

Signs that identify, direct to or give information about accessible elements and features of a building or site, shall have a non-glare finish, contrast with their background, be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I". Characters shall be uppercase or lowercase or a combination of both, conventional in form and shall not be italic, oblique, script, highly decorative, or of other unusual forms and be sized according to the viewing distance.

2010 ADAS Section 216.8

Where existing toilet rooms or bathing rooms do not comply with 603, directional signs indicating the location of the nearest toilet room or bathing room complying with 603 within the facility shall be provided. Signs shall comply with 703.5 and shall include the International Symbol of Accessibility complying with 703.7.2.1. Where existing toilet rooms or bathing rooms do not comply with 603, the toilet rooms or bathing rooms complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Where clustered single user toilet rooms or bathing facilities are permitted to use exceptions to 213.2, toilet rooms or bathing facilities complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1 unless all toilet rooms and bathing facilities comply with 603.

Citation:

2010 ADAS Section: 216.8

As Built:

Missing
direction/informational
signage to accessible
restroom

Recommendation:

Install signage at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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 #174 Continued



Finding 297536 Main Photo

CORRECTED

Women's Restroom S517

Lat: 38.8305200000, Long: -104.8248000000

Finding: 175

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished 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:

65 inches above
finished floor

Recommendation:

Lower coat hook 19 inches minimum. Not to exceed a maximum height of 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

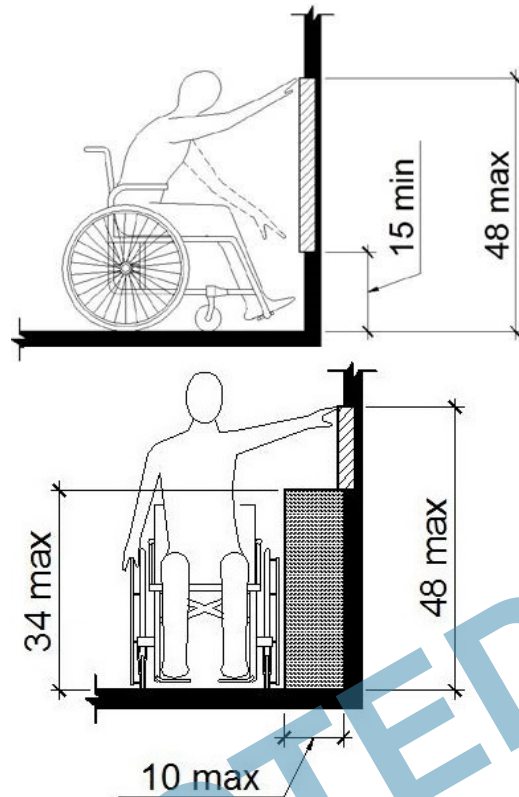
Notes:

N/A

Finding #175 Continued



Finding 297421 Main Photo



Considered
Unobstructed

Women's Restroom S517

Lat: 38.8305200000, Long: -104.8248000000

Finding: 176

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

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

2010 ADAS Section 404.2.8.1

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

Citation:

2010 ADAS Section: 404.2.8.1

As Built:

2 seconds to closed
the position

Recommendation:

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

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

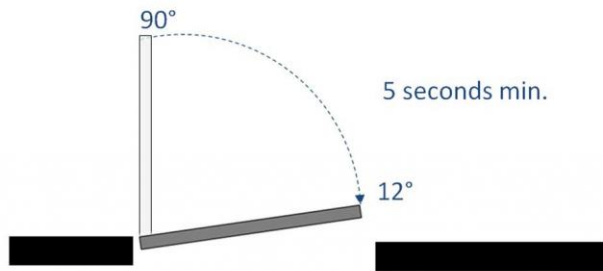
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #176 Continued



Finding 297423 Main Photo

CORRECTED

Women's Restroom S517

Lat: 38.8305200000, Long: -104.8248000000

Finding: 177

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:

52 inches above
finished floor

Recommendation:

Lower paper towel dispenser 6 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

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

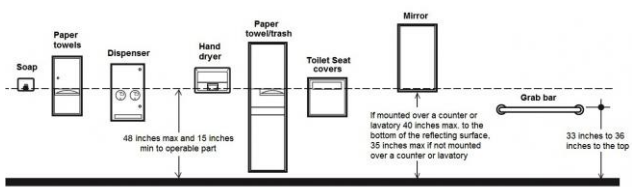
Notes:

N/A

Finding #177 Continued



Finding 297424 Main Photo



CORRECTED

Women's Restroom S517

Lat: 38.8305200000, Long: -104.8248000000

Finding: 178

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:

Missing drain pipe
insulation underneath
lavatory

Recommendation:

Insulate drain pipes under lavatory.

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

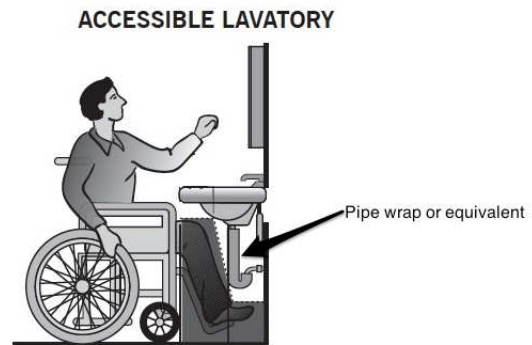
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #178 Continued



Finding 297425 Main Photo

CORRECTED

Women's Restroom S517

Lat: 38.8305200000, Long: -104.8248000000

Finding: 179

The faucet controls require twisting of the wrist.

Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lb. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

2010 ADAS Section 606.4

Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

Citation:

2010 ADAS Section: 606.4

As Built:

Faucet controls
require tight grasping

Recommendation:

Install lever type faucet controls that do not require tight grasping, pinching or twisting of the wrist.

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

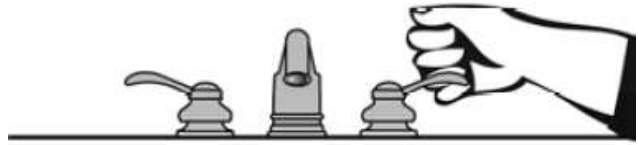
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #179 Continued



Finding 297426 Main Photo

CORRECTED

Women's Restroom S517

Lat: 38.8305200000, Long: -104.8248000000

Finding: 180

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 under
lavatory

Recommendation:

Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

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

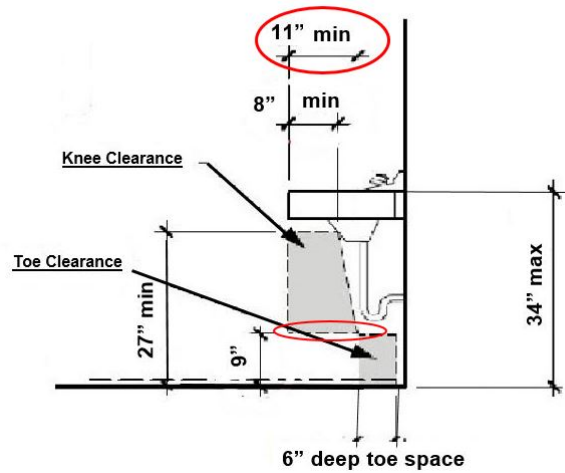
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #180 Continued



Finding 297428 Main Photo

CORRECTED

Women's Restroom S517

Lat: 38.8305200000, Long: -104.8248000000

Finding: 181

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:

Compartment door not self-closing

Recommendation:

Adjust or install automatic closing hinges.

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

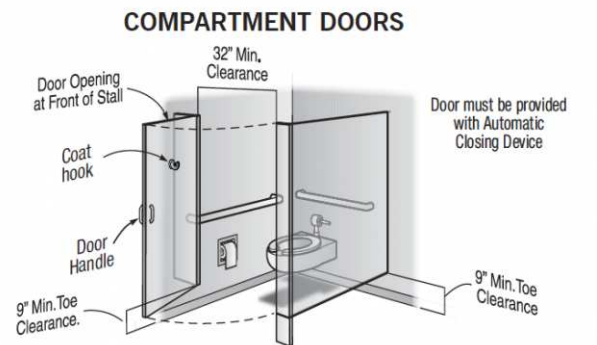
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #181 Continued



Finding 297429 Main Photo

CORRECTED

Women's Restroom S517

Lat: 38.8305200000, Long: -104.8248000000

Finding: 182

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:

31 inches wide

Recommendation:

Providing the minimum required width clearance to the compartment stall is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

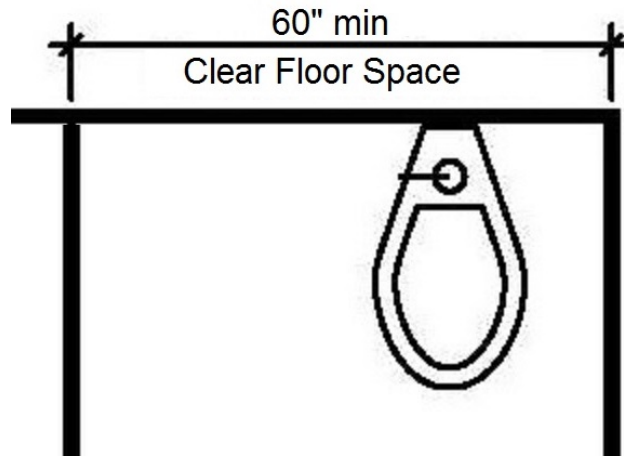
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #182 Continued



Finding 297430 Main Photo

CORRECTED

Women's Restroom S517

Lat: 38.8305200000, Long: -104.8248000000

Finding: 183

The rear grab bar is missing.

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 (any obstruction) 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:

Missing rear grab bar

Recommendation:

Install rear grab bar at 36 inches maximum above finished floor measured to the top of the gripping surface. Please see finding details for compliant measurements. Rear grab bar may not meet compliance clearances due to structural limitations.

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

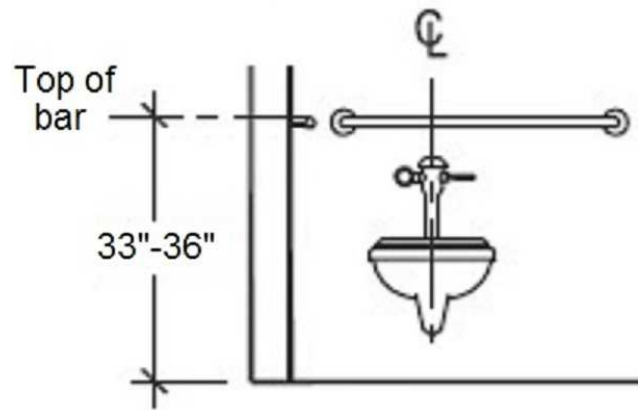
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #183 Continued



Finding 297431 Main Photo

CORRECTED

Women's Restroom S517

Lat: 38.8305200000, Long: -104.8248000000

Finding: 184

The toilet paper is not installed within the compliant range.

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

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

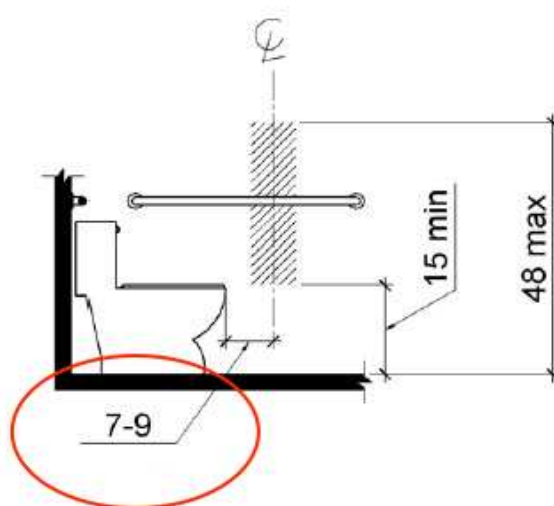
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #184 Continued



Finding 297432 Main Photo

CORRECTED

Women's Restroom S517

Lat: 38.8305200000, Long: -104.8248000000

Finding: 185

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:

Compartment door
missing loop handles

Recommendation:

Install loop or U-shape handles on the inside and outside of the compartment 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

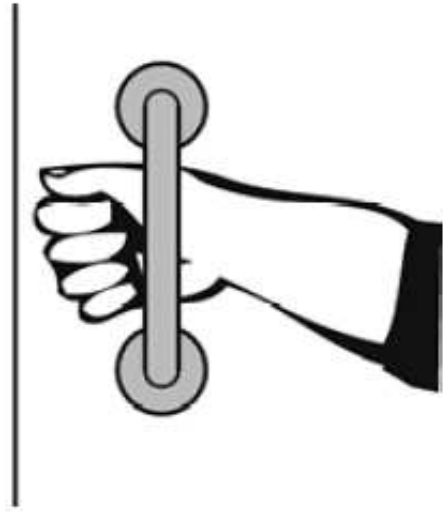
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #185 Continued



Finding 297435 Main Photo

CORRECTED

Women's Restroom S517

Lat: 38.8305200000, Long: -104.8248000000

Finding: 186

The compartment door does not have an unobstructed clear opening width of 32 inches.

The water closet compartment shall be equipped with a door that has an automatic-closing device, and must have a clear, unobstructed opening width 32 inches.

2010 ADAS Section 404.2.3

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Citation:

2010 ADAS Section: 404.2.3

As Built:

22.25 inches wide

Recommendation:

Providing the minimum required width clearance to compartment stall is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

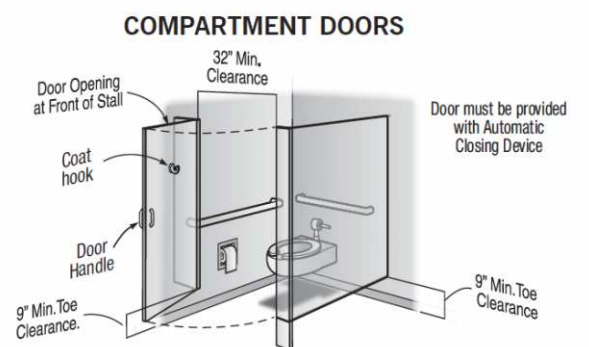
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #186 Continued



Finding 297436 Main Photo

CORRECTED

Women's Restroom S517

Lat: 38.8305200000, Long: -104.8248000000

Finding: 187

The locking/latching hardware is not accessible.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate.

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:

Toilet compartment (Stall) door lock was not operable with one hand without tight grasping, pinching or twisting of the wrist.

Recommendation:

Replace locking hardware with locking lever that does not require tight grasping, tight pinching or twisting of the wrist to operate.

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

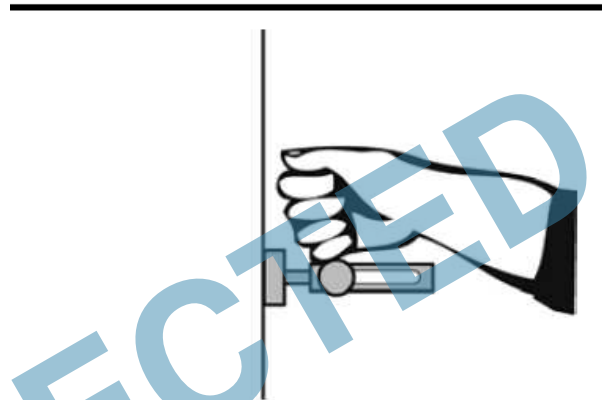
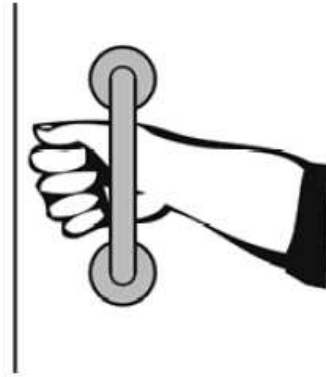
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #187 Continued



Finding 297520 Main Photo

CORRECTED

Women's Restroom S517

Lat: 38.8305200000, Long: -104.8248000000

Finding: 188

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

2010 ADAS Section 604.4

The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

Citation:

2010 ADAS Section: 604.4

As Built:

15.5 inches above
finished floor

Recommendation:

Adjust toilet height, replace toilet or replace toilet seat with one that will meet the minimum height of 17 inches but no more than maximum height of 19 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

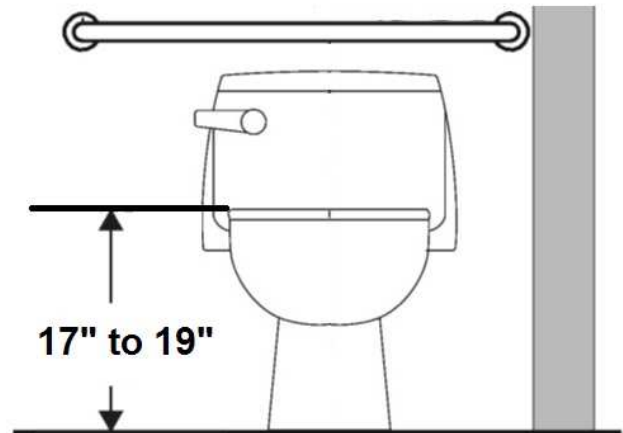
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #188 Continued



Finding 297434 Main Photo

CORRECTED

Men's Restroom Basement B19

Lat: 38.8305200000, Long: -104.8248000000

Finding: 189

The maneuvering space between the two doors in the vestibule is noncompliant.

The distance between two hinged or pivoted doors in series shall be 48 inches minimum plus the width of doors or gates swinging into the space.

2010 ADAS Section 404.2.6

The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

Citation:

2010 ADAS Section: 404.2.6

As Built:

33.5 inches clearance
between doors

Recommendation:

Recommend installing automatic door openers or reversing door swing of first entry door. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

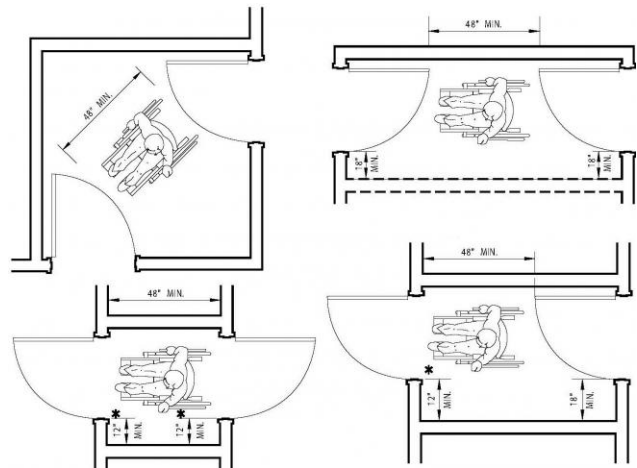
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #189 Continued



Finding 297473 Main Photo

Men's Restroom Basement B19

Lat: 38.8305200000, Long: -104.8248000000

Finding: 190

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 pounds of force
required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

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 #190 Continued



Finding 297474 Main Photo

Men's Restroom Basement B19

Lat: 38.8305200000, Long: -104.8248000000

Finding: 191

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:

3 seconds to closed
the position

Recommendation:

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

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

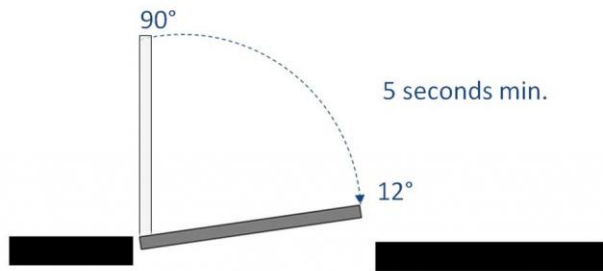
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #191 Continued



Finding 297476 Main Photo

Men's Restroom Basement B19

Lat: 38.8305200000, Long: -104.8248000000

Finding: 192

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:

53 inches above
finished floor

Recommendation:

Lower paper towel dispenser 6 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

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

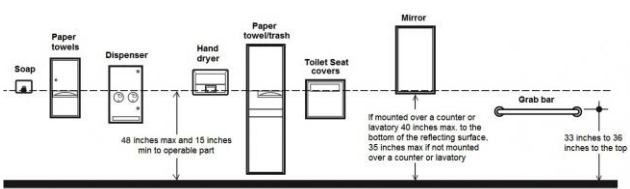
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #192 Continued



Finding 297477 Main Photo

Men's Restroom Basement B19

Lat: 38.8305200000, Long: -104.8248000000

Finding: 193

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:

Missing drain pipe
insulation underneath
lavatory

Recommendation:

Insulate drain pipes under lavatory.

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

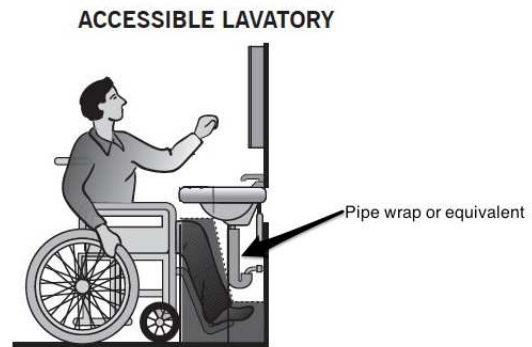
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #193 Continued



Finding 297478 Main Photo

Men's Restroom Basement B19

Lat: 38.8305200000, Long: -104.8248000000

Finding: 194

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:

49 inches above
finished floor

Recommendation:

Lower mirror to a maximum of 40 inches above finished floor measured to the bottom edge of the reflective surface. Recommend lowering mirror 10 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

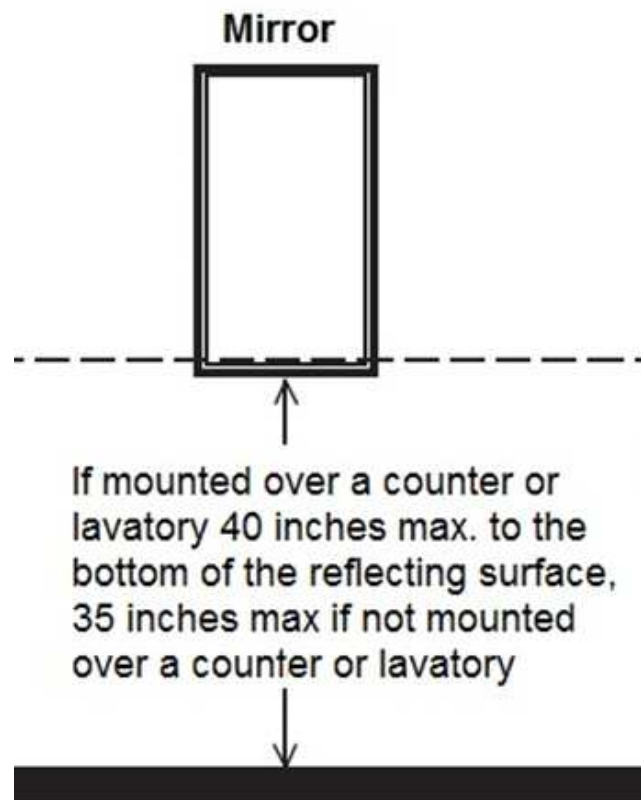
Notes:

N/A

Finding #194 Continued



Finding 297480 Main Photo



Men's Restroom Basement B19

Lat: 38.8305200000, Long: -104.8248000000

Finding: 195

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

2010 ADAS Section 306.3.3

Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

Citation:

2010 ADAS Section: 306.3.3

As Built:

No knee clearance
provided under
lavatory

Recommendation:

Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

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

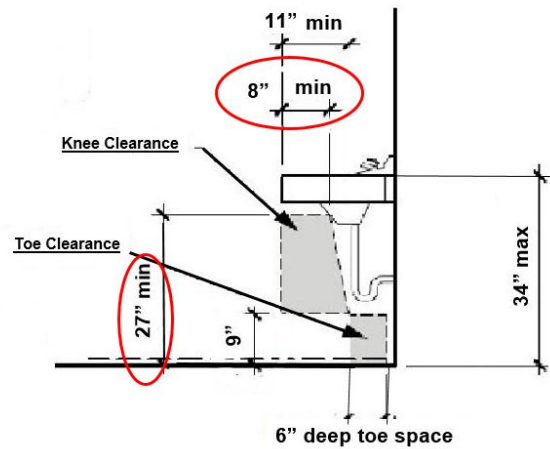
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #195 Continued



Finding 297481 Main Photo

Men's Restroom Basement B19

Lat: 38.8305200000, Long: -104.8248000000

Finding: 196

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:

Compartment door not self-closing

Recommendation:

Adjust or install automatic closing hinges.

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

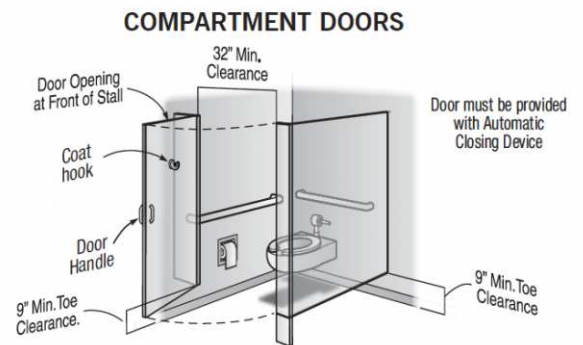
Notes:

N/A

Finding #196 Continued



Finding 297482 Main Photo



Men's Restroom Basement B19

Lat: 38.8305200000, Long: -104.8248000000

Finding: 197

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:

32 inches wide

Recommendation:

Providing the minimum required width clearance to the compartment stall is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

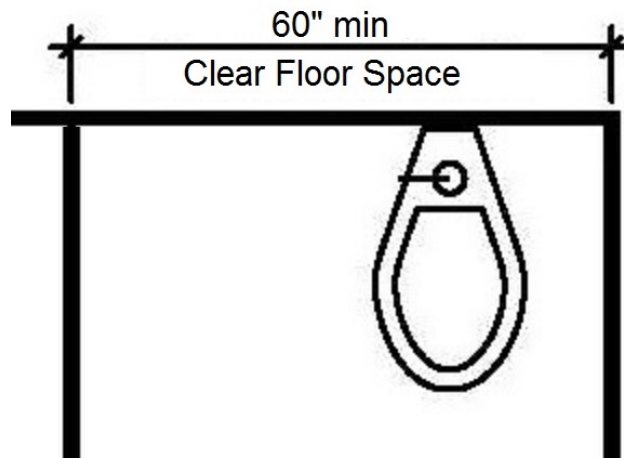
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #197 Continued



Finding 297483 Main Photo

Men's Restroom Basement B19

Lat: 38.8305200000, Long: -104.8248000000

Finding: 198

Accessible toilets must have grab bars installed.

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.

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.

2010 ADAS Section 604.5

Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

Citation:

2010 ADAS Section: 604.5

As Built:

Missing grab bars

Recommendation:

Install 1 side and 1 rear grab bar at 36 inches maximum above finished floor measured to the top of the gripping surface. Please see finding details for compliant measurements. Rear grab bar may not meet compliance clearances due to structural limitations.

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

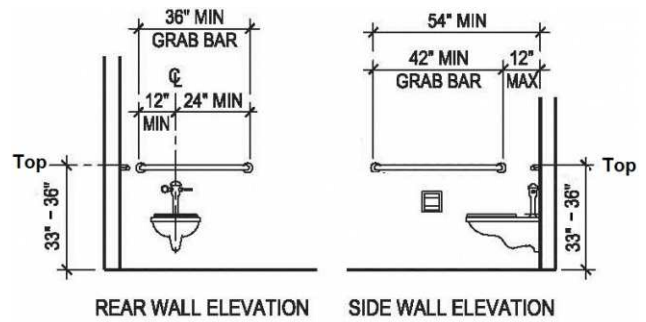
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #198 Continued



Finding 297484 Main Photo

Men's Restroom Basement B19

Lat: 38.8305200000, Long: -104.8248000000

Finding: 199

The toilet paper is not installed within the compliant range.

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:

3 inches in front of
toilet

Recommendation:

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

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

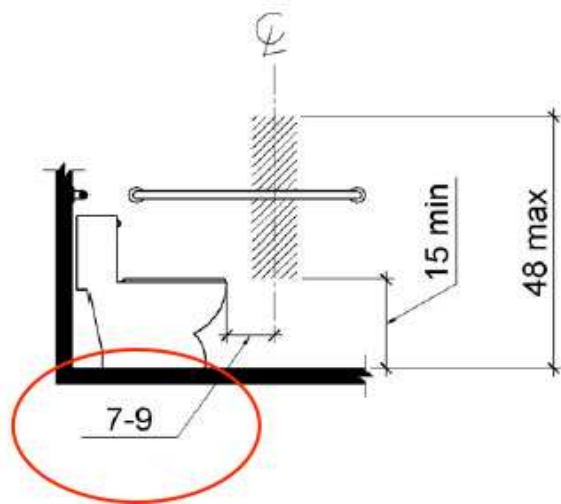
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #199 Continued



Finding 297485 Main Photo

Men's Restroom Basement B19

Lat: 38.8305200000, Long: -104.8248000000

Finding: 200

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:

Compartment door
missing loop handles

Recommendation:

Install loop or U-shape handles on the inside and outside of the compartment 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

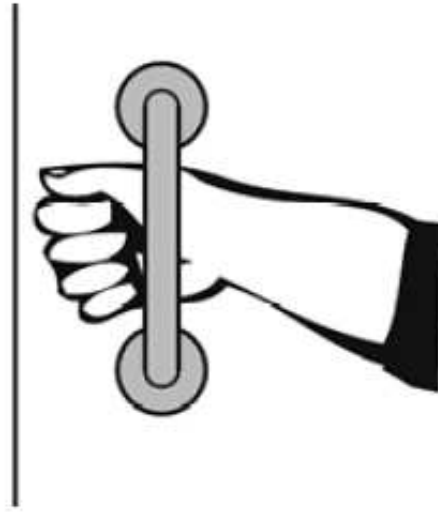
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #200 Continued



Finding 297488 Main Photo

Men's Restroom Basement B19

Lat: 38.8305200000, Long: -104.8248000000

Finding: 201

The compartment door does not have an unobstructed clear opening width of 32 inches.

The water closet compartment shall be equipped with a door that has an automatic-closing device, and must have a clear, unobstructed opening width 32 inches.

2010 ADAS Section 404.2.3

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Citation:

2010 ADAS Section: 404.2.3

As Built:

22 inches wide

Recommendation:

Providing the minimum required width clearance to the compartment stall is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

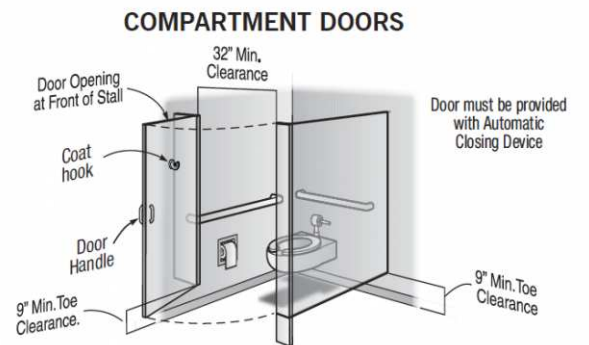
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #201 Continued



Finding 297489 Main Photo

Men's Restroom Basement B19

Lat: 38.8305200000, Long: -104.8248000000

Finding: 202

There is no International Symbol of Accessibility at this entrance.

In existing buildings and facilities where not all entrances are accessible doors that are accessible shall be identified by the International Symbol of Accessibility. Directional signs that indicate the location of the nearest accessible entrance shall be provided at entrances that are not accessible. Directional signs including the International Symbol of Accessibility indicating the accessible route to the nearest accessible entrance shall be provided at junctions when the accessible route diverges from the regular circulation path.

2010 ADAS Section 216.6

Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404.

Citation:

2010 ADAS Section: 216.6

As Built:

Directional sign to
accessible restrooms
missing

Recommendation:

Install directional/informational signage at restroom door entrance informing/directing the public to the accessible restrooms located in the West Tower.

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 #202 Continued



Finding 297499 Main Photo



Men's Restroom Basement B19

Lat: 38.8305200000, Long: -104.8248000000

Finding: 203

The urinal is confined on three sides (alcove).

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

2010 ADAS Section 305.7.1

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

Citation:

2010 ADAS Section: 305.7.1

As Built:

28.5 inches wide

Recommendation:

Providing the minimum required width clearance to the urinal is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

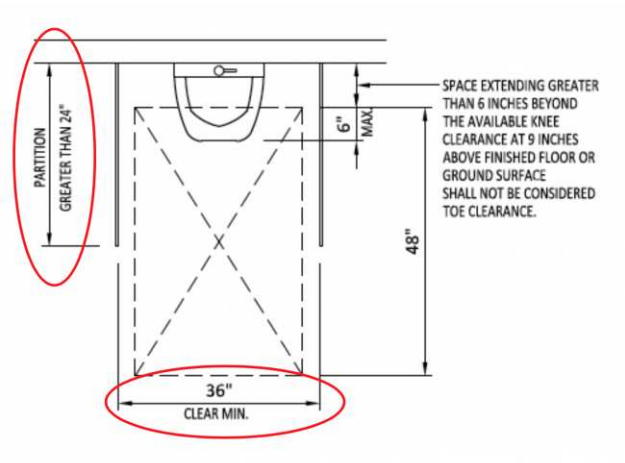
Notes:

N/A

Finding #203 Continued



Finding 297508 Main Photo



Men's Restroom Basement B19

Lat: 38.8305210000, Long: -104.8248410000

Finding: 204

The locking/latching hardware is not accessible.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate.

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:

Toilet compartment
(Stall) door lock was
not operable with one
hand without tight
grasping, pinching or
twisting of the wrist.

Recommendation:

Work order # 333858 was submitted to door lock . Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds 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:

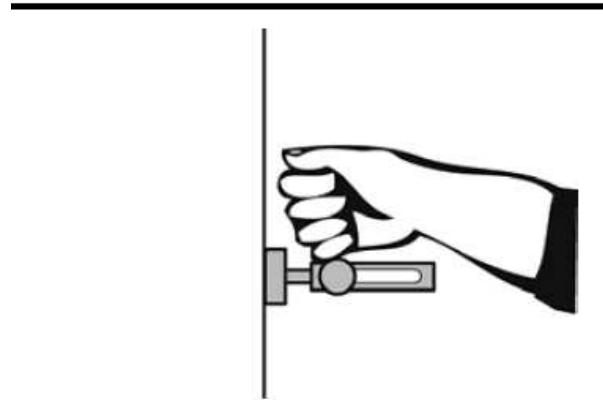
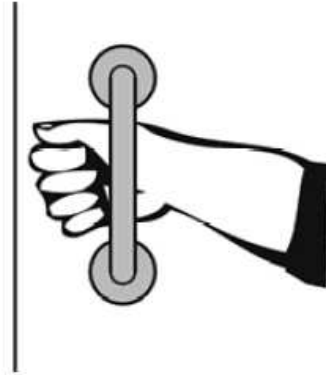
N/A

Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order # 333858 was submitted for correction.



Men's Restroom Basement B19

Lat: 38.8305200000, Long: -104.8248000000

Finding: 205

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished 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:

66.5 inches above
finished floor

Recommendation:

Lower coat hook 19 inches minimum. Not to exceed a maximum height of 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

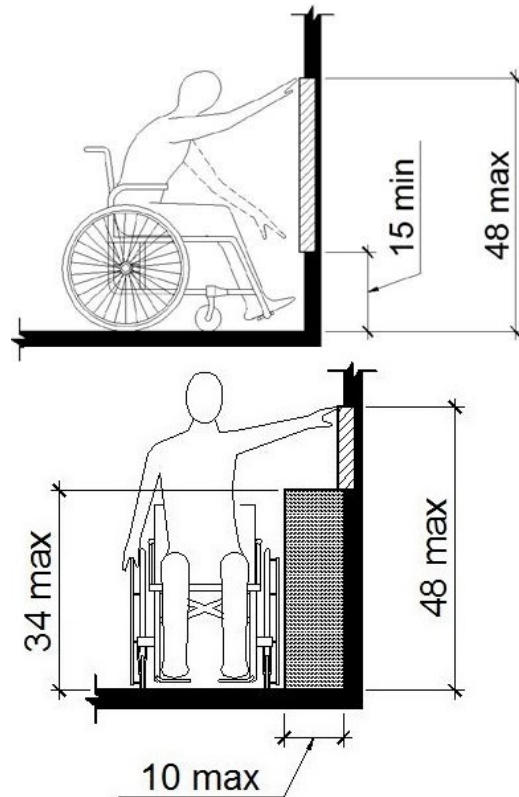
Notes:

N/A

Finding #205 Continued



Finding 297475 Main Photo



Considered
Unobstructed

Men's Restroom Basement B19

Lat: 38.8305200000, Long: -104.8248000000

Finding: 206

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:

22.75 inches above
finished floor

Recommendation:

Lower urinal to ensure a maximum height of 17 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

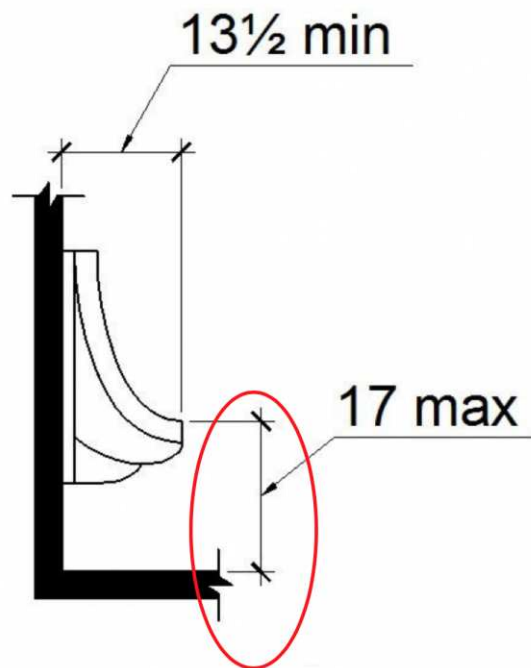
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #206 Continued



Finding 297509 Main Photo

Men's Restroom S113

Lat: 38.8305210000, Long: -104.8248410000

Finding: 207

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 pressure
required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

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 #207 Continued



Finding 297297 Main Photo

Men's Restroom S113

Lat: 38.8305210000, Long: -104.8248410000

Finding: 208

The maneuvering space between the two doors in the vestibule is noncompliant.

The distance between two hinged or pivoted doors in series shall be 48 inches minimum plus the width of doors or gates swinging into the space.

2010 ADAS Section 404.2.6

The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

Citation:

2010 ADAS Section: 404.2.6

As Built:

33 inches of clearance
between doors

Recommendation:

Recommend installing automatic door openers or reversing door swing of first entry door. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

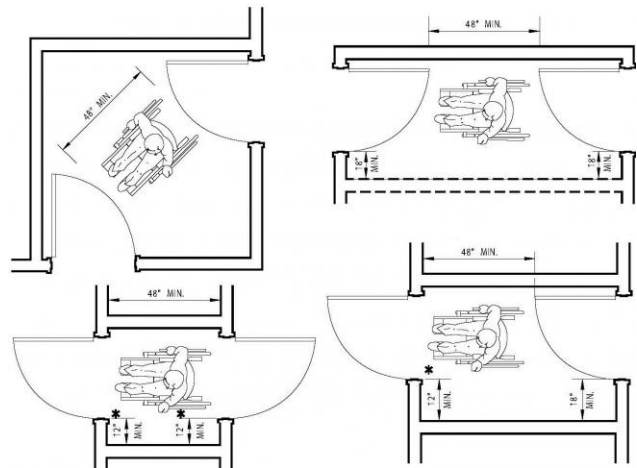
Notes:

N/A

Finding #208 Continued



Finding 297298 Main Photo



Men's Restroom S113

Lat: 38.8305210000, Long: -104.8248410000

Finding: 209

The pictogram field contains characters and/or Braille.

Pictograms shall have a field height of 6 inches minimum. Characters and braille shall not be located in the pictogram field.

2010 ADAS Section 703.6.1

Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

Citation:

2010 ADAS Section: 703.6.1

As Built:

Pictogram 4 inches in height

Recommendation:

Replace sign with compliant pictogram field of no less than 6 inches in height.

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

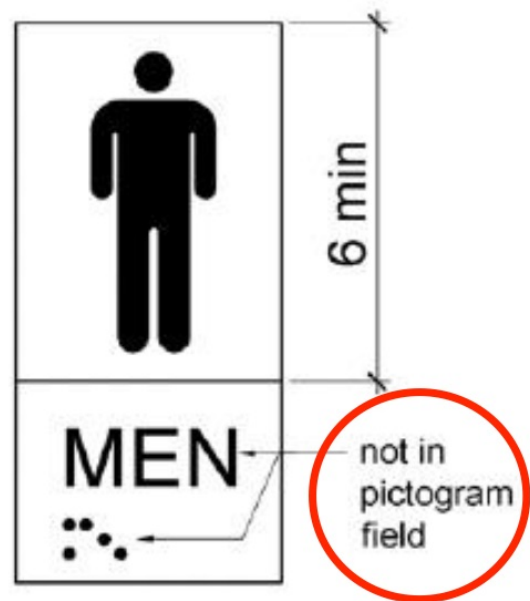
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #209 Continued



Finding 297299 Main Photo

Men's Restroom S113

Lat: 38.8305210000, Long: -104.8248410000

Finding: 210

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 of pressure
required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

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 #210 Continued



Finding 297300 Main Photo

Men's Restroom S113

Lat: 38.8305210000, Long: -104.8248410000

Finding: 211

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 under
lavatory

Recommendation:

Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

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

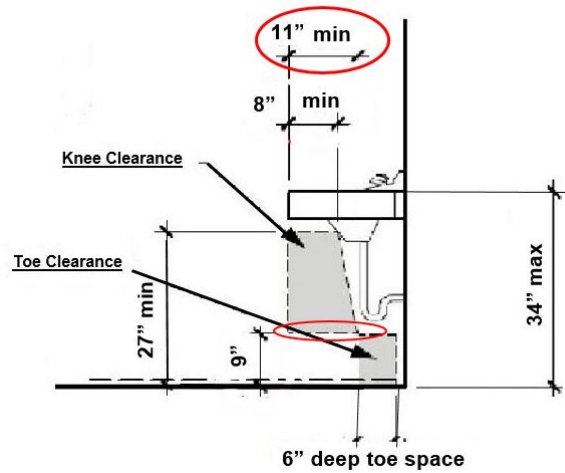
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #211 Continued



Finding 297301 Main Photo

Finding #211 Additional Finding Photos



Finding 297301 Additional Photo

Men's Restroom S113

Lat: 38.8305210000, Long: -104.8248410000

Finding: 212

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:

Drain pipes under
lavatory not insulated

Recommendation:

Insulate drain pipes under lavatory.

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

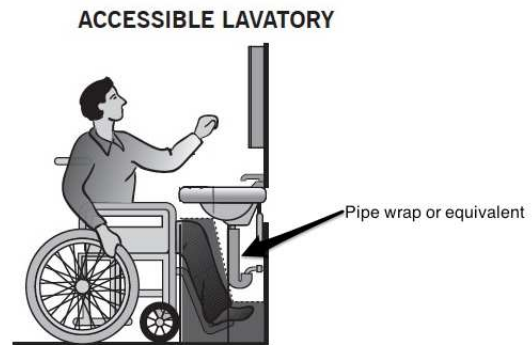
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #212 Continued



Finding 297302 Main Photo

Men's Restroom S113

Lat: 38.8305210000, Long: -104.8248410000

Finding: 213

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:

52.5 inches above
finished floor

Recommendation:

Lower paper towel dispenser 5 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

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

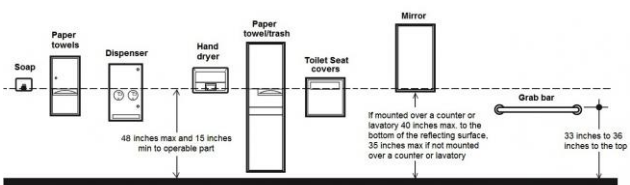
Notes:

N/A

Finding #213 Continued



Finding 297304 Main Photo



Men's Restroom S113

Lat: 38.8305210000, Long: -104.8248410000

Finding: 214

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:

Compartment door not self-closing

Recommendation:

Adjust or install automatic closing hinges.

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

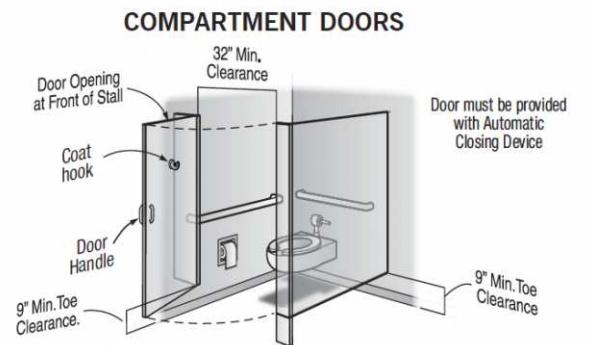
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #214 Continued



Finding 297305 Main Photo

Men's Restroom S113

Lat: 38.8305210000, Long: -104.8248410000

Finding: 215

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

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

2010 ADAS Section 604.8.1.2

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

Citation:

2010 ADAS Section: 604.8.1.2

As Built:

Missing the loop
handle on the inside of
compartment door

Recommendation:

Install loop or U-shaped 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

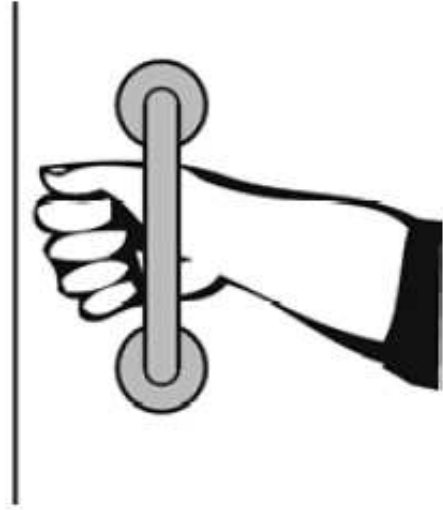
Notes:

N/A

Finding #215 Continued



Finding 297306 Main Photo



Men's Restroom S113

Lat: 38.8305210000, Long: -104.8248410000

Finding: 216

The rear grab bar is missing.

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 (any obstruction) 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:

Rear grab bar missing

Recommendation:

Rear grab bar may not meet compliance clearances due to structural limitations. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

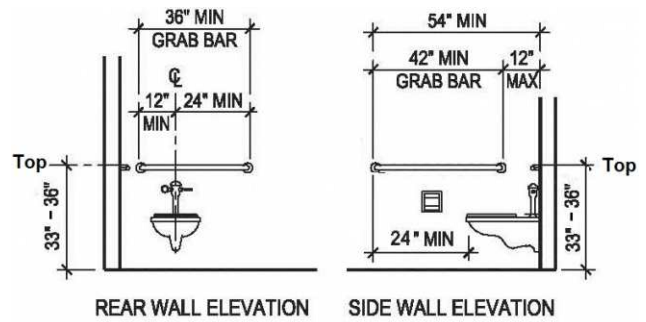
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #216 Continued



Finding 297307 Main Photo

Men's Restroom S113

Lat: 38.8305210000, Long: -104.8248410000

Finding: 217

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:

36 inches in width

Recommendation:

Providing the minimum required width clearance to the restroom is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

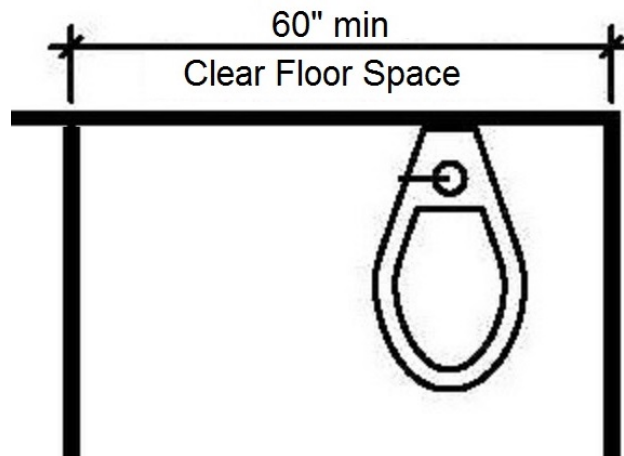
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #217 Continued



Finding 297308 Main Photo

Men's Restroom S113

Lat: 38.8305210000, Long: -104.8248410000

Finding: 218

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:

Side grab bar at 52
inches from rear wall

Recommendation:

Move side grab bar 2 inches forward to meet compliance of 54 inches measured from rear wall.

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

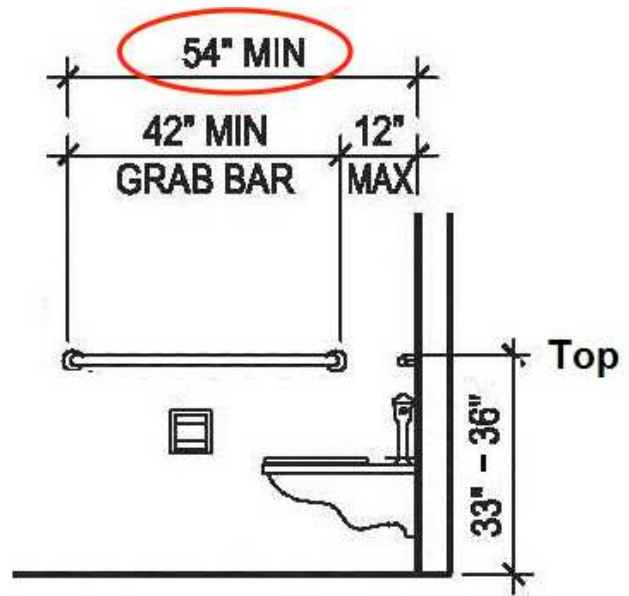
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #218 Continued



Finding 297309 Main Photo

Men's Restroom S113

Lat: 38.8305210000, Long: -104.8248410000

Finding: 219

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

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

2010 ADAS Section 609.3

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

Citation:

2010 ADAS Section: 609.3

As Built:

6 inches above side
grab bar

Recommendation:

Re-locate toilet seat cover dispenser below either grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor 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

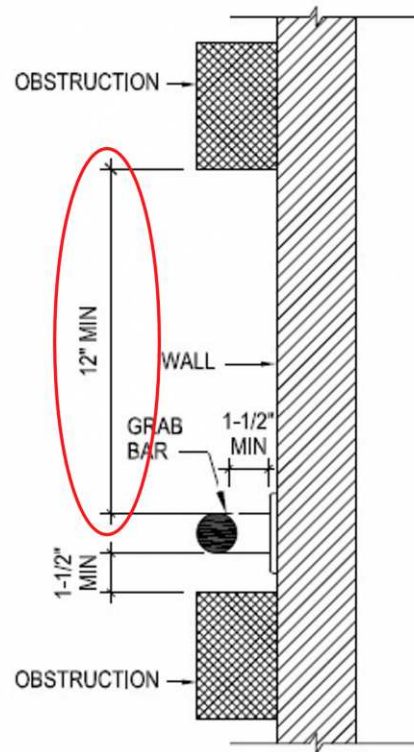
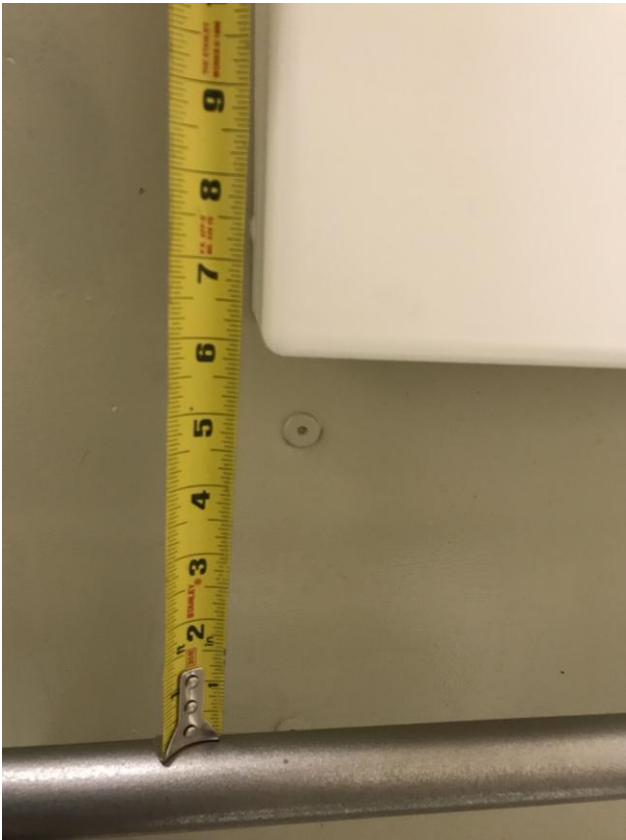
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #219 Continued



Finding 297311 Main Photo

Men's Restroom S113

Lat: 38.8305200000, Long: -104.8248000000

Finding: 220

The urinal is confined on three sides (alcove).

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

2010 ADAS Section 305.7.1

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

Citation:

2010 ADAS Section: 305.7.1

As Built:

28 inches wide

Recommendation:

Providing the minimum required width clearance to the urinal is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

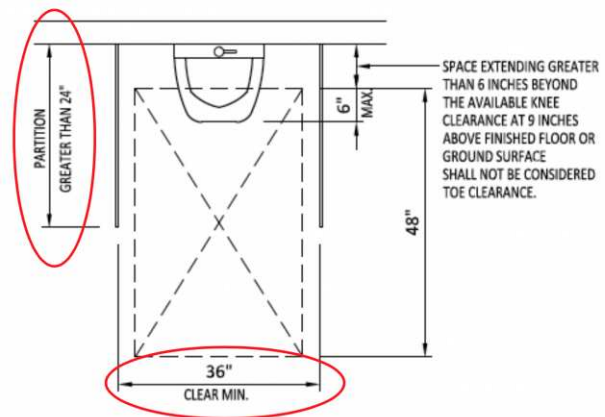
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #220 Continued



Finding 297500 Main Photo

Men's Restroom S113

Lat: 38.8305200000, Long: -104.8248000000

Finding: 221

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:

19 inches above
finished floor

Recommendation:

Lower urinal to ensure a maximum height of 17 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

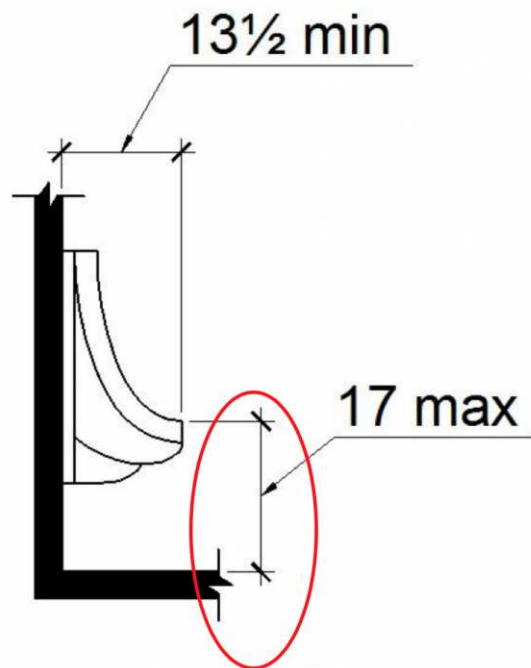
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #221 Continued



Finding 297501 Main Photo

Men's Restroom S113

Lat: 38.8305200000, Long: -104.8248000000

Finding: 222

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:

19.5 inches from side wall

Recommendation:

Providing the minimum required clearances inside the stall is technically infeasible at this time because the alteration would require major renovation, removing or altering a load-bearing member that is an essential part of the structural frame. Best practice measures are recommended to ensure restroom is accessible to the extent possible. Fully accessible restrooms are provided in the West Tower.

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

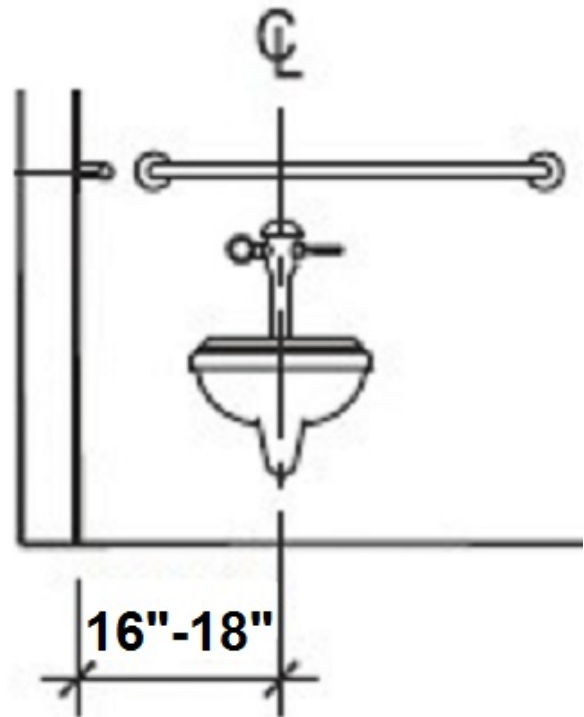
Estimated Remediation Date:

N/A

Notes:

Re-position toilet between 16 inches minimum and 18 inches maximum from centerline of toilet to side wall. May require plumbing alteration.

Finding #222 Continued



Finding 297310 Main Photo

Men's Restroom S113

Lat: 38.8305200000, Long: -104.8248000000

Finding: 223

The locking/latching hardware is not accessible.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate.

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:

Toilet compartment
(Stall) door lock was
not operable with one
hand without tight
grasping, pinching or
twisting of the wrist.

Recommendation:

Replace locking hardware with locking lever that does not require tight grasping, tight pinching or twisting of the wrist to operate.

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

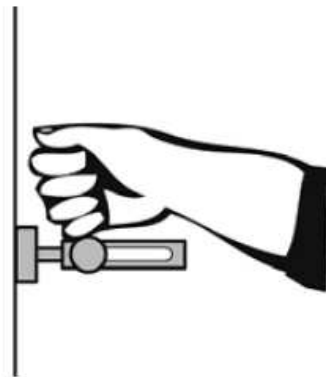
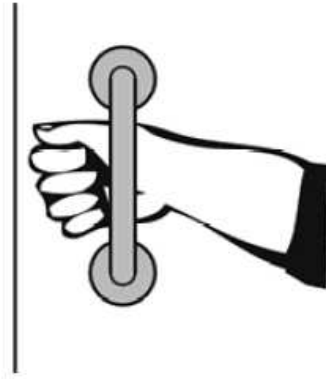
Notes:

N/A

Finding #223 Continued



Finding 297512 Main Photo



Men's Restroom - S218

Lat: 38.8305210000, Long: -104.8248410000

Finding: 224

The pictogram field height on the sign is not 6 inches minimum.

Pictograms shall have a field height of 6 inches minimum. Characters and Braille shall not be located in the pictogram field.

2010 ADAS Section 703.6.1

Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

Citation:

2010 ADAS Section: 703.6.1

As Built:

1. Sign at restroom did not have raised characters. 2. Sign was mounted on the door. 3. Signage is inappropriately located at doorway. Built: 1970

Recommendation:

N/A - Refer to Finding

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

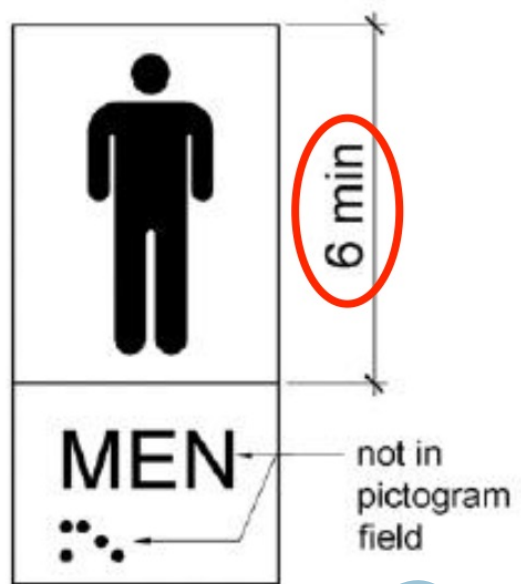
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order # 332147 submitted for correction.

Finding #224 Continued



Finding 83772 Main Photo

CORRECTED

Men's Restroom - S218

Lat: 38.8305210000, Long: -104.8248410000

Finding: 225

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:

Restroom door
entrance closer takes
3.9 seconds to close.

Recommendation:

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

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:

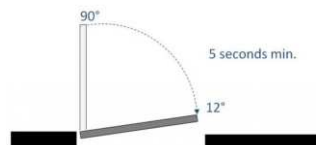
N/A

Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order #334591
submitted for correction.



Men's Restroom - S218

Lat: 38.8305210000, Long: -104.8248410000

Finding: 226

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:

Bottom edge of mirror
over countertop
measures 49 inches.
Installed: 1970

Recommendation:

Lower mirror to a maximum of 40 inches above finished floor measured to the bottom edge of the reflective surface. Recommend lowering mirror 10 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

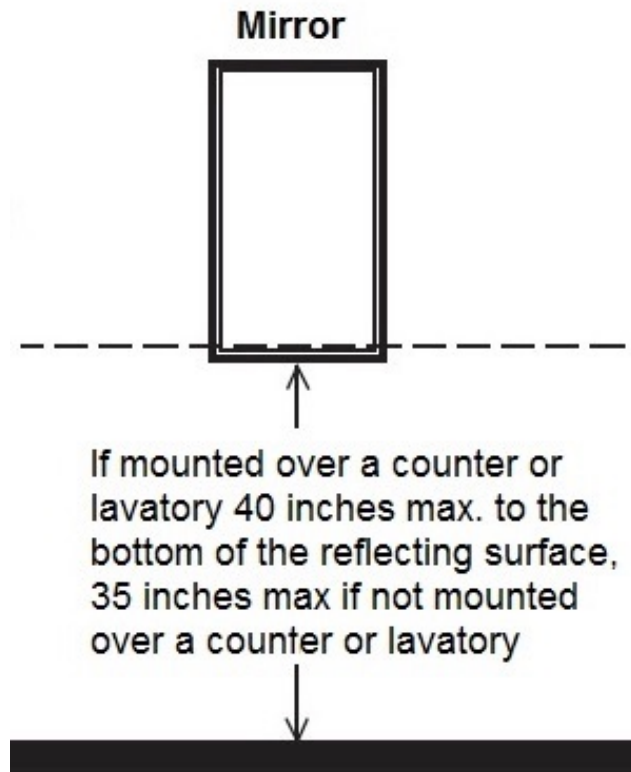
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order 334586 was submitted to have mirror lowered.

Finding #226 Continued



Finding 83777 Main Photo

Men's Restroom - S218

Lat: 38.8305210000, Long: -104.8248410000

Finding: 227

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished 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:

67 inches above
finished floor

Recommendation:

Adjust hook or replace with additional accessible hook. Hook must be no less than 15 inches and no greater than 48 inches above the 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

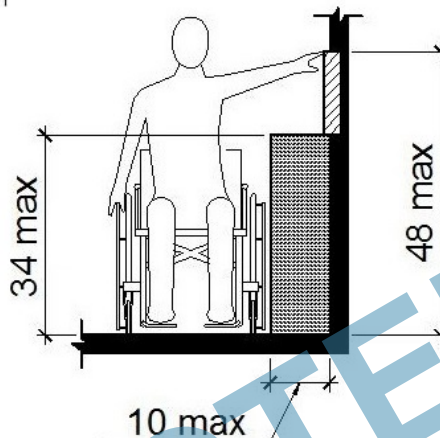
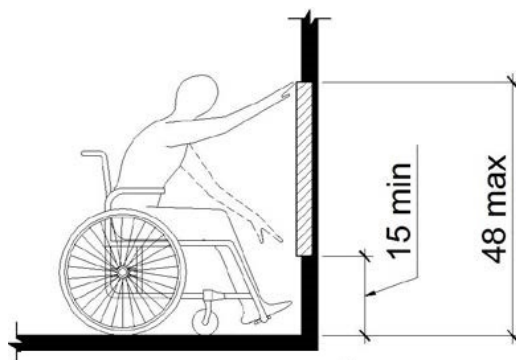
Notes:

Corrective Action: Work order # 334592
submitted for correction.

Finding #227 Continued



Finding 83778 Main Photo



Considered
Unobstructed

Men's Restroom - S218

Lat: 38.8305210000, Long: -104.8248410000

Finding: 228

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:

Pipes located below lavatory were not insulated or configured to protect against contact.

Recommendation:

Insulate drainpipes underneath lavatory.

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

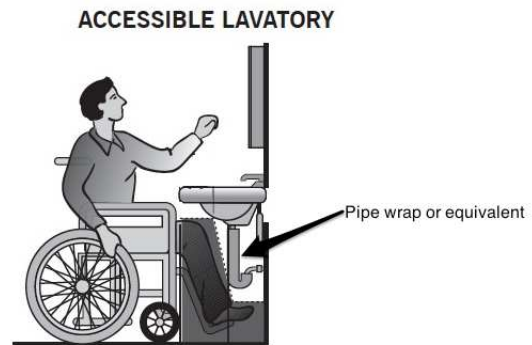
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order 334584 submitted to have pipe insulated.

Finding #228 Continued



Finding 83781 Main Photo

CORRECTED

Men's Restroom - S218

Lat: 38.8305210000, Long: -104.8248410000

Finding: 229

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:

55 inches above
finished floor.

Recommendation:

Lower paper towel dispenser 8 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

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

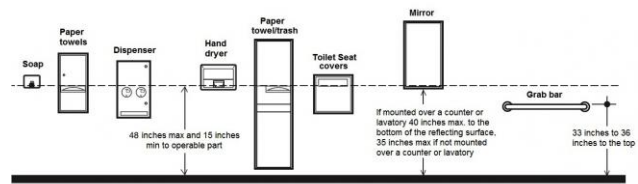
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order 334590 submitted for correction.

Finding #229 Continued



Finding 83783 Main Photo

Men's Restroom - S218

Lat: 38.8305210000, Long: -104.8248410000

Finding: 230

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

2010 ADAS Section 604.4

The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

Citation:

2010 ADAS Section: 604.4

As Built:

Toilet height measured
16 inches above the
floor to the top of the
seat.

Recommendation:

Adjust toilet height, replace toilet or replace toilet seat with one that will meet the minimum height of 17 inches but no more than maximum height of 19 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

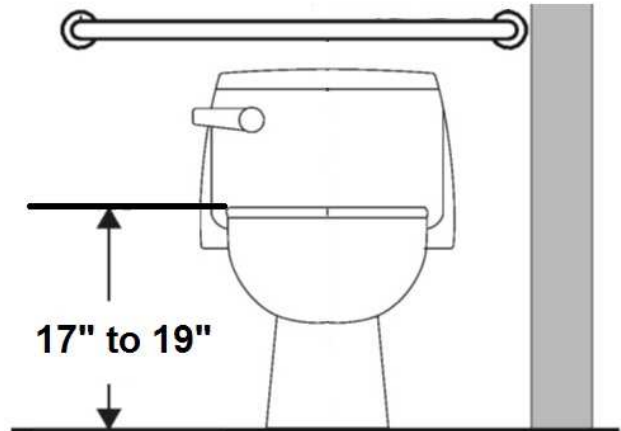
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order 333858 submitted for correction.

Finding #230 Continued



Finding 83786 Main Photo

Men's Restroom - S218

Lat: 38.8305210000, Long: -104.8248410000

Finding: 231

Accessible toilets must have grab bars installed.

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.

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.

2010 ADAS Section 604.5

Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

Citation:

2010 ADAS Section: 604.5

As Built:

There were no grab bars available on the rear or side walls.

Recommendation:

Install 1 side and 1 rear grab bar at 36 inches maximum above finished floor measured to the top of the gripping surface. Please see finding details for compliant measurements. Rear grab bar may not meet compliance clearances due to structural limitations.

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

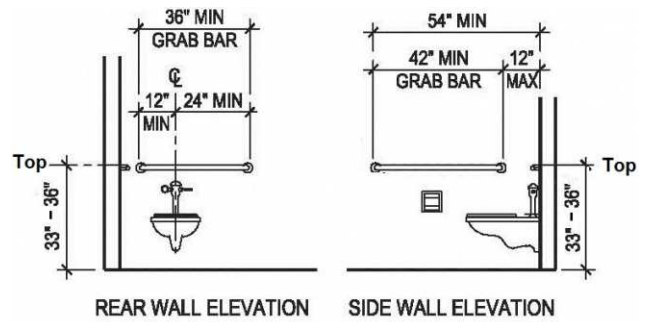
Notes:

Corrective Action: Work order 333858 submitted for correction.

Finding #231 Continued



Finding 83788 Main Photo



Men's Restroom - S218

Lat: 38.8305210000, Long: -104.8248410000

Finding: 232

The door is recessed greater than 8 inches deep with non-compliant latch side clearance.

The width of the maneuvering clearance within a recess on the latch side greater than 8 inches deep must be as wide as the door plus an additional 18 inches on the latch side and in the same plane as the door. The maneuvering clearance must be flat (2% max. slope in any direction) and clear of obstructions.

2010 ADAS Section 404.2.4.3

Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.

Citation:

2010 ADAS Section: 404.2.4.3

As Built:

Toilet compartment
(Stall) front approach
to pull side of the door
is 14 inches clear
beyond the latch side.

Recommendation:

N/A - Refer to Finding

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

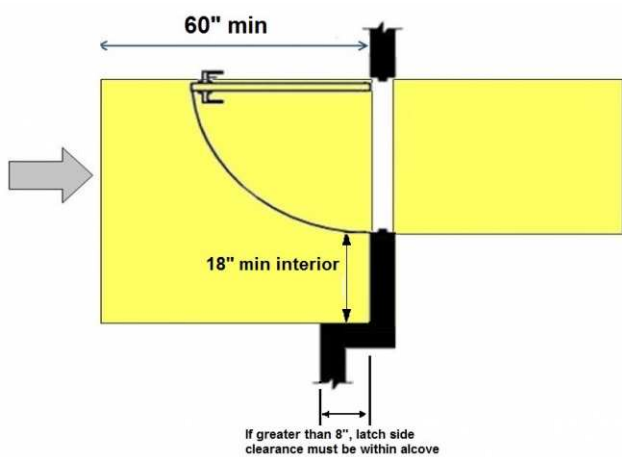
Notes:

Corrective Action: Work order #333858 submitted for correction.

Finding #232 Continued



Finding 83868 Main Photo



Men's Restroom - S218

Lat: 38.8305210000, Long: -104.8248410000

Finding: 233

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 to ensure a maximum height of 17 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

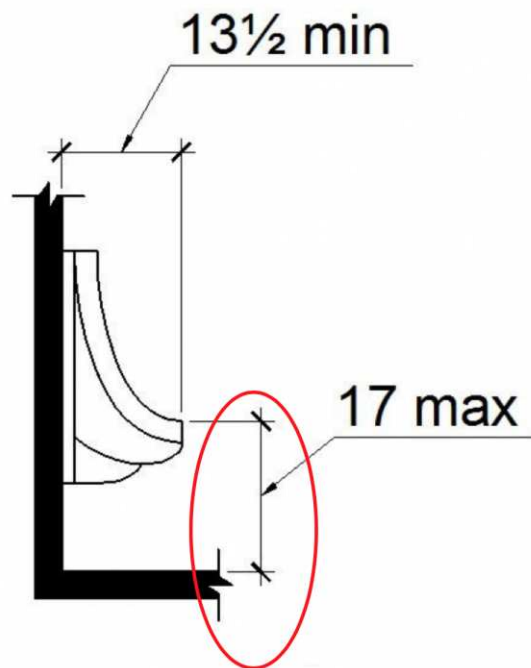
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #233 Continued



Finding 297324 Main Photo

Men's Restroom - S218

Lat: 38.8305200000, Long: -104.8248000000

Finding: 234

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

2010 ADAS Section 306.3.3

Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

Citation:

2010 ADAS Section: 306.3.3

As Built:

There was 25 inches of clearance from the floor to the bottom of the lavatory sink that extended at least 8 inches under for knee clearance. (Built 2005)

Recommendation:

Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

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

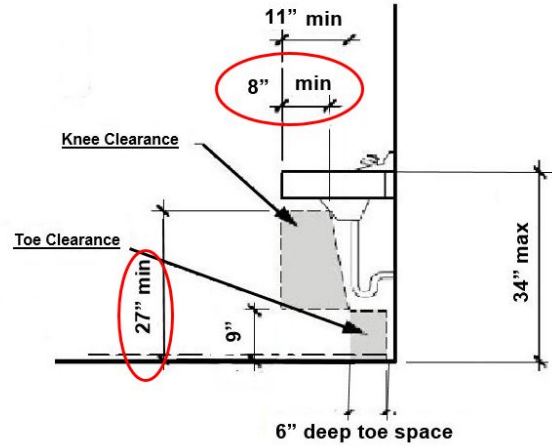
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order # 334585 submitted for correction.

Finding #234 Continued



Finding 83780 Main Photo

Finding #234 Additional Finding Photos



Finding 83780 Additional Photo

Men's Restroom - S218

Lat: 38.8305200000, Long: -104.8248000000

Finding: 235

The force required to operate the element exceeds the maximum.

The force required to activate operable parts is 5 pounds maximum.

2010 ADAS Section 309.4

Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Citation:

2010 ADAS Section: 309.4

As Built:

The flush control on the toilet required 7 pounds of force to activate.

Recommendation:

Work order 333858 submitted to change or adjust control. Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309.4: Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds 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

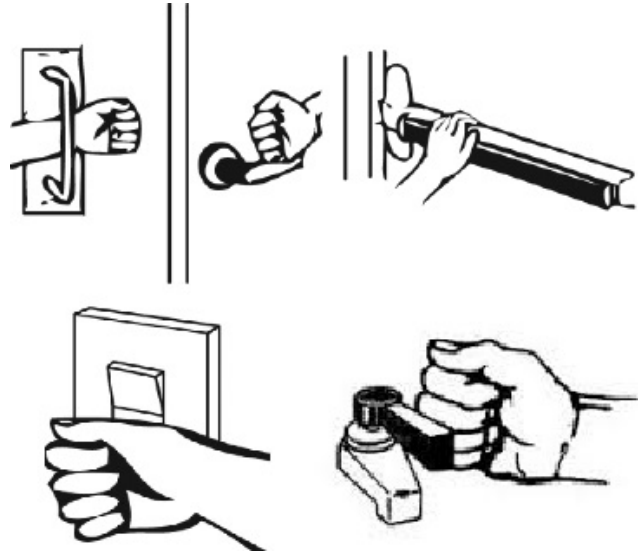
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order 333858 submitted for correction.

Finding #235 Continued



Finding 83789 Main Photo

CORRECTED

Men's Restroom - S218

Lat: 38.8305200000, Long: -104.8248000000

Finding: 236

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:

Toilet flush control was not on the open side.

Recommendation:

Work order 333858 submitted to move control. 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.

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

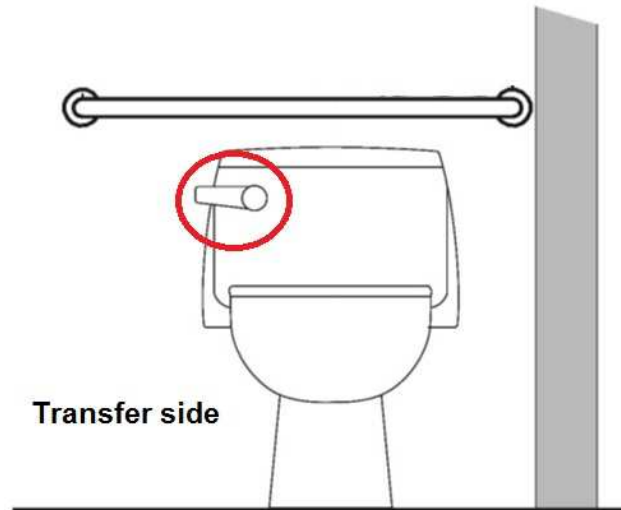
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order 333858 submitted for correction.

Finding #236 Continued



Finding 83790 Main Photo

CORRECTED

Men's Restroom - S218

Lat: 38.8305200000, Long: -104.8248000000

Finding: 237

The toilet paper is not installed within the compliant range.

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:

Toilet paper dispenser measured at 11 inches from the front of the water closet (toilet) to the centerline of the dispenser.

Recommendation:

Work order # 333858 was submitted to relocate dispenser. Toilet paper dispensers shall comply with 309.4 and 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.

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:

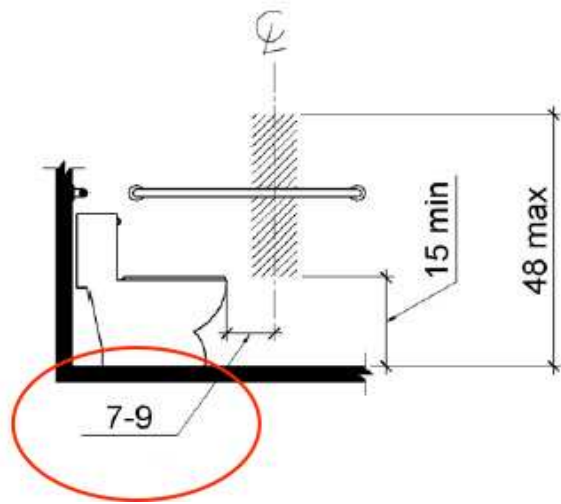
N/A

Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order # 333858 submitted for correction.



Finding 83865 Main Photo

CORRECTED

Finding #237 Additional Finding Photos



Finding 83865 Additional Photo

CORRECTED

Men's Restroom - S218

Lat: 38.8305200000, Long: -104.8248000000

Finding: 238

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:

Toilet compartment (Stall) door did not have door pulls (handles) on either side.

Recommendation:

Work order # 333858 was submitted to add or replace door handle. 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.

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

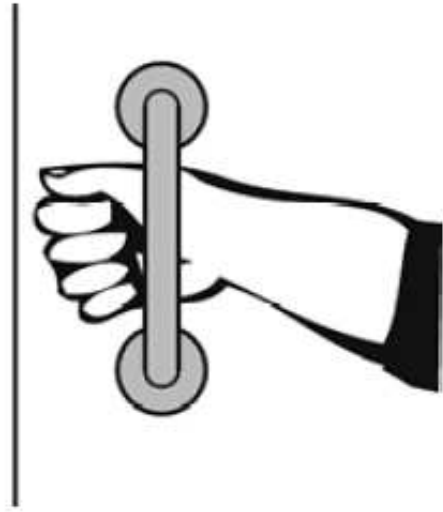
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order # 333858 was submitted for correction.

Finding #238 Continued



Finding 83871 Main Photo

CORRECTED

Finding #238 Additional Finding Photos



Finding 83871 Additional Photo

CORRECTED

Men's Restroom - S218

Lat: 38.8305200000, Long: -104.8248000000

Finding: 239

The maneuvering clearance at the door is obstructed.

Maneuvering clearance for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering clearance must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

2010 ADAS Section 404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Citation:

2010 ADAS Section: 404.2.4.1

As Built:

The front approach to the pull side of the door only had 2" of maneuvering clearance beyond the latch side.

Recommendation:

N/A - Refer to Finding

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

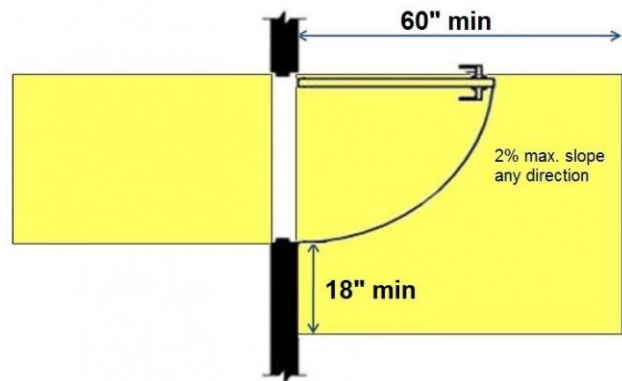
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order 334533 submitted for correction.

Finding #239 Continued



Finding 83773 Main Photo

Finding #239 Additional Finding Photos



Finding 83773 Additional Photo

Men's Restroom - S218

Lat: 38.8305200000, Long: -104.8248000000

Finding: 240

The maneuvering space between the two doors in the vestibule is noncompliant.

The distance between two hinged or pivoted doors in series shall be 48 inches minimum plus the width of doors or gates swinging into the space.

2010 ADAS Section 404.2.6

The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

Citation:

2010 ADAS Section: 404.2.6

As Built:

The distance between the doors between the hallway and restroom measures 34 inches.

Recommendation:

Submitted a work order 334533 to remove inner door or change door swing to meet the ADA. The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches minimum plus the width of doors or gates swinging into the space.

Recommend installing automatic door openers or reversing door swing of first entry door. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

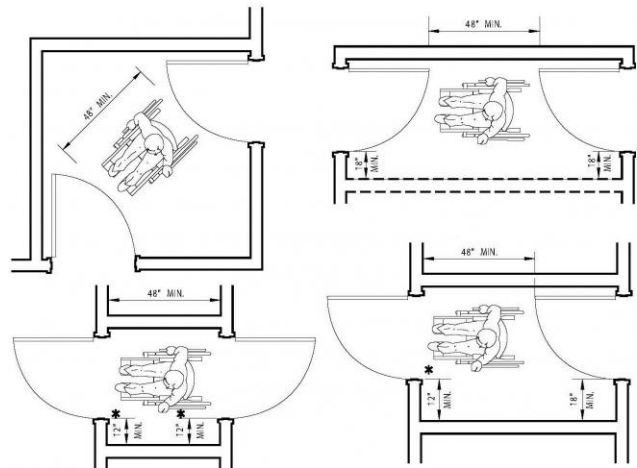
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Submitted work order 334533 for correction.

Finding #240 Continued



Finding 83776 Main Photo

Finding #240 Additional Finding Photos



Finding 83776 Additional Photo

Men's Restroom - S218

Lat: 38.8305200000, Long: -104.8248000000

Finding: 241

The clear floor space between the lavatory and the toilet is too narrow.

The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

Clear floor space around the water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.

2010 ADAS Section 604.3.2

The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

Citation:

2010 ADAS Section: 604.3.2

As Built:

Clearance provided around the water closet measured at 31 inches from the sidewall and 56 inches from the rear wall.

Recommendation:

Work order 333858 submitted to widen stall. Clearance around a water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.

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 333858 submitted for correction.

Finding #241 Continued



Finding 83785 Main Photo

Finding #241 Additional Finding Photos



Finding 83785 Additional Photo

Men's Restroom - S218

Lat: 38.8305200000, Long: -104.8248000000

Finding: 242

The compartment door does not have an unobstructed clear opening width of 32 inches.

The water closet compartment shall be equipped with a door that has an automatic-closing device, and must have a clear, unobstructed opening width 32 inches.

2010 ADAS Section 404.2.3

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Citation:

2010 ADAS Section: 404.2.3

As Built:

The toilet compartment (stall) door opening width was 22 inches clear, between the face of the door and the stop, when the door is open 90 degrees.

Recommendation:

Work order # 333858 was submitted to widen door width. Toilet compartment doors, including door hardware, shall comply with. Clear Width: Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.

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

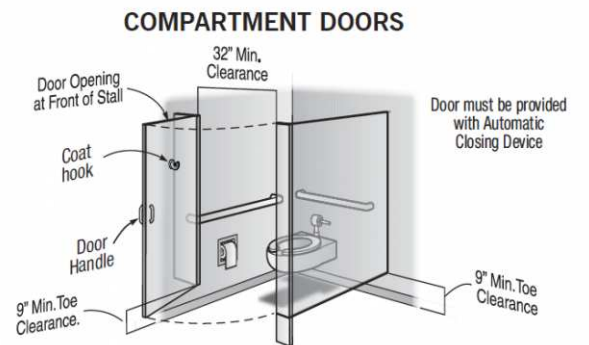
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order # 333858 was submitted for correction.

Finding #242 Continued



Finding 83867 Main Photo

Finding #242 Additional Finding Photos



Finding 83867 Additional Photo

Men's Restroom - S218

Lat: 38.8305200000, Long: -104.8248000000

Finding: 243

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:

Toilet compartment
(Stall) door was not
self-closing.

Recommendation:

Work order # 333858 was submitted to add closer or replace door. The door shall be self-closing. The door shall be self-closing.

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

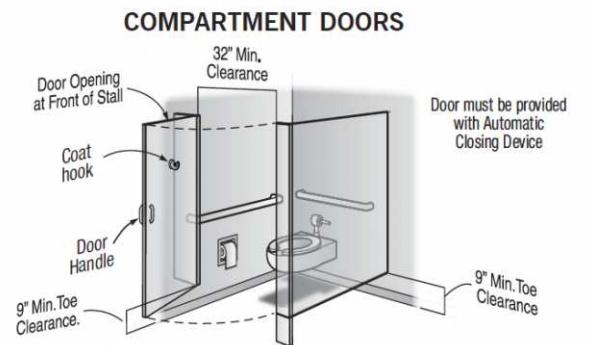
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Work order # 333858 was submitted for correction.

Finding #243 Continued



Finding 83870 Main Photo

Men's Restroom - S218

Lat: 38.8305200000, Long: -104.8248000000

Finding: 244

The pictogram field contains characters and/or Braille.

Pictograms shall have a field height of 6 inches minimum. Characters and braille shall not be located in the pictogram field.

2010 ADAS Section 703.6.1

Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

Citation:

2010 ADAS Section: 703.6.1

As Built:

Pictogram 4 inches in height

Recommendation:

Replace sign with compliant pictogram field of no less than 6 inches in height.

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

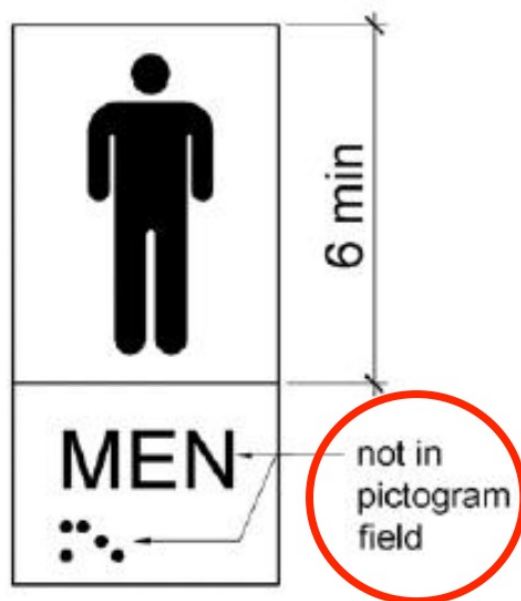
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #244 Continued



Finding 297491 Main Photo

Men's Restroom - S218

Lat: 38.8305200000, Long: -104.8248000000

Finding: 245

The urinal is confined on three sides (alcove).

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

2010 ADAS Section 305.7.1

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

Citation:

2010 ADAS Section: 305.7.1

As Built:

28.5 inches wide

Recommendation:

Providing the minimum required width clearance to the urinal is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

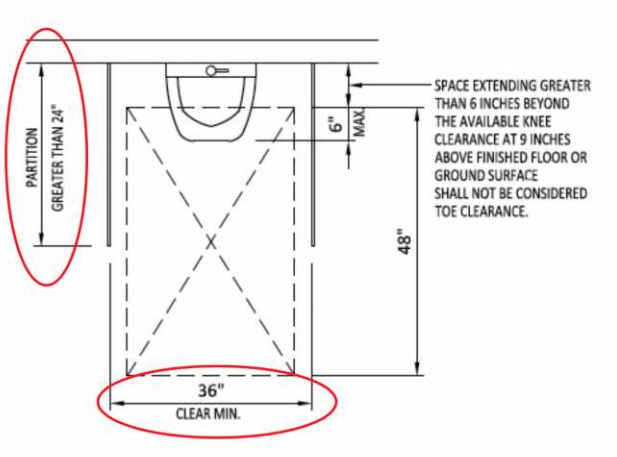
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #245 Continued



Finding 297502 Main Photo

Men's Restroom - S218

Lat: 38.8305200000, Long: -104.8248000000

Finding: 246

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:

Requires 8 lbs of pressure to open

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

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 # 334591 submitted for correction.

Finding #246 Continued



Finding 83774 Main Photo

Men's Restroom - S218

Lat: 38.8305200000, Long: -104.8248000000

Finding: 247

The locking/latching hardware is not accessible.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate.

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:

Toilet compartment
(Stall) door lock was
not operable with one
hand without tight
grasping, pinching or
twisting of the wrist.

Recommendation:

Replace locking hardware with locking lever that does not require tight grasping, tight pinching or twisting of the wrist to operate.

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

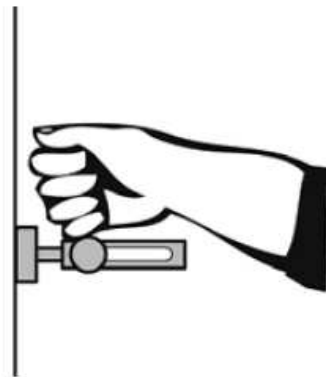
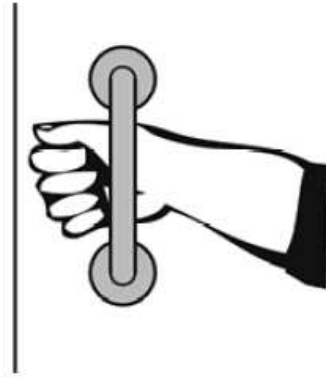
Notes:

N/A

Finding #247 Continued



Finding 83872 Main Photo



Finding #247 Additional Finding Photos



Finding 83872 Additional Photo

Men's Restroom S316

Lat: 38.8305210000, Long: -104.8248410000

Finding: 248

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:

9 pounds of pressure required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

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 #248 Continued



Finding 297330 Main Photo

Men's Restroom S316

Lat: 38.8305210000, Long: -104.8248410000

Finding: 249

The faucet controls require twisting of the wrist.

Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lb. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

2010 ADAS Section 606.4

Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

Citation:

2010 ADAS Section: 606.4

As Built:

Faucet controls is
require tight grasping
and twisting of the
wrist

Recommendation:

Install lever type faucet controls that do not require tight grasping, pinching or twisting of the wrist.

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

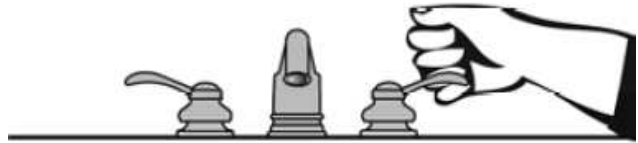
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #249 Continued



Finding 297332 Main Photo

Men's Restroom S316

Lat: 38.8305210000, Long: -104.8248410000

Finding: 250

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:

Drain pipes not insulated

Recommendation:

Insulate drain pipes under lavatory.

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

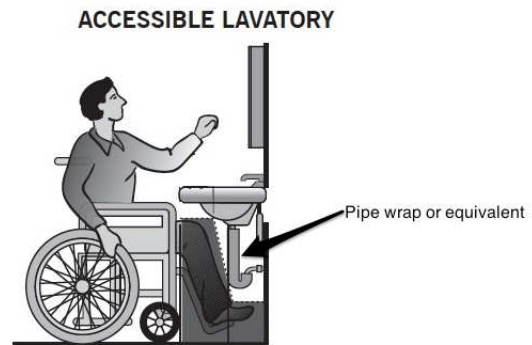
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #250 Continued



Finding 297333 Main Photo

Men's Restroom S316

Lat: 38.8305210000, Long: -104.8248410000

Finding: 251

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 under
lavatory

Recommendation:

Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

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

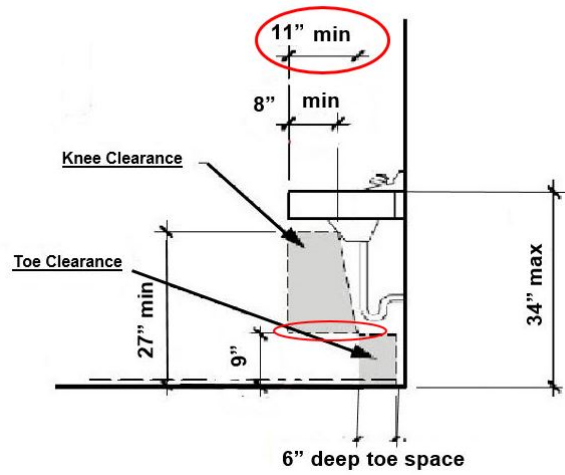
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #251 Continued



Finding 297334 Main Photo

Men's Restroom S316

Lat: 38.8305210000, Long: -104.8248410000

Finding: 252

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:

48 inches above
finished floor

Recommendation:

Lower mirror to a maximum of 40 inches above finished floor measured to the bottom edge of the reflective surface. Recommend lowering mirror 9 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

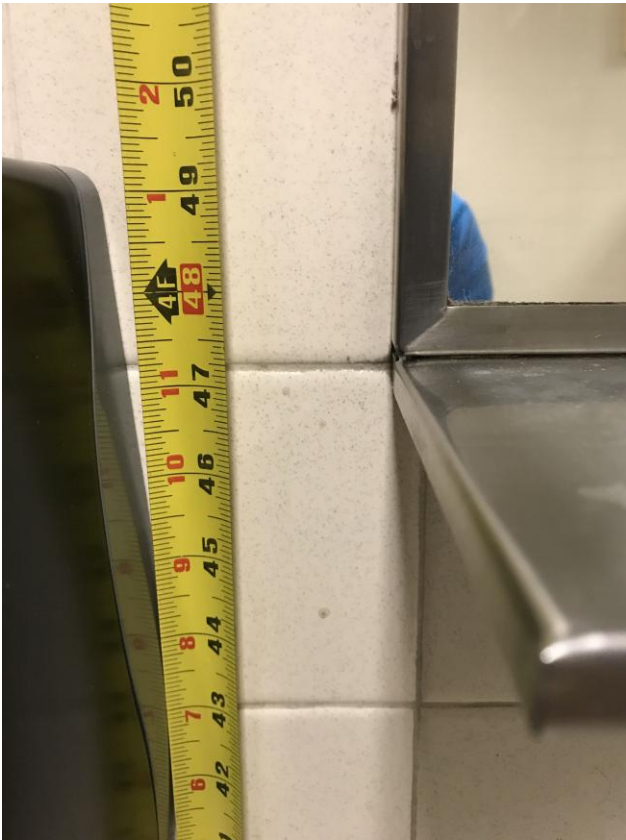
Estimated Remediation Date:

N/A

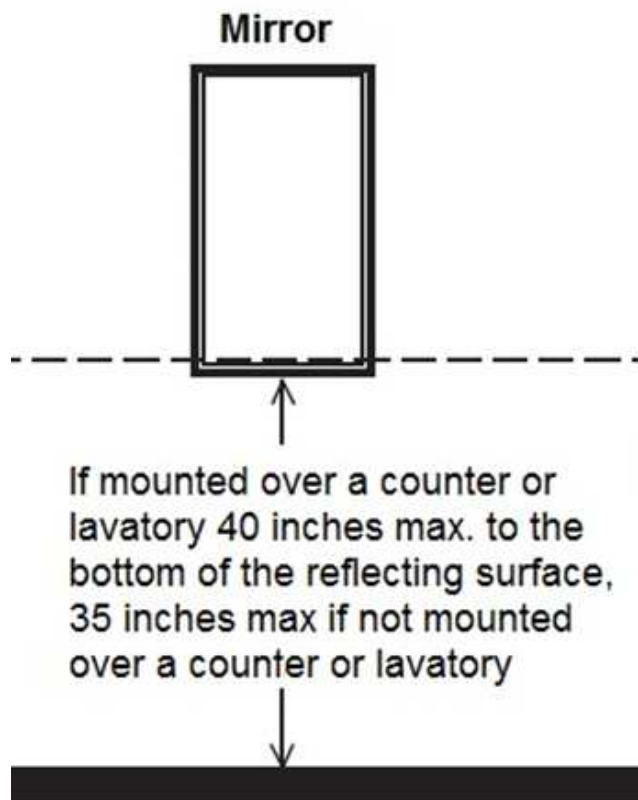
Notes:

N/A

Finding #252 Continued



Finding 297335 Main Photo



Men's Restroom S316

Lat: 38.8305210000, Long: -104.8248410000

Finding: 253

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:

54.5 inches above
finished floor

Recommendation:

Lower paper towel dispenser 8 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

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

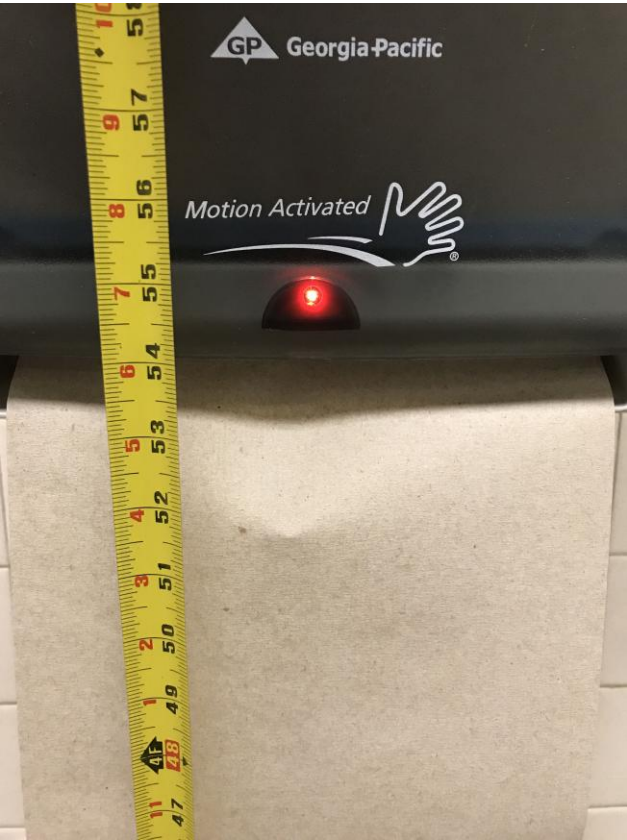
Estimated Remediation Date:

N/A

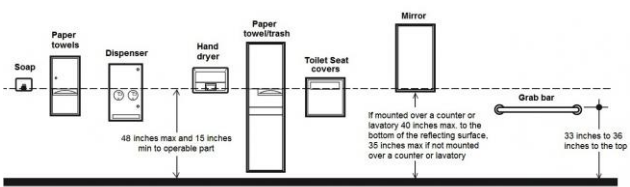
Notes:

N/A

Finding #253 Continued



Finding 297336 Main Photo



Men's Restroom S316

Lat: 38.8305210000, Long: -104.8248410000

Finding: 254

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:

Loop handle missing
on both sides of the
compartment door

Recommendation:

Install loop or U-shape handles on the inside and outside of the compartment 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

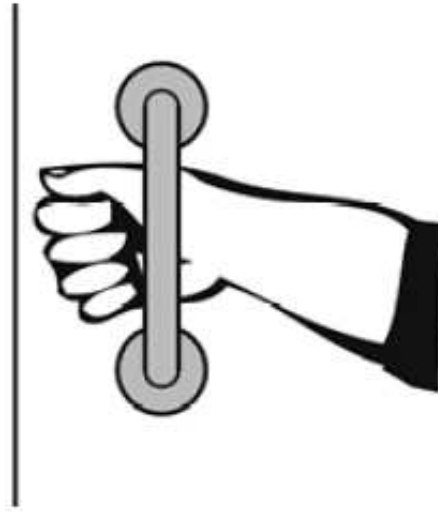
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #254 Continued



Finding 297337 Main Photo

Men's Restroom S316

Lat: 38.8305210000, Long: -104.8248410000

Finding: 255

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:

32 inches wide

Recommendation:

Providing the minimum required width clearance to the compartment stall is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

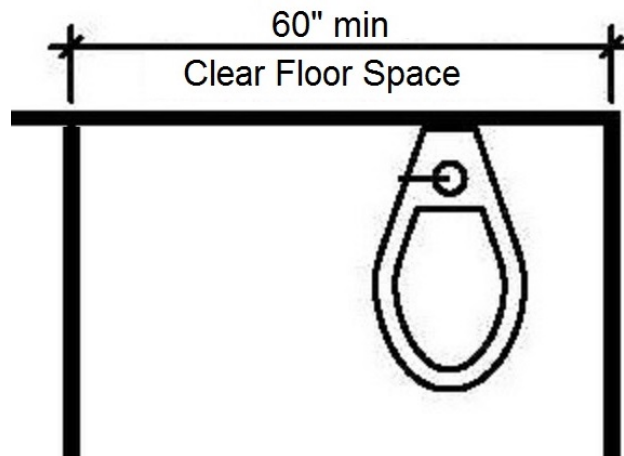
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #255 Continued



Finding 297338 Main Photo

Men's Restroom S316

Lat: 38.8305210000, Long: -104.8248410000

Finding: 256

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

2010 ADAS Section 604.4

The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

Citation:

2010 ADAS Section: 604.4

As Built:

16.75 inches above
finished floor

Recommendation:

Adjust toilet height, replace toilet or replace toilet seat with one that will meet the minimum height of 17 inches but no more than maximum height of 19 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

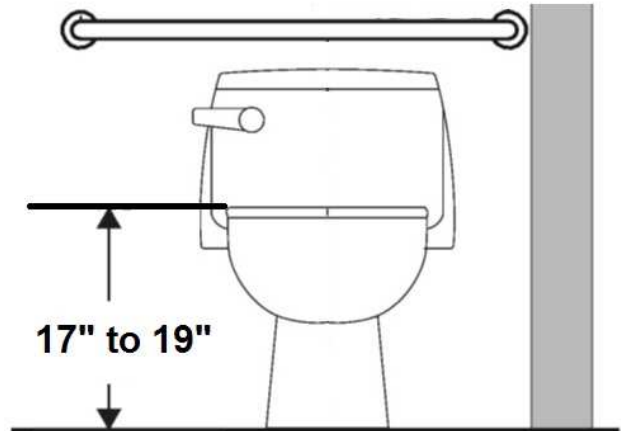
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #256 Continued



Finding 297339 Main Photo

Men's Restroom S316

Lat: 38.8305210000, Long: -104.8248410000

Finding: 257

The toilet paper is not installed within the compliant range.

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:

3 inches in front of
toilet

Recommendation:

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

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

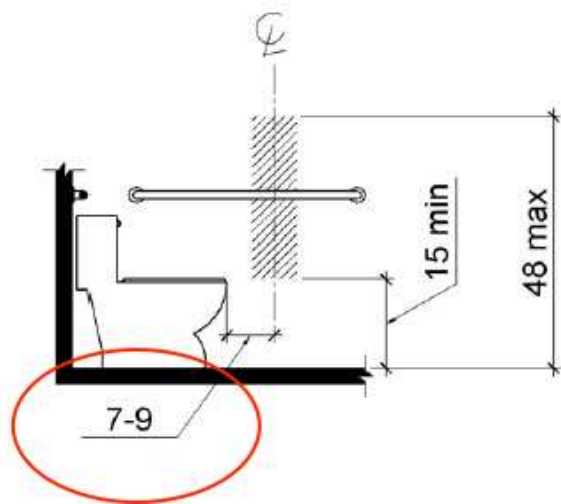
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #257 Continued



Finding 297340 Main Photo

Men's Restroom S316

Lat: 38.8305210000, Long: -104.8248410000

Finding: 258

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:

3.5 seconds to closed position

Recommendation:

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

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

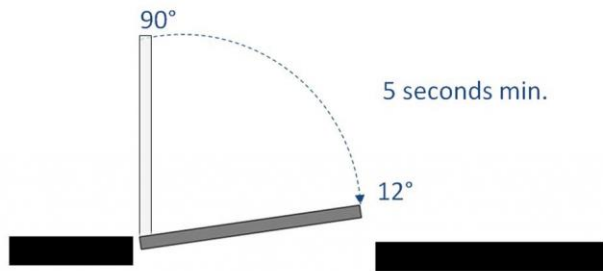
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #258 Continued



Finding 297345 Main Photo

Men's Restroom S316

Lat: 38.8305200000, Long: -104.8248000000

Finding: 259

The pictogram field contains characters and/or Braille.

Pictograms shall have a field height of 6 inches minimum. Characters and braille shall not be located in the pictogram field.

2010 ADAS Section 703.6.1

Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

Citation:

2010 ADAS Section: 703.6.1

As Built:

Pictogram 4 inches in height

Recommendation:

Replace sign with compliant pictogram field of no less than 6 inches in height.

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

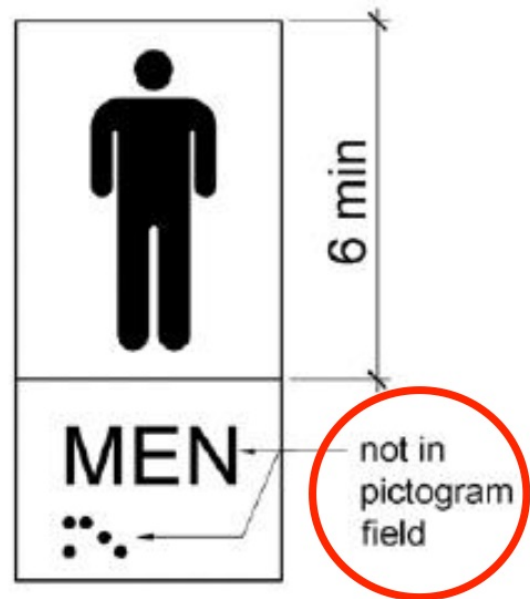
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #259 Continued



Finding 297494 Main Photo

Men's Restroom S316

Lat: 38.8305200000, Long: -104.8248000000

Finding: 260

The maneuvering space between the two doors in the vestibule is noncompliant.

The distance between two hinged or pivoted doors in series shall be 48 inches minimum plus the width of doors or gates swinging into the space.

2010 ADAS Section 404.2.6

The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

Citation:

2010 ADAS Section: 404.2.6

As Built:

33 inches of clearance
between doors

Recommendation:

Recommend installing automatic door openers or reversing door swing of first entry door. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

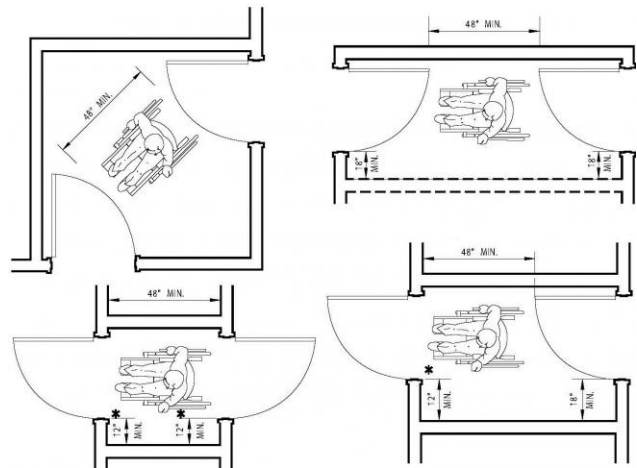
Notes:

N/A

Finding #260 Continued



Finding 297331 Main Photo



Men's Restroom S316

Lat: 38.8305200000, Long: -104.8248000000

Finding: 261

Accessible toilets must have grab bars installed.

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.

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.

2010 ADAS Section 604.5

Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

Citation:

2010 ADAS Section: 604.5

As Built:

Missing grab bars

Recommendation:

Install 1 side and 1 rear grab bar at 36 inches maximum above finished floor measured to the top of the gripping surface. Please see finding details for compliant measurements. Rear grab bar may not meet compliance clearances due to structural limitations.

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

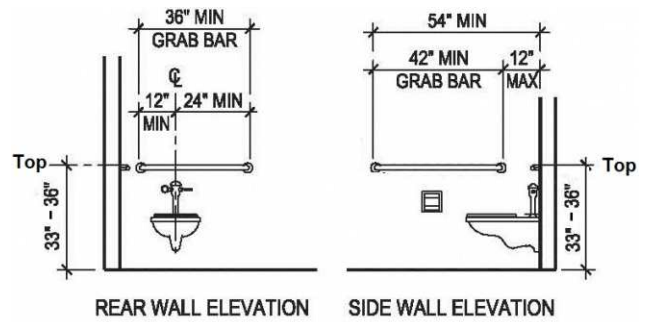
Notes:

N/A

Finding #261 Continued



Finding 297341 Main Photo



Men's Restroom S316

Lat: 38.8305200000, Long: -104.8248000000

Finding: 262

The compartment door does not have an unobstructed clear opening width of 32 inches.

The water closet compartment shall be equipped with a door that has an automatic-closing device, and must have a clear, unobstructed opening width 32 inches.

2010 ADAS Section 404.2.3

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Citation:

2010 ADAS Section: 404.2.3

As Built:

22.5 inches wide

Recommendation:

Providing the minimum required width clearance to the compartment stall is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

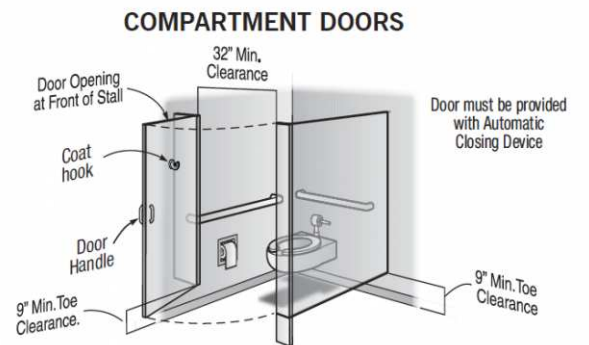
Notes:

N/A

Finding #262 Continued



Finding 297342 Main Photo



Men's Restroom S316

Lat: 38.8305200000, Long: -104.8248000000

Finding: 263

The urinal is confined on three sides (alcove).

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

2010 ADAS Section 305.7.1

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

Citation:

2010 ADAS Section: 305.7.1

As Built:

29 inches wide

Recommendation:

Providing the minimum required width clearance to the urinal is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

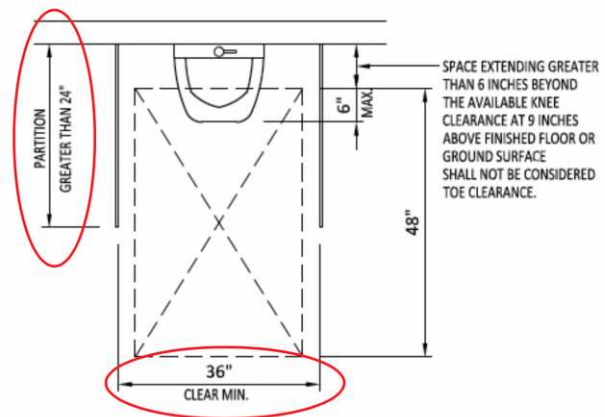
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #263 Continued



Finding 297343 Main Photo

Men's Restroom S316

Lat: 38.8305200000, Long: -104.8248000000

Finding: 264

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:

22.5 inches wide

Recommendation:

Lower urinal to ensure a maximum height of 17 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

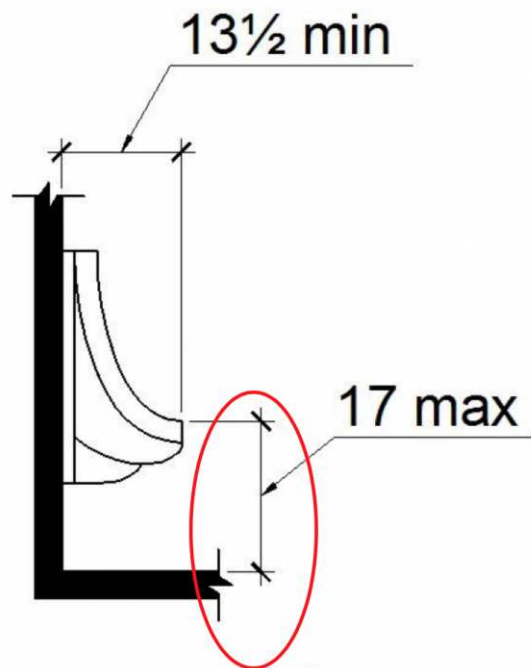
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #264 Continued



Finding 297344 Main Photo

Men's Restroom S316

Lat: 38.8305200000, Long: -104.8248000000

Finding: 265

The locking/latching hardware is not accessible.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate.

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:

Toilet compartment
(Stall) door lock was
not operable with one
hand without tight
grasping, pinching or
twisting of the wrist.

Recommendation:

Replace locking hardware with locking lever that does not require tight grasping, tight pinching or twisting of the wrist to operate.

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

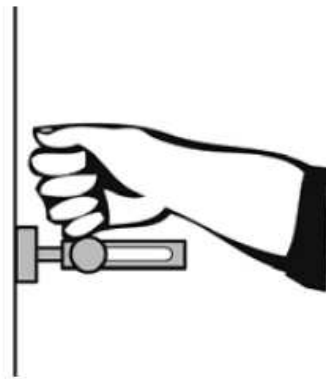
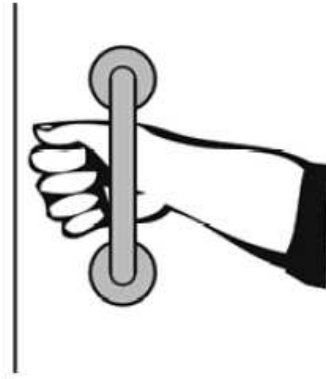
Notes:

N/A

Finding #265 Continued



Finding 297517 Main Photo



Men's Restroom S418

Lat: 38.8305210000, Long: -104.8248410000

Finding: 266

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:

3 seconds to closed position

Recommendation:

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

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

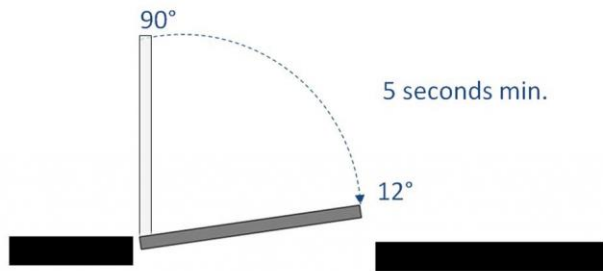
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #266 Continued



Finding 297380 Main Photo

Men's Restroom S418

Lat: 38.8305210000, Long: -104.8248410000

Finding: 267

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 pounds of force
required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

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 #267 Continued



Finding 297381 Main Photo

Men's Restroom S418

Lat: 38.8305210000, Long: -104.8248410000

Finding: 268

The maneuvering space between the two doors in the vestibule is noncompliant.

The distance between two hinged or pivoted doors in series shall be 48 inches minimum plus the width of doors or gates swinging into the space.

2010 ADAS Section 404.2.6

The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

Citation:

2010 ADAS Section: 404.2.6

As Built:

33 inches of clearance
between the doors

Recommendation:

Recommend installing automatic door openers or reversing door swing of first entry door. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

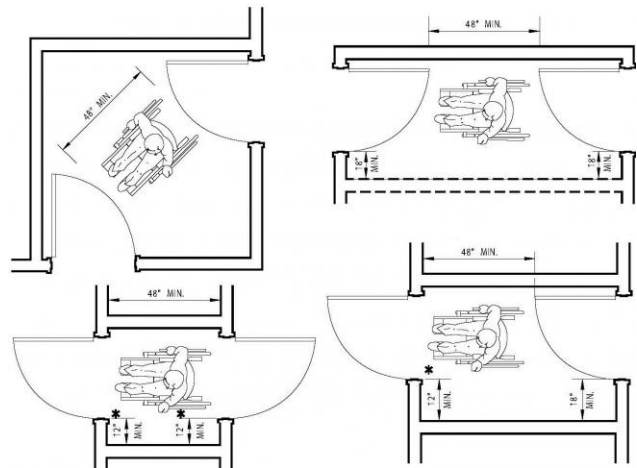
Notes:

N/A

Finding #268 Continued



Finding 297382 Main Photo



Men's Restroom S418

Lat: 38.8305210000, Long: -104.8248410000

Finding: 269

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:

Missing drain pipe
insulation under
lavatory

Recommendation:

Insulate drain pipes under lavatory.

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

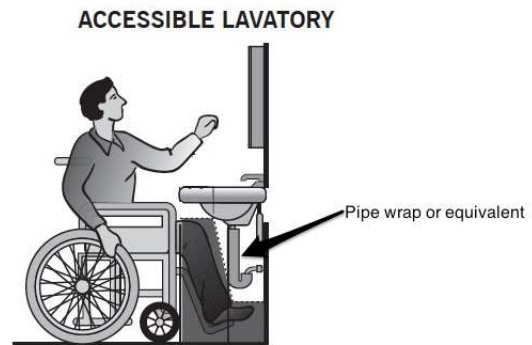
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #269 Continued



Finding 297383 Main Photo

CORRECTED

Men's Restroom S418

Lat: 38.8305210000, Long: -104.8248410000

Finding: 270

The faucet controls require twisting of the wrist.

Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lb. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

2010 ADAS Section 606.4

Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

Citation:

2010 ADAS Section: 606.4

As Built:

Faucet controls
require tight grasping
and twisting of the
wrist

Recommendation:

Install lever type faucet controls that do not require tight grasping, pinching or twisting of the wrist.

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

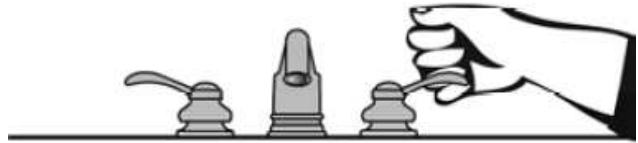
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #270 Continued



Finding 297384 Main Photo

CORRECTED

Men's Restroom S418

Lat: 38.8305210000, Long: -104.8248410000

Finding: 271

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

2010 ADAS Section 306.3.3

Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

Citation:

2010 ADAS Section: 306.3.3

As Built:

No knee clearance provided

Recommendation:

Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

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

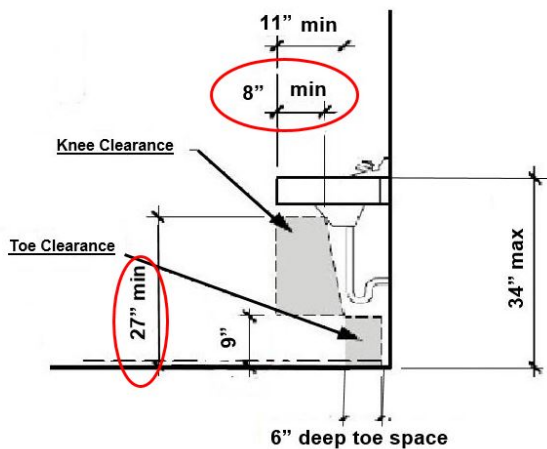
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #271 Continued



Finding 297385 Main Photo

CORRECTED

Men's Restroom S418

Lat: 38.8305210000, Long: -104.8248410000

Finding: 272

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:

49 inches above
finished floor

Recommendation:

Lower mirror to a maximum of 40 inches above finished floor measured to the bottom edge of the reflective surface. Recommend lowering mirror 10 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

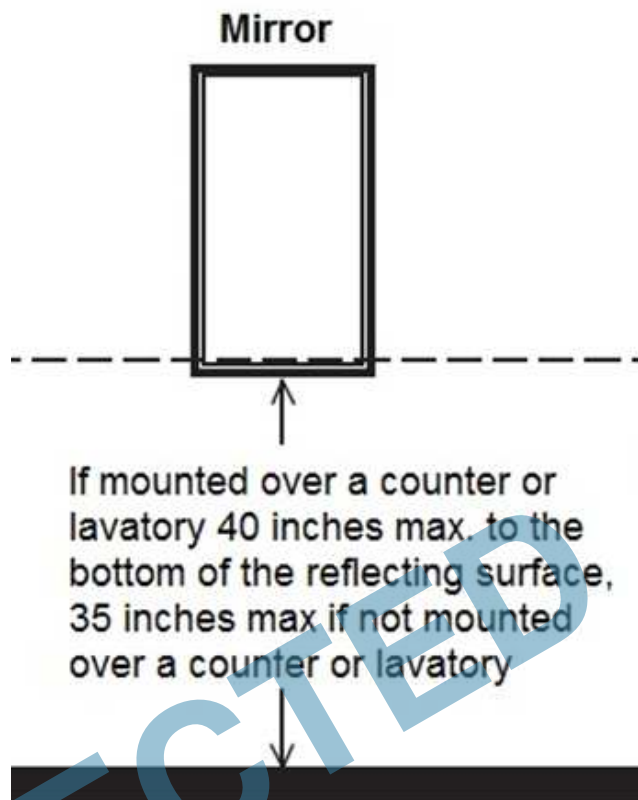
Notes:

N/A

Finding #272 Continued



Finding 297386 Main Photo



CORRECTED

Men's Restroom S418

Lat: 38.8305210000, Long: -104.8248410000

Finding: 273

The urinal is confined on three sides (alcove).

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

2010 ADAS Section 305.7.1

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

Citation:

2010 ADAS Section: 305.7.1

As Built:

29.75 inches wide

Recommendation:

Providing the minimum required width clearance to the urinal is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

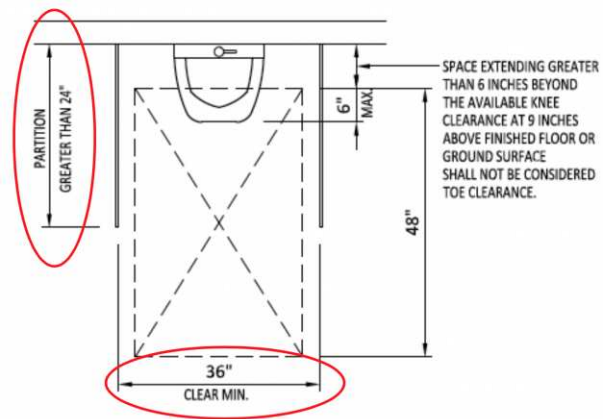
Notes:

N/A

Finding #273 Continued



Finding 297387 Main Photo



CORRECTED

Men's Restroom S418

Lat: 38.8305210000, Long: -104.8248410000

Finding: 274

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:

24.75 inches above
finished floor

Recommendation:

Lower urinal to ensure a maximum height of 17 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

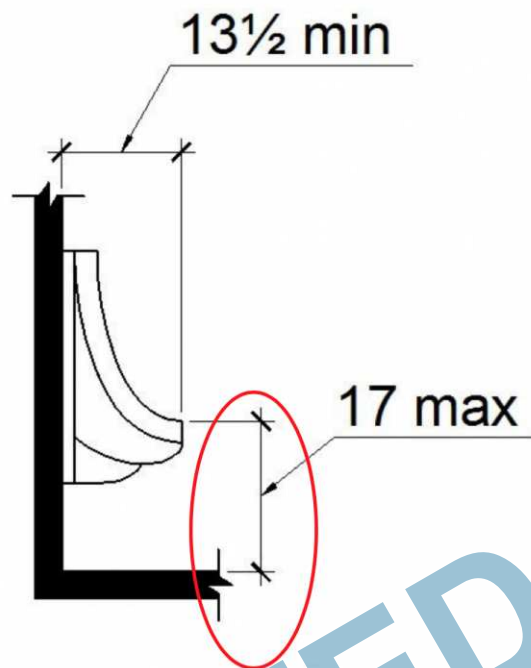
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #274 Continued



Finding 297388 Main Photo

CORRECTED

Men's Restroom S418

Lat: 38.8305210000, Long: -104.8248410000

Finding: 275

Accessible toilets must have grab bars installed.

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.

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.

2010 ADAS Section 604.5

Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

Citation:

2010 ADAS Section: 604.5

As Built:

Missing grab bars

Recommendation:

Install 1 side and 1 rear grab bar at 36 inches maximum above finished floor measured to the top of the gripping surface. Please see finding details for compliant measurements. Rear grab bar may not meet compliance clearances due to structural limitations.

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

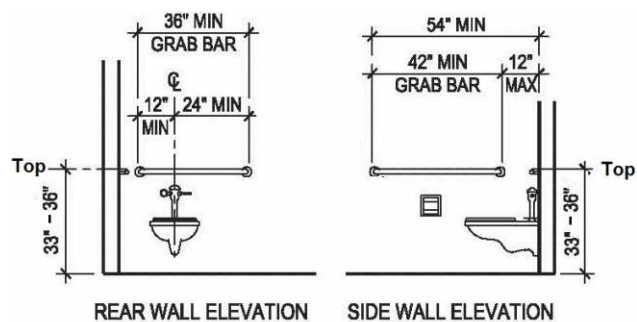
Notes:

N/A

Finding #275 Continued



Finding 297390 Main Photo



CORRECTED

Men's Restroom S418

Lat: 38.8305210000, Long: -104.8248410000

Finding: 276

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:

32 inches wide

Recommendation:

Providing the minimum required width clearance to the compartment stall is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

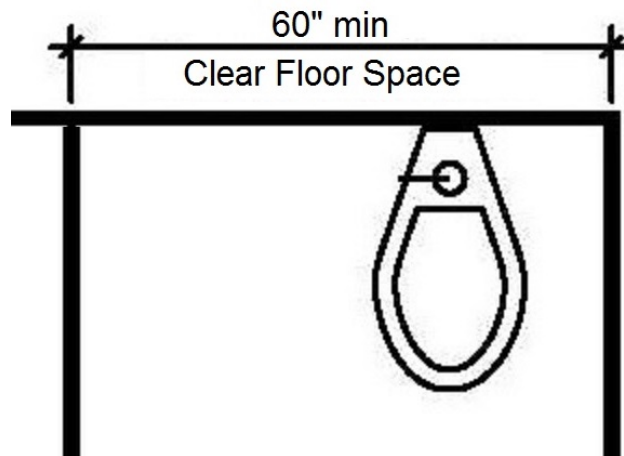
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #276 Continued



Finding 297391 Main Photo

CORRECTED

Men's Restroom S418

Lat: 38.8305210000, Long: -104.8248410000

Finding: 277

The compartment door does not have an unobstructed clear opening width of 32 inches.

The water closet compartment shall be equipped with a door that has an automatic-closing device, and must have a clear, unobstructed opening width 32 inches.

2010 ADAS Section 404.2.3

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Citation:

2010 ADAS Section: 404.2.3

As Built:

22.5 inches wide

Recommendation:

Providing the minimum required width clearance to the compartment stall is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible. Signage provided at restroom door entrance directing the public to accessible restrooms located in the West Tower.

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

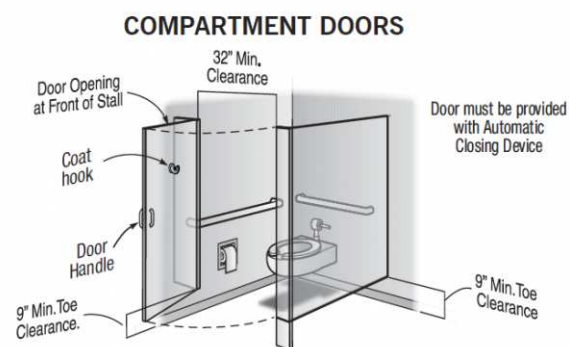
Notes:

N/A

Finding #277 Continued



Finding 297392 Main Photo



CORRECTED

Men's Restroom S418

Lat: 38.8305210000, Long: -104.8248410000

Finding: 278

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished 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:

65.5 inches above
finished floor

Recommendation:

Lower coat hook 19 inches minimum. Not to exceed a maximum height of 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

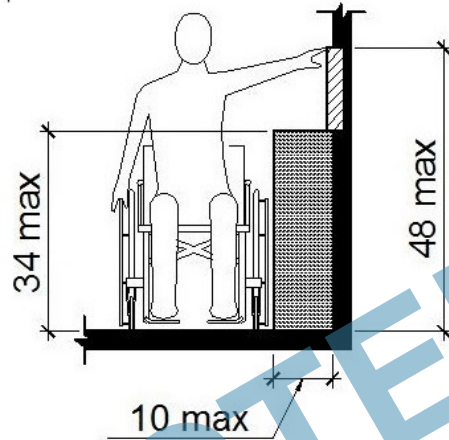
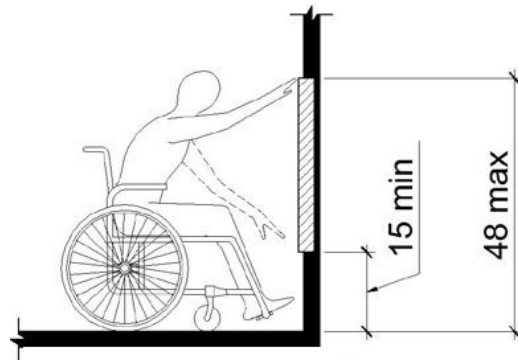
Notes:

N/A

Finding #278 Continued



Finding 297393 Main Photo



Considered
Unobstructed

Men's Restroom S418

Lat: 38.8305210000, Long: -104.8248410000

Finding: 279

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:

Compartment door
missing loop handles

Recommendation:

Install loop or U-shape handles on the inside and outside of the compartment 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

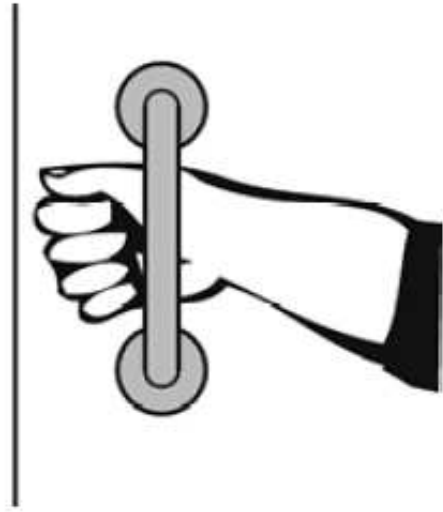
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #279 Continued



Finding 297394 Main Photo

CORRECTED

Men's Restroom S418

Lat: 38.8305210000, Long: -104.8248410000

Finding: 280

The toilet paper is not installed within the compliant range.

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:

0 inches in front of
toilet

Recommendation:

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

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