

Site Accessibility Evaluation

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



Public Health WIC Office

**2948 E Fountain Blvd
Colorado Springs, CO
80910**

Accessibility Evaluation

***Inspection Date: 08/23/2019
Inspector: David Mejia***

Prepared By



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

Parking Lot

Lat: 38.8184610000, Long: -104.7733669000

Finding: 1

The access aisle is not a minimum 5 feet wide.

A accessible parking stall's access aisle must be a minimum of 5 feet wide measured from centerline to centerline.

Where the access aisle is not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the access aisle.

2010 ADAS Section 502.3.1

Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

Citation:

2010 ADAS Section: 502.3.1

As Built:

52.5 inches in width

Recommendation:

Re-stripe access aisle and ensure a 60 inch minimum measured to the centerline of the paint stripe.

Barrier Priority:

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

Department:

N/A

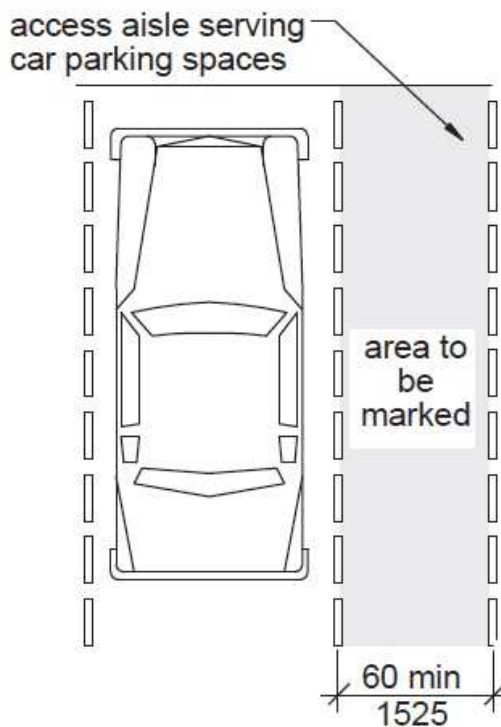
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #1 Continued



Finding #1 Additional Finding Photos



Finding 297748 Additional Photo

Parking Lot

Lat: 38.8184610000, Long: -104.7733669000

Finding: 2

The running slope (long dimension) of the accessible parking stall exceeds 2%.

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

2010 ADAS Section 502.4

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

Citation:

2010 ADAS Section: 502.4

As Built:

Van parking stall at
2.18 - 3.14 % running
slope

Recommendation:

Re-pave and re-stripe 2 parking stalls and 1 access aisle ensuring running slope does NOT exceed 2% (1:48).

Barrier Priority:

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

Department:

N/A

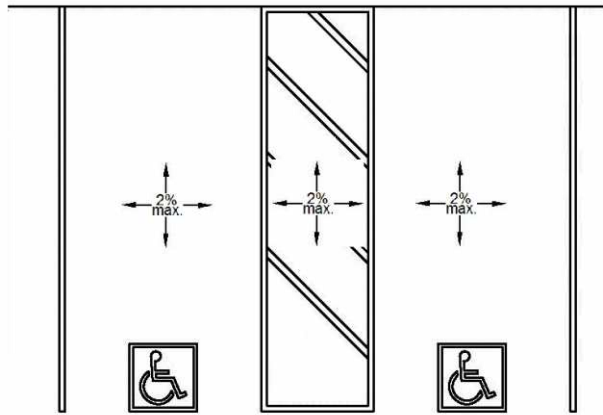
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #2 Continued



Finding 297756 Main Photo

Finding #2 Additional Finding Photos



Finding 297756 Additional Photo



Finding 297756 Additional Photo

Parking Lot

Lat: 38.8184610000, Long: -104.7733669000

Finding: 3

The running slope (long dimension) of the access isle exceeds 2%.

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

2010 ADAS Section 502.4

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

Citation:

2010 ADAS Section: 502.4

As Built:

Running slope of
access aisle between
2.14% and 4.54%

Recommendation:

Re-pave and re-stripe 2 parking stalls and 1 access aisle ensuring running slope does NOT exceed 2% (1:48).

Barrier Priority:

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

Department:

N/A

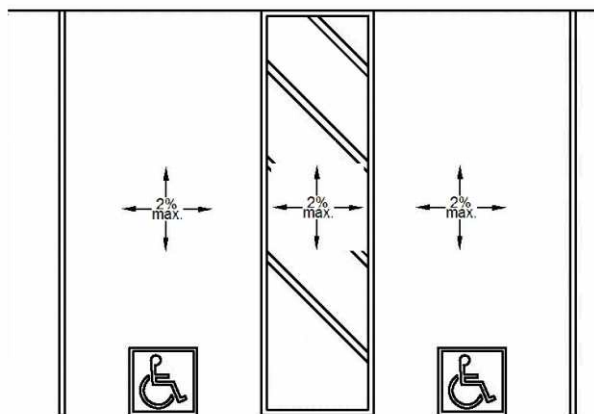
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #3 Continued



Finding 297757 Main Photo

Finding #3 Additional Finding Photos



Finding 297757 Additional Photo

Parking Lot

Lat: 38.8184610000, Long: -104.7733669000

Finding: 4

The running slope (long dimension) of the accessible parking stall exceeds 2%.

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

2010 ADAS Section 502.4

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

Citation:

2010 ADAS Section: 502.4

As Built:

Accessible parking
stall running slope
between 3.14% - 4.00%

Recommendation:

Re-pave and re-stripe 2 parking stalls and 1 access aisle ensuring running slope does NOT exceed 2% (1:48).

Barrier Priority:

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

Department:

N/A

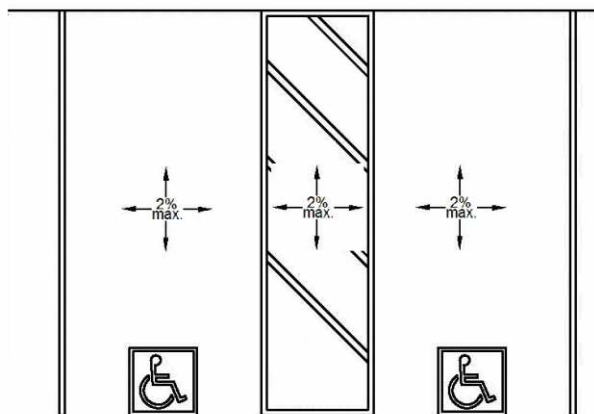
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #4 Continued



Finding 297758 Main Photo

Unisex Restroom

Lat: 38.8184610000, Long: -104.7733669000

Finding: 5

The toilet seat cover 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 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:

8.5 inches above rear
grab bar

Recommendation:

Relocate seat cover dispenser to have operable part between 15 inches minimum and 48 inches maximum above floor. May require relocation below rear or side grab bar at 1.5 inches minimum clearance below grab bar 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

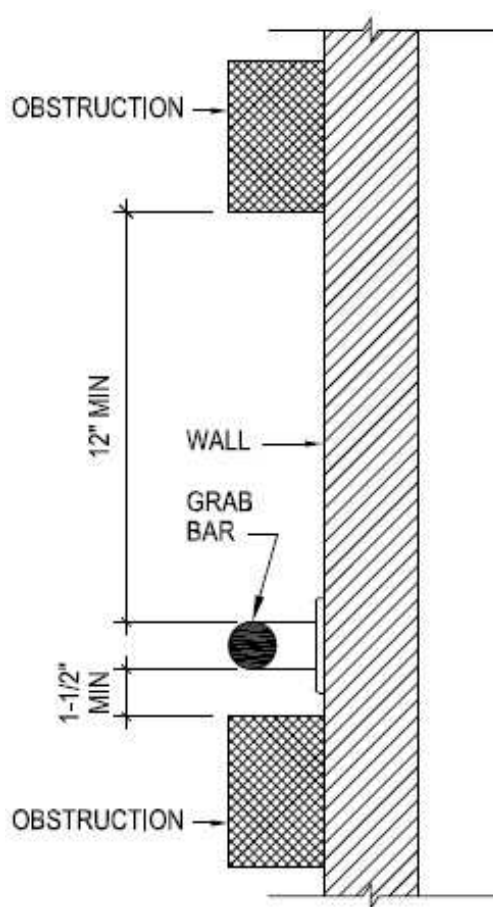
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #5 Continued



Finding #5 Additional Finding Photos



Finding 297749 Additional Photo

Unisex Restroom

Lat: 38.8184610000, Long: -104.7733669000

Finding: 6

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 9 lbs 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:

N/A

Finding #6 Continued



Unisex Restroom

Lat: 38.8184610000, Long: -104.7733669000

Finding: 7

The lavatory projects into the clear floor space required for the toilet.

The clear floor space is 60 inches along the back wall by 56 inches.

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.

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:

Lavatory projects into the required clear floor space of the toilet

Recommendation:

Pre-existing condition. In future renovation/remodel, ensure water closet minimum required clear floor space of 60 inches in width x 59 inches in depth is not obstructed by lavatory or other fixtures.

Barrier Priority:

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

Department:

N/A

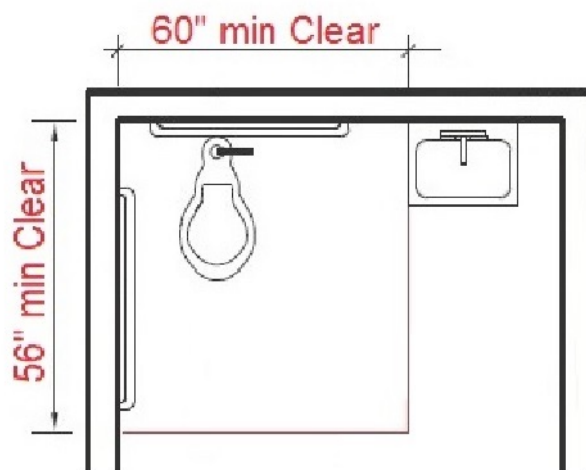
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #7 Continued



Finding #7 Additional Finding Photos



Finding 297751 Additional Photo

Unisex Restroom

Lat: 38.8184610000, Long: -104.7733669000

Finding: 8

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 inches from the side wall

Recommendation:

Adjust toilet to measure between 16 inches minimum and 18 inches maximum from side 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

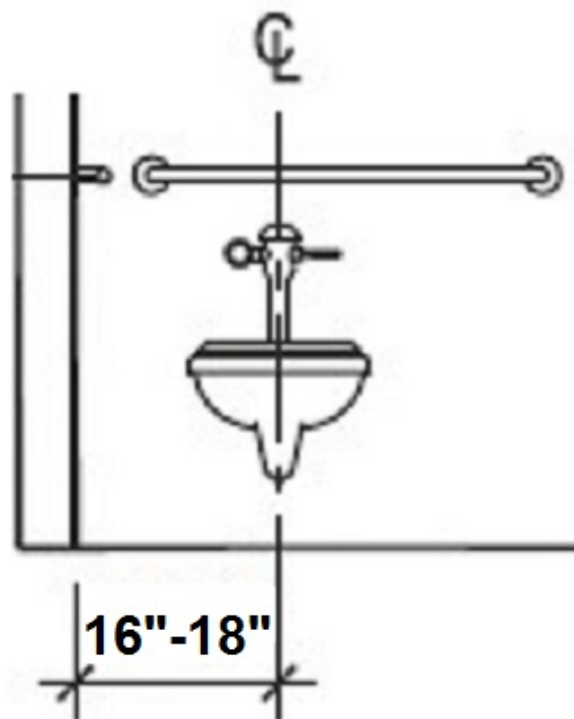
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #8 Continued



Unisex Restroom

Lat: 38.8184610000, Long: -104.7733669000

Finding: 9

The clear floor space around the toilet is obstructed by the baby changing station.

No fixtures are allowed in the clear floor space required for the toilet.

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.

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:

Baby changing station
protrudes 4 inches
into required clear
floor space of toilet

Recommendation:

Reposition baby changing station 4 inches minimum away from the required clear floor space of the toilet.

Barrier Priority:

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

Department:

N/A

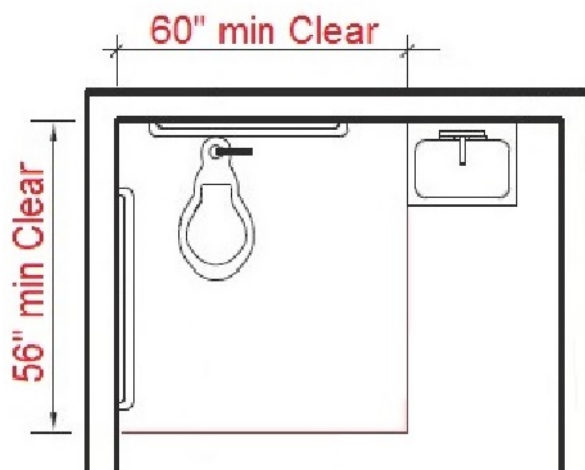
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #9 Continued



Finding #9 Additional Finding Photos



Finding 297754 Additional Photo

Unisex Restroom

Lat: 38.8184610000, Long: -104.7733669000

Finding: 10

The lavatory's clear floor space is obstructed by the hand dryer.

The wall mounted hand dryer projects 6 inches from the wall and encroaches into the required 30 inches by 48 inches clear floor space.

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: 606.2

As Built:

Hand dryer projects
into lavatory's clear
floor space

Recommendation:

Remove hand dryer due to protruding into the required clear floor space of the lavatory. Also, a paper towel dispenser already exists.

Barrier Priority:

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

Department:

N/A

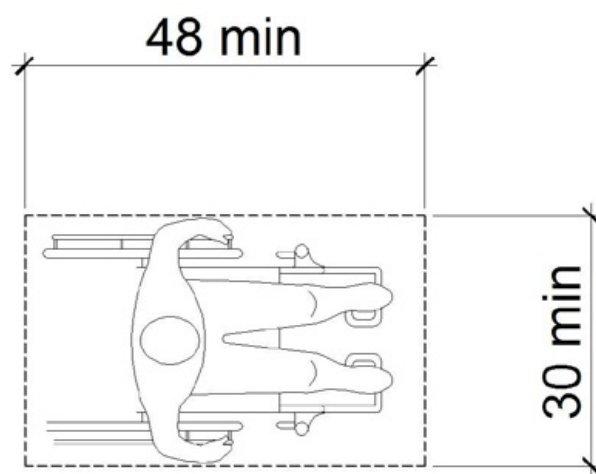
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #10 Continued



Finding #10 Additional Finding Photos



Finding 297755 Additional Photo



Finding 297755 Additional Photo

Unisex Restroom

Lat: 38.8184600000, Long: -104.7734000000

Finding: 11

The rear grab bar does not extend adequately past the toilet on the wide side.

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

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

2010 ADAS Section 604.5.2

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

Citation:

2010 ADAS Section: 604.5.2

As Built:

19 inches from center
of toilet

Recommendation:

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

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

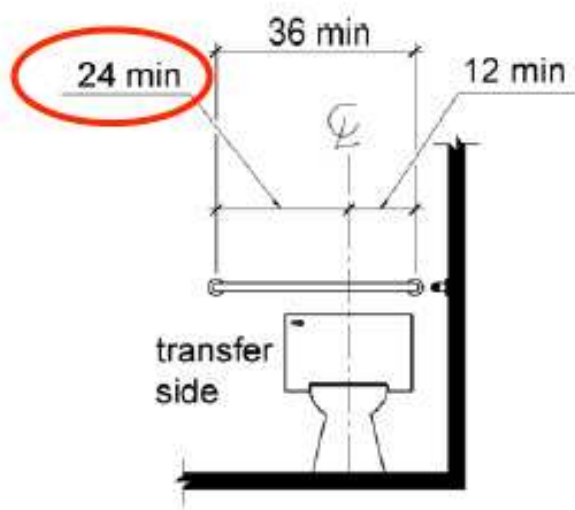
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #11 Continued



Finding 299523 Main Photo

Unisex Restroom

Lat: 38.8184600000, Long: -104.7734000000

Finding: 12

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
protrudes 9.5 inches
into circulation path

Recommendation:

Remove paper towel dispenser as it protrudes more than 4 inches from wall and could potentially be a safety hazard. Also, there is an electric hand dryer installed near the lavatory.

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

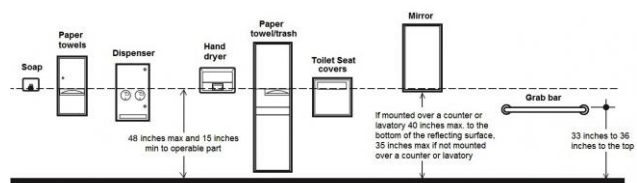
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #12 Continued



Finding 299524 Main Photo

Unisex Restroom

Lat: 38.8184600000, Long: -104.7734000000

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:

Coat hook at 66 inches
above finish floor

Recommendation:

Lower coat hook 20 inches minimum or install another coat hook not to exceed a maximum height of 48 inches above 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

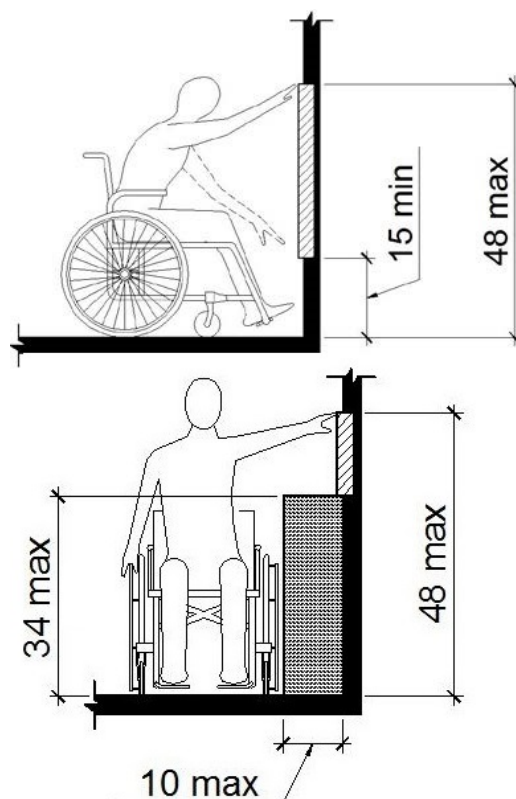
Notes:

N/A

Finding #13 Continued



Finding 299525 Main Photo



Considered
Unobstructed

Unisex Restroom

Lat: 38.8184600000, Long: -104.7734000000

Finding: 14

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:

Mirror height at 40.25
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 1 inch.

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

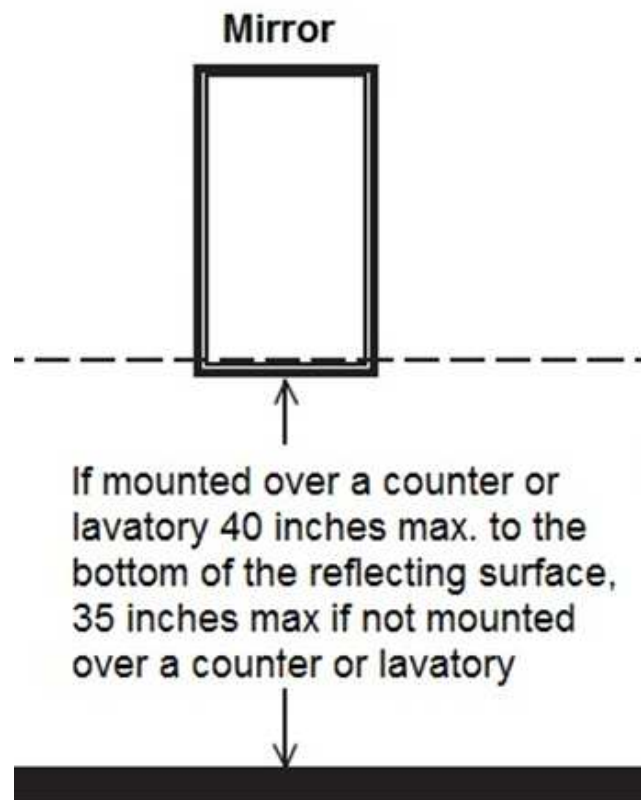
Notes:

N/A

Finding #14 Continued



Finding 299526 Main Photo



Main Lobby

Lat: 38.8184610000, Long: -104.7733669000

Finding: 15

The informational shelf is positioned too high for either a side or front approach.

Where a clear floor or ground space allows a parallel or front approach and the side reach is unobstructed, the high side reach shall be 48 inches maximum above the finish floor or ground and the low side reach shall be 15 inches minimum above the finish floor or ground.

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.

2010 ADAS Section 308.3.1

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

Citation:

2010 ADAS Section: 308.2.1, 308.3.1

As Built:

Top shelf brochures at
68 inches above
finished floor

Recommendation:

Lower informational shelf to provide access to brochures or reconfigure brochures to ensure a reach range of no more than 48 inches above 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

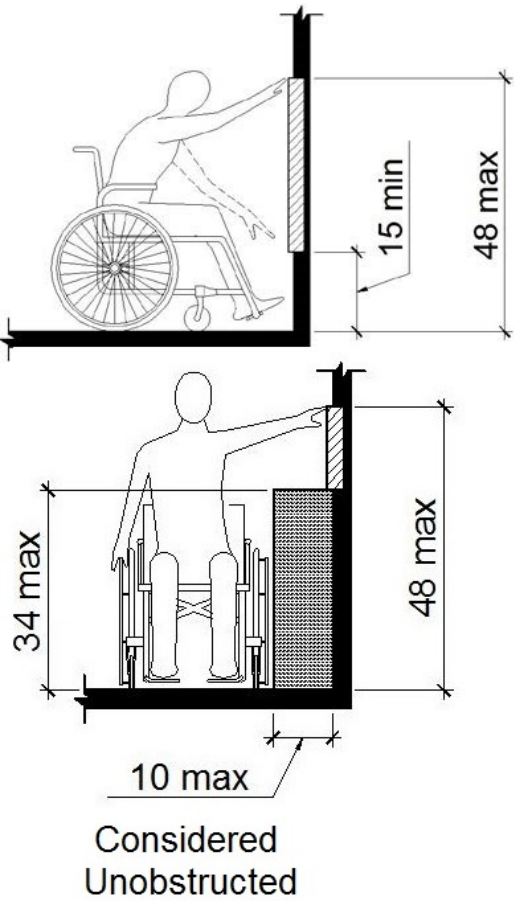
Notes:

N/A

Finding #15 Continued



Finding 297759 Main Photo



Finding #15 Additional Finding Photos



Finding 297759 Additional Photo

Main Lobby

Lat: 38.8184600000, Long: -104.7734000000

Finding: 16

The knee clearance not compliant.

The knee clearance shall be 11 inches deep minimum at 9 inches above the finish floor or ground, and 8 inches deep minimum at 27 inches above the finish floor or ground and 30 inches wide minimum.

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 or toe
clearance provided
underneath desk

Recommendation:

Move computer to the side of desk to provide knee clearance underneath desk.

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

N/A

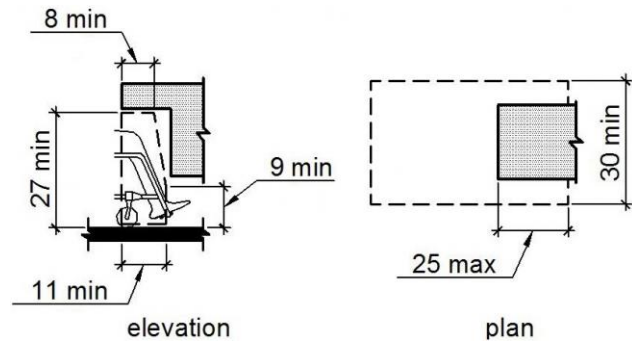
Notes:

N/A

Finding #16 Continued



Finding 297760 Main Photo



CORRECTED

Breast Feeding Room

Lat: 38.8184610000, Long: -104.7733669000

Finding: 17

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:

3.2 seconds to closed position

Recommendation:

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

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

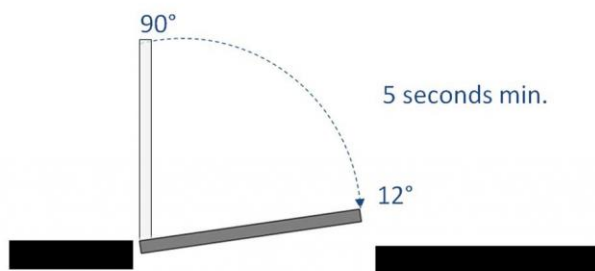
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #17 Continued



Finding 297761 Main Photo

Breast Feeding Room

Lat: 38.8184610000, Long: -104.7733669000

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:

9 pounds of pressure required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

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 #18 Continued



Finding 297762 Main Photo

WIC Conference Room

Lat: 38.8184610000, Long: -104.7733669000

Finding: 19

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:

7 lbs of pressure
required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

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 #19 Continued



Finding 297763 Main Photo