

# Site Accessibility Evaluation

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



### **Widefield Park**

**1300 Fontaine Blvd  
Colorado Springs, CO  
80911**

**Accessibility Evaluation**

***Inspection Date: 06/26/2018***

***Inspector: David Mejia***

**Prepared By**



**(719) 520 - 6866**

**[www.elpasoco.com](http://www.elpasoco.com)**

## Parking Lot

Lat: 38.7371293000, Long: -104.7255016000

### Finding: 1

There are not enough accessible stalls

There are 0 accessible parking stalls including 0 designated for a van.

There should be a minimum of 2 accessible parking stalls including a minimum of 1 van accessible stalls.

2010 ADAS Section 208.2

Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

#### Citation:

2010 ADAS Section: 208.2

#### As Built:

No accessible parking stalls

#### Recommendation:

Repave and re-stripe parking lot to provide accessible parking stalls, access aisle connecting to main path of travel and install parking signs with the international symbol of accessibility.

#### Barrier Priority:

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

#### Department:

N/A

#### Estimated Remediation Date:

N/A

#### Notes:

Corrective Action: Work order # 439352 submitted on 8/27/18.

Finding #1 Continued



Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

Finding 174004 Main Photo

CORRECTED

## Parking Lot

Lat: 38.7371293000, Long: -104.7255016000

### Finding: 2

The access aisle is missing at the accessible parking stall.

Access aisles serving parking spaces shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

*2010 ADAS Section 502.2*

*Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.*

#### Citation:

2010 ADAS Section: 502.2

#### As Built:

No accessible aisle

#### Recommendation:

Stripe access aisle in between 2 accessible parking stalls.

#### Barrier Priority:

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

#### Department:

N/A

#### Estimated Remediation Date:

N/A

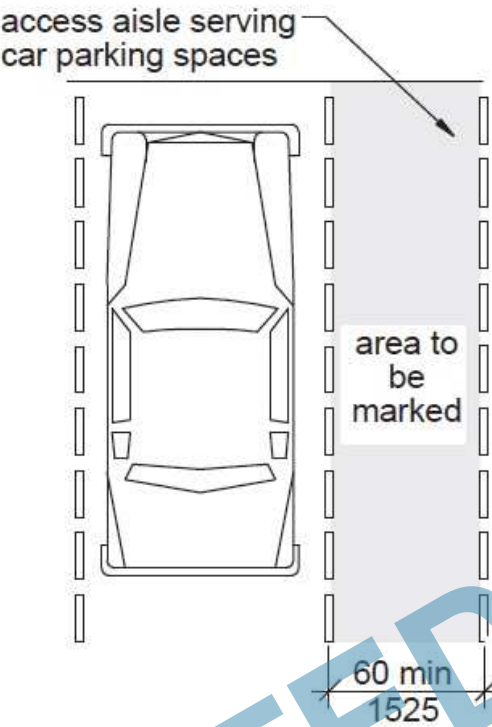
#### Notes:

Corrective Action: Work order # 439352 submitted on 8/27/18.

Finding #2 Continued



Finding 174005 Main Photo



CORRECTED

## Parking Lot

Lat: 38.7371293000, Long: -104.7255016000

### Finding: 3

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

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

*2010 ADAS Section 502.4*

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

#### Citation:

2010 ADAS Section: 502.4

#### As Built:

No curb ramp into accessible route

#### Recommendation:

Remove existing curb ramp and build new curb ramp in line with new access aisle to meet 2010 ADA standards.

#### 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:

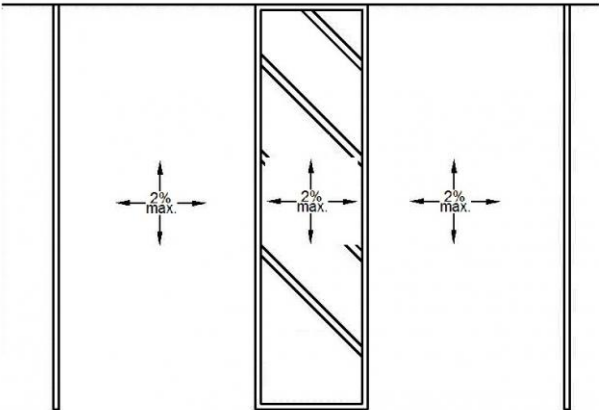
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#### Notes:

Corrective Action: Work order # 439352 submitted on 8/27/18.



Finding #3 Continued



Finding 174006 Main Photo

CORRECTED

## Path of Travel

Lat: 38.7371293000, Long: -104.7255016000

### Finding: 4

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

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

2010 ADAS Section 403.3

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

#### Citation:

2010 ADAS Section: 403.3

#### As Built:

Certain sections of circulation path up to 8.66% running slope 50ft from parking lot sidewalk

#### Recommendation:

Level path of travel to 5% maximum to meet current ADA standards.

#### Barrier Priority:

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

#### Department:

N/A

#### Estimated Remediation Date:

N/A

#### Notes:

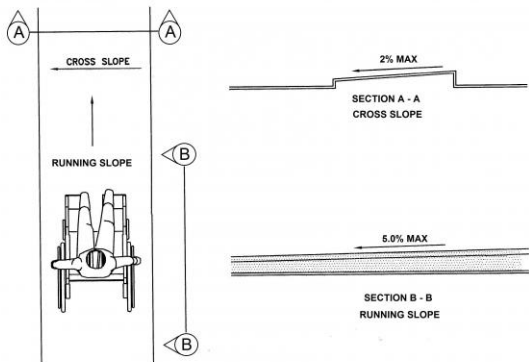
Corrective Action:



Finding #4 Continued



Finding 174007 Main Photo



CORRECTED

## Finding #4 Additional Finding Photos



Finding 174007 Additional Photo

CORRECTED

## Mens Bathroom

Lat: 38.7371293000, Long: -104.7255016000

Wheel: N/A, Direction: NW

### Finding: 5

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:

29 inches opening  
width

### Recommendation:

Reconfigure door opening to meet compliance. Due to the existing and type of structure, it may be structurally infeasible.

Please note that in order for the restroom to meet ADA compliance, major renovation/construction will be required.

### Barrier Priority:

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

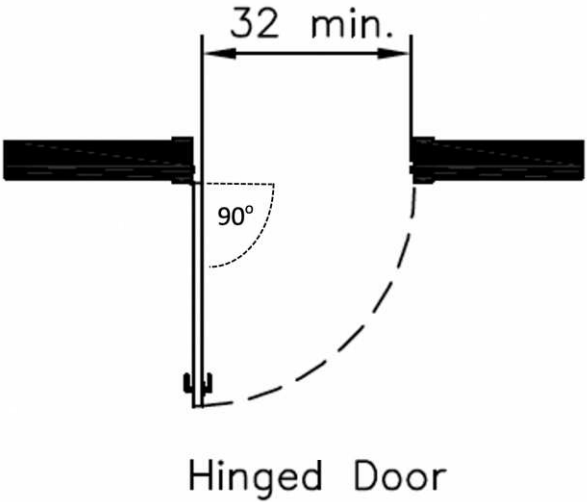
### Department:

N/A

### Estimated Remediation Date:

N/A

Notes:  
Corrective Action:



Finding 174008 Main Photo

CORRECTED

## Mens Bathroom

Lat: 38.7371293000, Long: -104.7255016000

### Finding: 6

Compliant turning space has not been provided.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

*2010 ADAS Section 304.3.1*

*The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.*

*2010 ADAS Section 304.3.2*

*The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.*

### Citation:

2010 ADAS Section: 304.3.1, 304.3.2

### As Built:

54 inches in diameter

### Recommendation:

Alter toilet, urinal and lavatory to ensure a 60 inch radius is provided.

Please note that in order for the restroom to meet ADA compliance, major renovation/construction will be required.

### Barrier Priority:

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

### Department:

N/A

### Estimated Remediation Date:

N/A

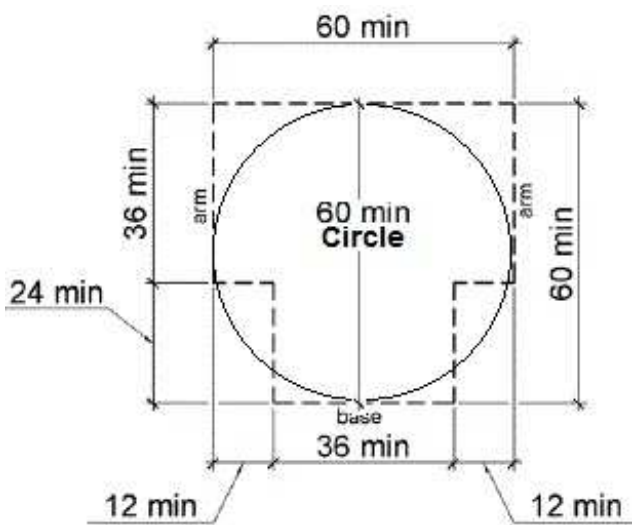
### Notes:

Corrective Action:

Finding #6 Continued



Finding 174086 Main Photo



CORRECTED



## Mens Bathroom

Lat: 38.7371293000, Long: -104.7255016000

### Finding: 7

The apron at the sink projects too low to the floor.

The vertical 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.

*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:

Measures only 4 inches back from the front edge

#### 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.

Please note that in order for the restroom to meet ADA compliance, major renovation/construction will be required.

#### Barrier Priority:

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

#### Department:

N/A

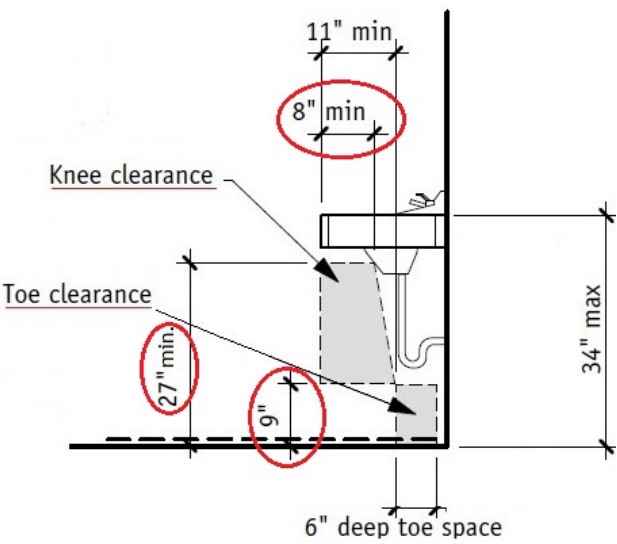
#### Estimated Remediation Date:

N/A

#### Notes:

Corrective Action:

Finding #7 Continued



Finding 174144 Main Photo

CORRECTED

## Mens Bathroom

Lat: 38.7371293000, Long: -104.7255016000

### Finding: 8

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 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

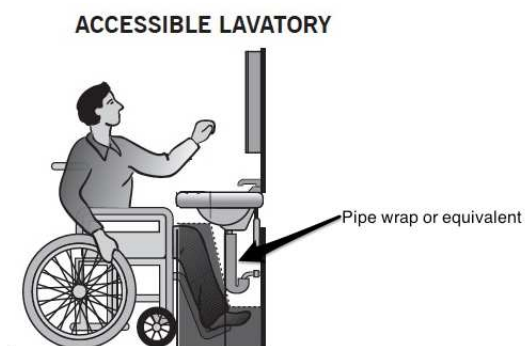
### Estimated Remediation Date:

N/A

### Notes:

Corrective Action:

## Finding #8 Continued



Finding 174163 Main Photo

CORRECTED

## Mens Bathroom

Lat: 38.7371293000, Long: -104.7255016000

### Finding: 9

The hand dryer 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:

50.5 inches from the ground

#### Recommendation:

Lower hand dryer 3 to 4 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

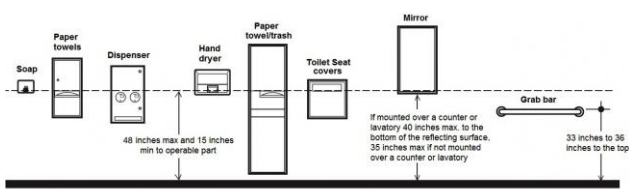
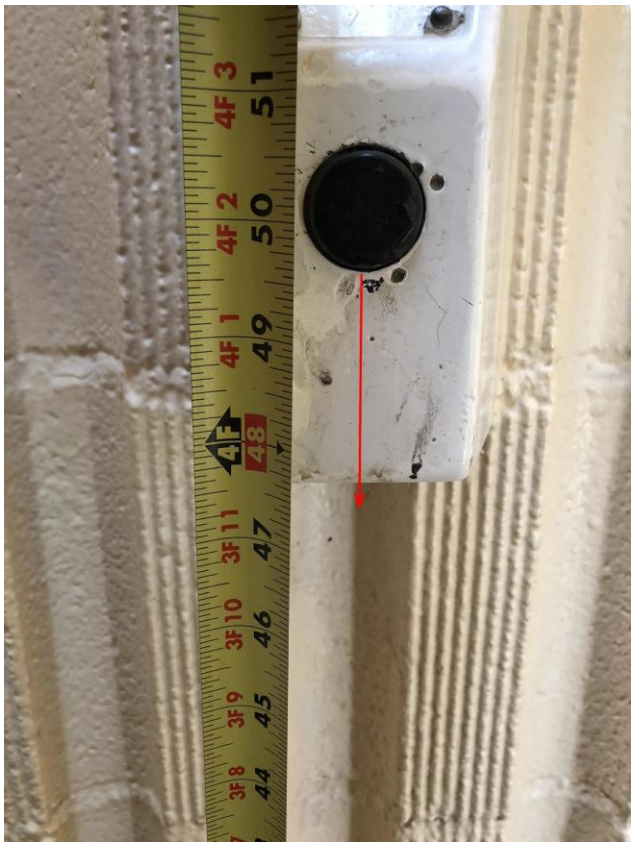
#### Estimated Remediation Date:

N/A

#### Notes:

Corrective Action

Finding #9 Continued



Finding 174549 Main Photo

CORRECTED



## Mens Bathroom

Lat: 38.7371293000, Long: -104.7255016000

### Finding: 10

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:

18.5 inches from side wall

#### Recommendation:

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

#### Barrier Priority:

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

#### Department:

N/A

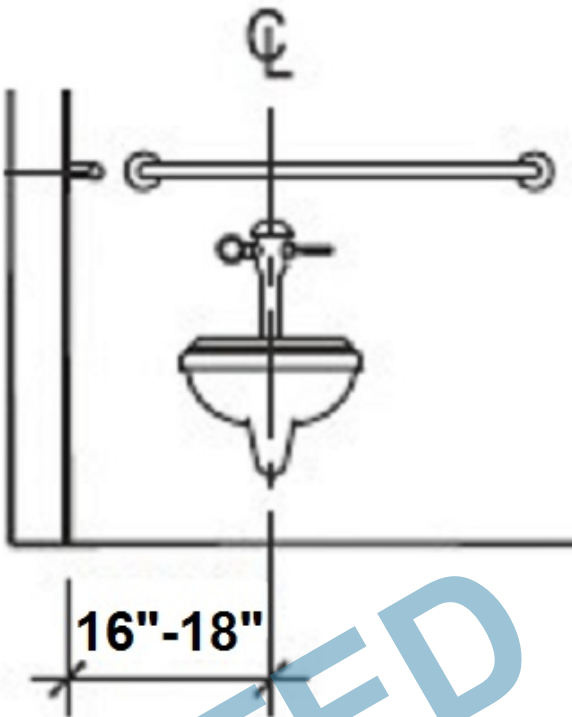
#### Estimated Remediation Date:

N/A

#### Notes:

Corrective Action:

Finding #10 Continued



Finding 174559 Main Photo

CORRECTED

## Mens Bathroom

Lat: 38.7371293000, Long: -104.7255016000

### Finding: 11

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 the toilet seat. The seat itself shall be a maximum of 2 inch high.

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 inches

#### 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

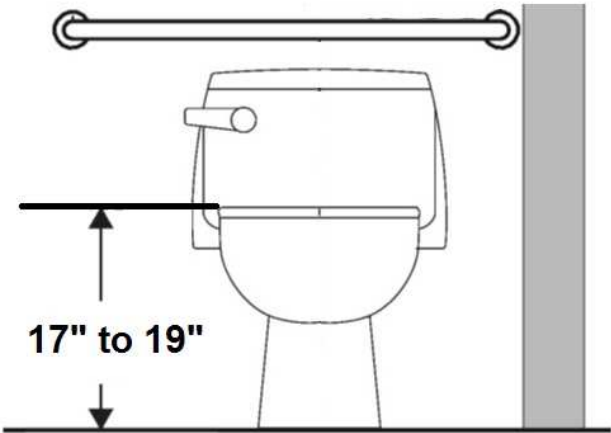
#### Estimated Remediation Date:

N/A

#### Notes:

Corrective Action:

Finding #11 Continued



Finding 174571 Main Photo

CORRECTED

## Mens Bathroom

Lat: 38.7371293000, Long: -104.7255016000

### Finding: 12

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.

#### Barrier Priority:

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

#### Department:

N/A

#### Estimated Remediation Date:

N/A

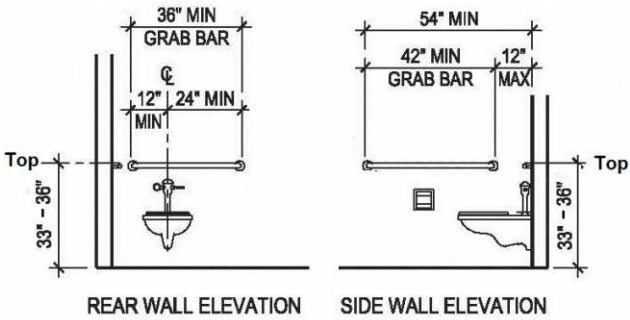
#### Notes:

Corrective Action:

Finding #12 Continued



Finding 174578 Main Photo



CORRECTED



## Finding #12 Additional Finding Photos



Finding 174578 Additional Photo



Finding 174578 Additional Photo

CORRECTED

## Women's Restroom

Lat: 38.7371293000, Long: -104.7255016000

### Finding: 13

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

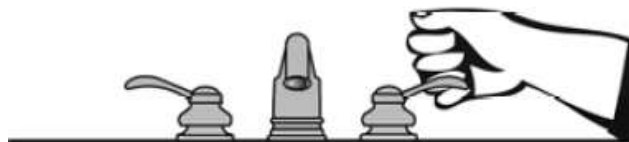
#### Estimated Remediation Date:

N/A

#### Notes:

Corrective Action:

## Finding #13 Continued



Finding 174236 Main Photo

CORRECTED

## Women's Restroom

Lat: 38.7371293000, Long: -104.7255016000

### Finding: 14

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:

Rear wall

#### Recommendation:

Relocate and ensure toilet paper dispenser is between 7 inches minimum to 9 inches maximum in front of water closet measured to centerline of the dispenser. If toilet paper dispenser is installed above side grab bar ensure there is 12 inches of clearance minimum above side grab bar but no more than 48 inches in height measured from the floor to the center of the paper roll. If installed below grab bar ensure there is 1.5 inches clearance minimum but no less than 15 inches in height measured from the floor to the center of the paper roll.

#### Barrier Priority:

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

#### Department:

N/A

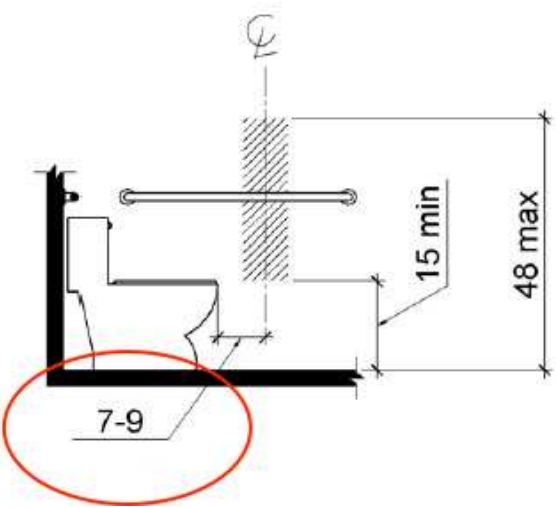
#### Estimated Remediation Date:

N/A

#### Notes:

Corrective Action:

Finding #14 Continued



Finding 174582 Main Photo

CORRECTED

## Play Area

Lat: 38.7371293000, Long: -104.7255016000

### Finding: 15

There are not enough accessible elevated play components.

Where Elevated Play Components are provided, at least 50 percent shall be on an accessible route. An accessible route may be a ramp of transfer system.

2010 ADAS Section 240.2.2

Where elevated play components are provided, at least 50 percent shall be on an accessible route and shall comply with 1008.4.

#### Citation:

2010 ADAS Section: 240.2.2

#### As Built:

Only 2 elevated play components are on an accessible route

#### Recommendation:

Ensure access to 50% of the elevated play components are on an accessible route and/or transfer system.

#### 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 #15 Continued



Finding 174688 Main Photo

## Finding #15 Additional Finding Photos



Finding 174688 Additional Photo



Finding 174688 Additional Photo



Finding 174688 Additional Photo

CORRECTED

## Play Area

Lat: 38.7371293000, Long: -104.7255016000

### Finding: 16

A minimum of one of each type of ground level play components is not on an accessible route.

Where ground level play components are provided, at least one of each type shall be on an accessible route and shall comply.

*2010 ADAS Section 240.2.1.1*

*Where ground level play components are provided, at least one of each type shall be on an accessible route and shall comply with 1008.4.*

#### Citation:

2010 ADAS Section: 240.2.1.1

#### As Built:

No accessible route  
ground level play  
components

#### Recommendation:

Add accessible route to swing set and 3 other ground level play components.

#### 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 #16 Continued**



**Finding 174690 Main Photo**

## Finding #16 Additional Finding Photos



Finding 174690 Additional Photo

CORRECTED

## Play Area

Lat: 38.7371293000, Long: -104.7255016000

### Finding: 17

There are not enough accessible ground level play components based on the number of elevated play components.

There should be a minimum of four accessible ground level play components including 3 that are different types.

*2010 ADAS Section 240.2.1.2*

*Where elevated play components are provided, ground level play components shall be provided in accordance with Table 240.2.1.2 and shall comply with 1008.4.*

#### Citation:

2010 ADAS Section: 240.2.1.2

#### As Built:

Only 2 ground level  
play components  
provided

#### Recommendation:

Install 2 additional play components that provide different play experiences from the existing ground components.

#### 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 #17 Continued



Finding 174727 Main Photo

Table 240.2.1.2 Number and Types of Ground Level Play Components Required to be on Accessible Routes

Number of Elevated Play Components Provided	Minimum Number of Ground Level Play Components Required to be on an Accessible Route	Minimum Number of Different Types of Ground Level Play Components Required to be on an Accessible Route
1	Not applicable	Not applicable
2 to 4	1	1
5 to 7	2	2
8 to 10	3	3
11 to 13	4	3
14 to 16	5	3
17 to 19	6	3
20 to 22	7	4
23 to 25	8	4
26 and over	8, plus 1 for each additional 3, or fraction thereof, over 25	5

CORRECTED



## Play Area

Lat: 38.7371293000, Long: -104.7255016000

### Finding: 18

Compliance with ASTM F 1951 for accessibility for ground surfaces on accessible routes, clear floor or ground spaces, and turning spaces has not been determined.

Ground surfaces shall comply with ASTM F 1951. Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951.

2010 ADAS Section 1008.2.6.1

Ground surfaces shall comply with ASTM F 1951 (incorporated by reference, see "Referenced Standards" in Chapter 1). Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951.

#### Citation:

2010 ADAS Section: 1008.2.6.1

#### As Built:

Non compliant ground surface

#### Recommendation:

Install ground surface the complies with the American Society for Testing and Materials (ASTM) F 1951-99 around play area and ground level components. Not all play components need to be accessible. Further discussion will be required.

#### 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 #18 Continued



Finding 174734 Main Photo

CORRECTED