

Site Accessibility Evaluation

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



Bear Creek Regional Park

**2002 Creek Crossing St
Colorado Springs, CO
80905**

Accessibility Evaluation

***Inspection Date: 07/08/2019
Inspector: David Mejia***

Prepared By



(719) 520 - 6866

www.elpasoco.com

Northern Parking Lot

Lat: 38.8231882000, Long: -104.8573678000

Finding: 1

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:

Running slope at
4.37%

Recommendation:

The running slope for the 5 accessible parking stalls exceeds the 2% maximum. Re-pavement and re-striping will be required to meet compliance.

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

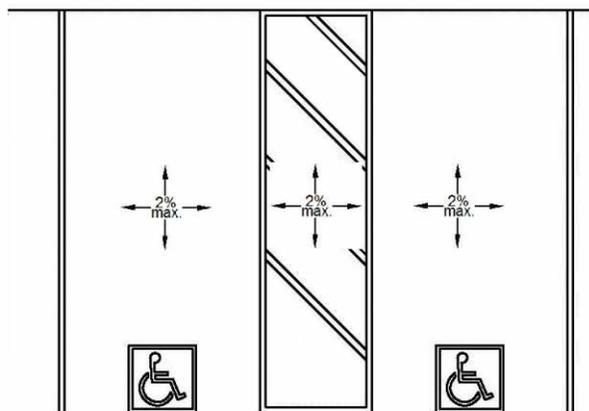
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #1 Continued



Finding 297288 Main Photo

Northern Parking Lot

Lat: 38.8231882000, Long: -104.8573678000

Finding: 2

The running slope of the access aisle (long dimension) 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 at 5.5 %

Recommendation:

The running slope for all access aisles exceeds the 2% maximum. Re-pavement and re-stripping will be required to meet compliance.

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

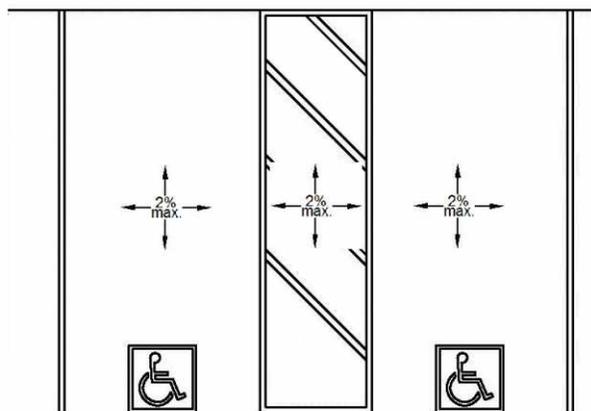
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #2 Continued



Finding 297289 Main Photo

Northern Parking Lot

Lat: 38.8231882000, Long: -104.8573678000

Finding: 3

The curb ramp on the accessible route contains cross slopes greater than 2%.

Surface cross slopes shall not exceed one unit vertical in 48 units horizontal (2-percent slope).

2010 ADAS Section 405.3

Cross slope of ramp runs shall not be steeper than 1:48.

2010 ADAS Section 406.1

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

Citation:

2010 ADAS Section: 405.3, 406.1

As Built:

Bottom landing cross slope at 6.55%

Recommendation:

Replace with new parallel curb ramp meeting the 2% cross and running slope at the bottom landing and not to exceed 8.33% on the side ramps.

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

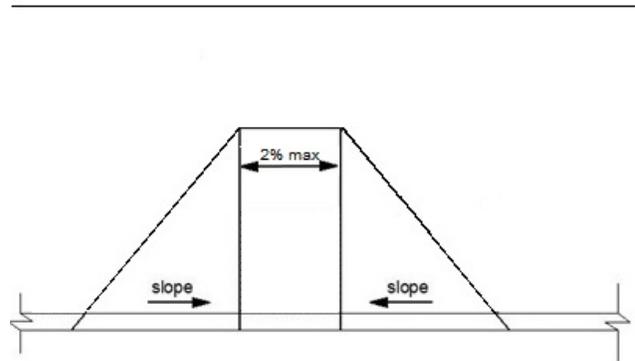
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #3 Continued



Southern Parking Lot

Lat: 38.8231882000, Long: -104.8573678000

Finding: 4

The surfaces of the accessible parking spaces and access aisles are not firm, stable, and slip resistant.

Floor and ground surfaces shall be stable, firm, and slip resistant

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.

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.

2010 ADAS Section 302.1

Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

Citation:

2010 ADAS Section: 502.4, 302.1

As Built:

Surface not stable,
firm, and slip resistant

Recommendation:

Pave parking lot with a firm, stable and slip resistant surface such as asphalt or concrete to include the required access aisles. Parking lot measured as if it were to be paved 100%. 102 parking stalls were determined based on 8 feet wide per parking stall. 5 accessible parking stalls are required with access aisles with one of those parking stalls being van accessible. Highly recommend providing more accessible parking stalls due to the west side parking lot undulated and hilly terrain.

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 297286 Main Photo

Finding #4 Additional Finding Photos



Finding 297286 Additional Photo

West Parking Lot

Lat: 38.8231882000, Long: -104.8573678000

Finding: 5

The cross slopes (narrow dimension) and/or running slopes (long dimension) of the accessible stall exceeds 2%.

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

2010 ADAS Section 502.4

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

Citation:

2010 ADAS Section: 502.4

As Built:

6.20% running slope /
2.44% cross slope

Recommendation:

May not be able to provide 100% compliant accessible parking stalls and access aisles on Creek Crossing Street on the west side of the park due to elevation and hilly terrain. Recommend providing more accessible parking stalls and accessible aisles on the south and north parking lots. Also, identified accessible parking stalls and access isles on Creek Crossing Street should be located on the flattest possible section if possible.

Barrier Priority:

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

Department:

N/A

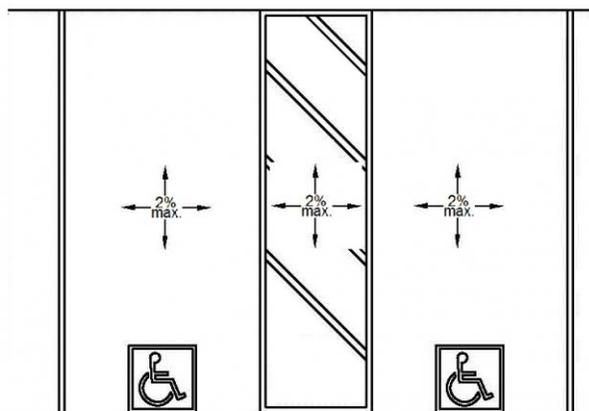
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #5 Continued



West Parking Lot

Lat: 38.8231882000, Long: -104.8573678000

Finding: 6

The accessible parking is not located on the shortest accessible route to the parking facility entrance.

In parking facilities that do not serve a particular building or facility, accessible parking spaces shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.

2010 ADAS Section 208.3.1

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

Citation:

2010 ADAS Section: 208.3.1

As Built:

Accessible parking
stalls missing access
isle

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

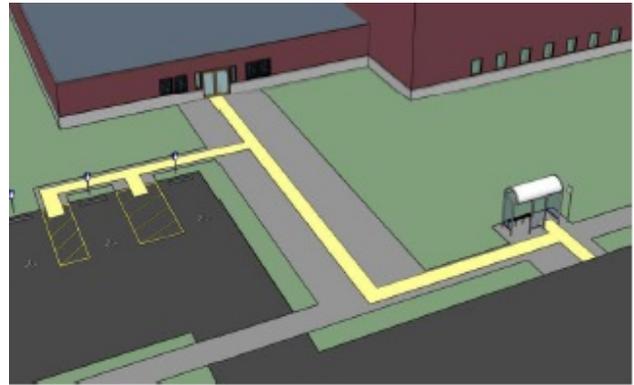
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #6 Continued



Men's Restroom

Lat: 38.8231882000, Long: -104.8573678000

Finding: 7

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:

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:

Parks

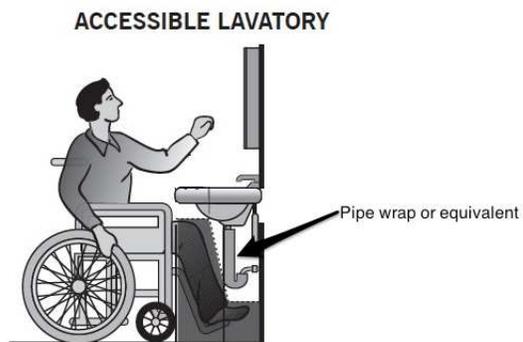
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #7 Continued



Finding 297145 Main Photo

Men's Restroom

Lat: 38.8231882000, Long: -104.8573678000

Finding: 8

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:

41.5 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 2 inches.

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:

Parks

Estimated Remediation Date:

N/A

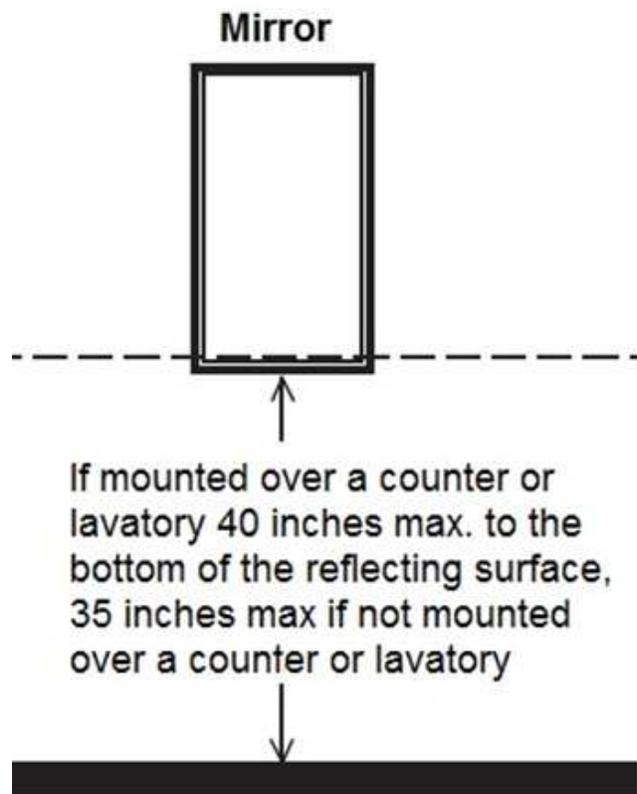
Notes:

N/A

Finding #8 Continued



Finding 297146 Main Photo



Men's Restroom

Lat: 38.8231882000, Long: -104.8573678000

Finding: 9

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:

41.5 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. Major remodel/reconstruction will be required to meet current ADA standards.

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:

Parks

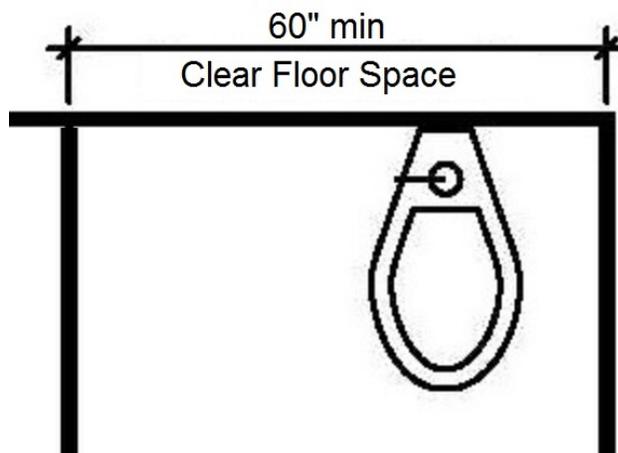
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #9 Continued



Finding 297147 Main Photo

Men's Restroom

Lat: 38.8231882000, Long: -104.8573678000

Finding: 10

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 or length due to structural limitations.

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:

Parks

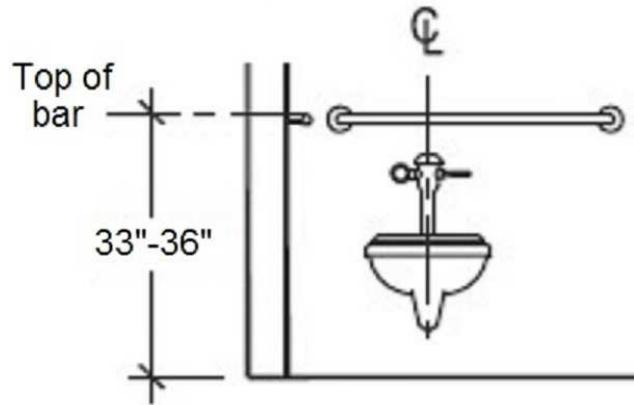
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #10 Continued



Finding 297148 Main Photo

Men's Restroom

Lat: 38.8231882000, Long: -104.8573678000

Finding: 11

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:

17 inches from rear wall

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:

Parks

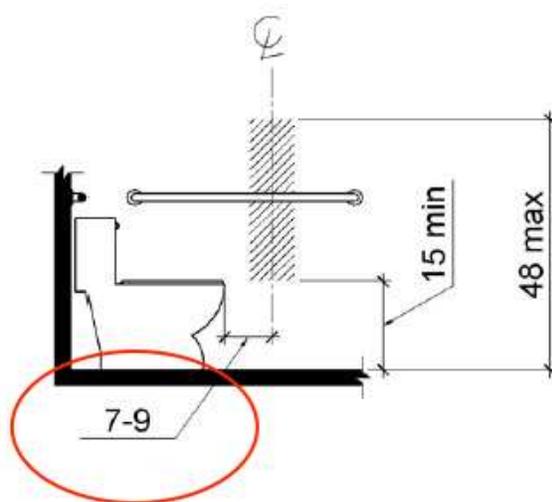
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #11 Continued



Finding 297149 Main Photo

Men's Restroom

Lat: 38.8231882000, Long: -104.8573678000

Finding: 12

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:

52.5 inches from rear wall

Recommendation:

Adjust side grab bar not to exceed 12 inches from rear wall. The side grab bar must be 42 inches minimum in length and extend at least 54 inches minimum beyond the rear wall.

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:

Parks

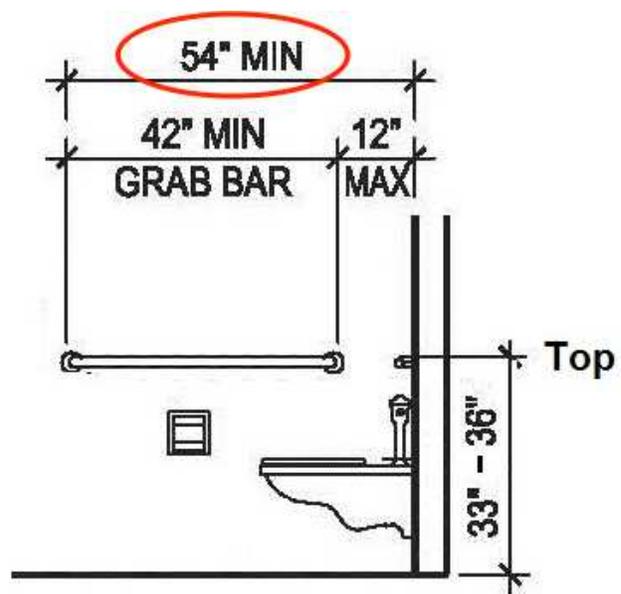
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #12 Continued



Finding 297150 Main Photo

Men's Restroom

Lat: 38.8231882000, Long: -104.8573678000

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:

62.5 inches above
finished floor

Recommendation:

Lower coat hook 14 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:

Parks

Estimated Remediation Date:

N/A

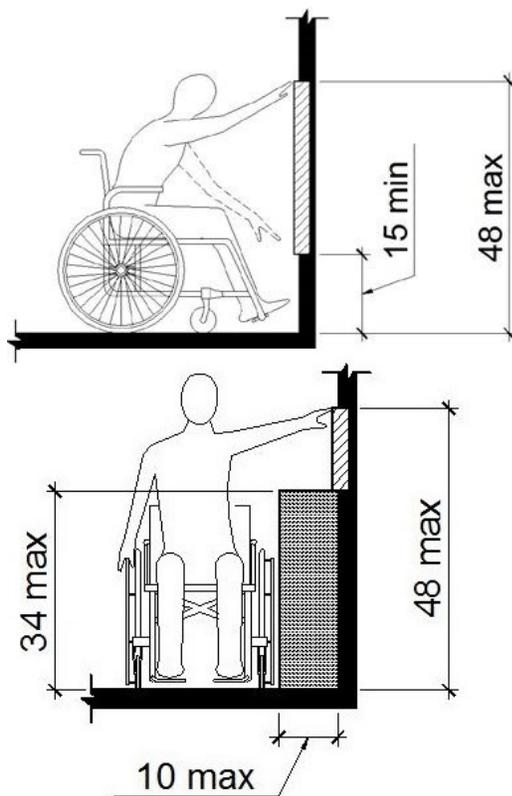
Notes:

N/A

Finding #13 Continued



Finding 297151 Main Photo



Considered
Unobstructed

Men's Restroom

Lat: 38.8231882000, Long: -104.8573678000

Finding: 14

Clear floor space is not provide at the tactile door sign.

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.

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:

6 inches from latch side

Recommendation:

Move to adjacent wall due to no wall space or can be placed directly on the door if door opens inward.

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:

Parks

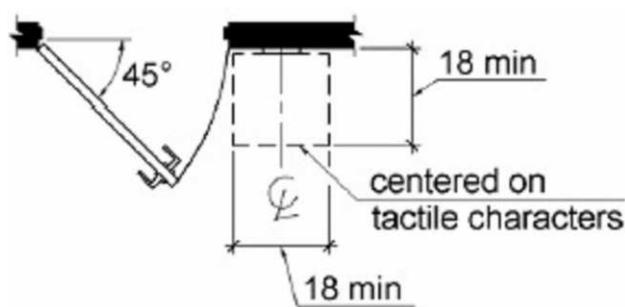
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #14 Continued



Finding 297152 Main Photo

Men's Restroom

Lat: 38.8231882000, Long: -104.8573678000

Finding: 15

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 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:

Parks

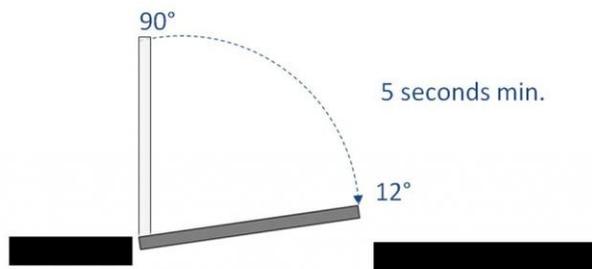
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #15 Continued



Finding 297153 Main Photo

Men's Restroom

Lat: 38.8231882000, Long: -104.8573678000

Finding: 16

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:

12 inches from rear wall

Recommendation:

Replace existing drinking fountain due to multiple violations. Drinking fountains shall be positioned for a forward approach and a required clear floor space of 30" x 48" centered on the unit.

Barrier Priority:

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

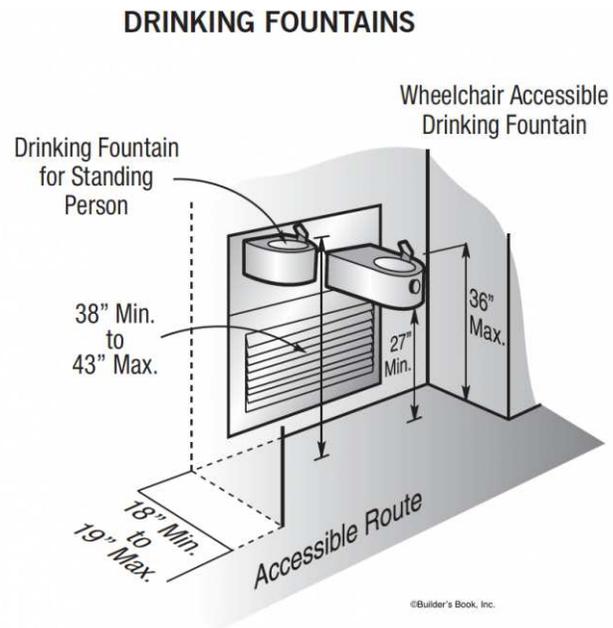
Department:

Parks

Estimated Remediation Date:

N/A

Notes:
N/A



Finding 297154 Main Photo

Men's Restroom

Lat: 38.8231882000, Long: -104.8573678000

Finding: 17

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:

26.5 inches above
finished floor

Recommendation:

Replace drinking fountain 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:

Parks

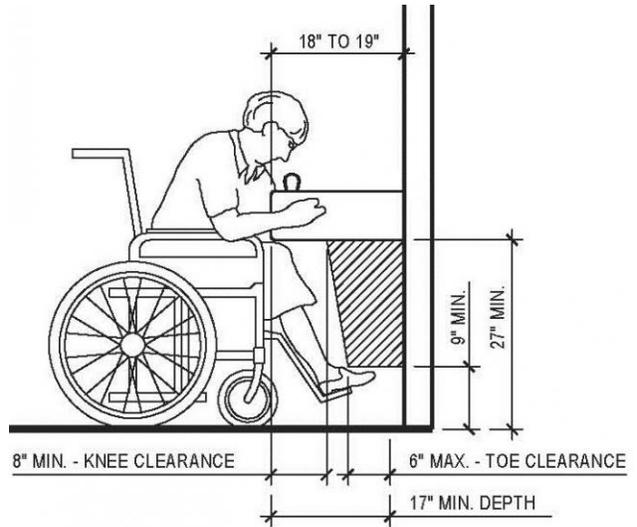
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #17 Continued



Finding 297155 Main Photo

Women's Restroom

Lat: 38.8231882000, Long: -104.8573678000

Finding: 18

Clear floor space is not provide at the tactile door sign.

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.

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 leafs, 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:

5.5 inches from latch side

Recommendation:

Move to adjacent wall due to no wall space or can be placed directly on the door if door opens inward.

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

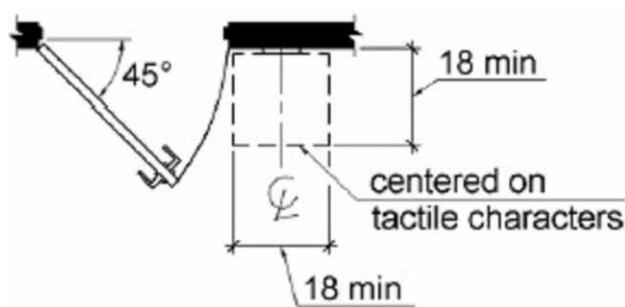
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #18 Continued



Finding 297156 Main Photo

Women's Restroom

Lat: 38.8231882000, Long: -104.8573678000

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:

2.5 seconds to closed position

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

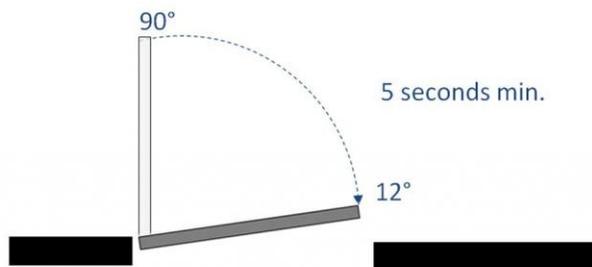
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #19 Continued



Finding 297157 Main Photo

Women's Restroom

Lat: 38.8231882000, Long: -104.8573678000

Finding: 20

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:

42 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. Major remodel/reconstruction will be required to meet current ADA standards.

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

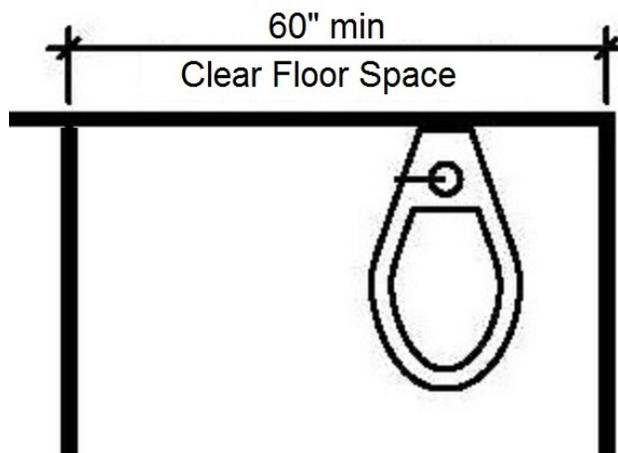
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #20 Continued



Finding 297158 Main Photo

Women's Restroom

Lat: 38.8231882000, Long: -104.8573678000

Finding: 21

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:

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 or length due to structural limitations.

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

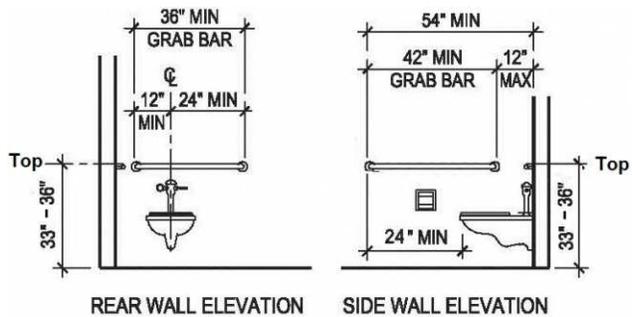
Notes:

N/A

Finding #21 Continued



Finding 297159 Main Photo



Women's Restroom

Lat: 38.8231882000, Long: -104.8573678000

Finding: 22

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:

16 inches from rear wall

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

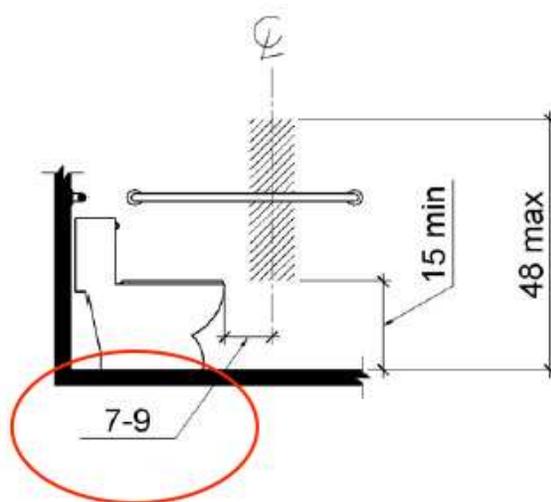
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #22 Continued



Finding 297160 Main Photo

Women's Restroom

Lat: 38.8231882000, Long: -104.8573678000

Finding: 23

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:

Does not self close

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

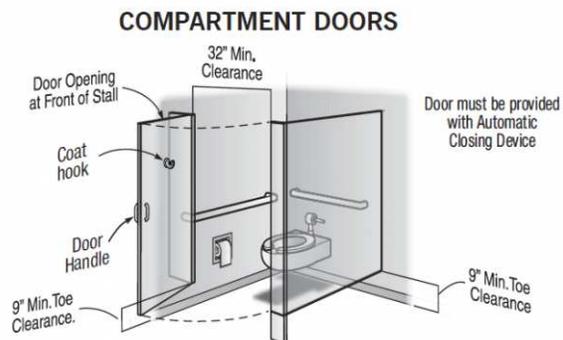
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #23 Continued



Finding 297161 Main Photo

Women's Restroom

Lat: 38.8231882000, Long: -104.8573678000

Finding: 24

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:

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

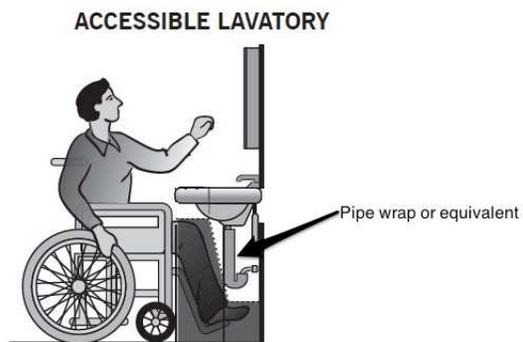
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #24 Continued



Finding 297162 Main Photo

Women's Restroom

Lat: 38.8231882000, Long: -104.8573678000

Finding: 25

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:

42.5 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 3 inches.

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 #25 Continued



Finding 297163 Main Photo

