

Site Accessibility Evaluation

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



DOT Operations Center

**3275 Akers Dr
Colorado Springs, CO
80922**

ADA Only

***Inspection Date: 09/27/2016
Inspector: David Mejia***

Prepared By



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

Parking

Lat: 38.8815867000, Long: -104.6886232000

Finding: 1

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

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

2010 ADAS Section 208.3.1

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

Citation:

2010 ADAS Section: 208.3.1

As Built:

Pedestrian ramp does not align w/aisle

Recommendation:

Submit w/o for correction. Area needs to be re-striped and access aisle to sidewalk path of travel needs to align w/accessible ramp.

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

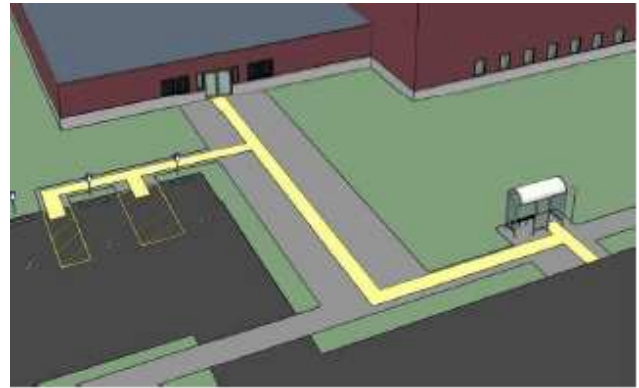
Estimated Remediation Date:

N/A

Notes:

Corrective Action: Parking area was repaved to meet seamless transition from access aisle to access route. Corrected 18 Oct 2016.

Finding #1 Continued



Finding 19554 Main Photo

CORRECTED

Finding #1 Additional Finding Photos



Finding 19554 Additional Photo

CORRECTED

Parking

Lat: 38.8815900000, Long: -104.6886000000

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 ranges
from 1% and 9.5%

Recommendation:

Re-pave access aisle and ensure a 2% maximum cross and running slope for the full length and width of the access aisle.

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

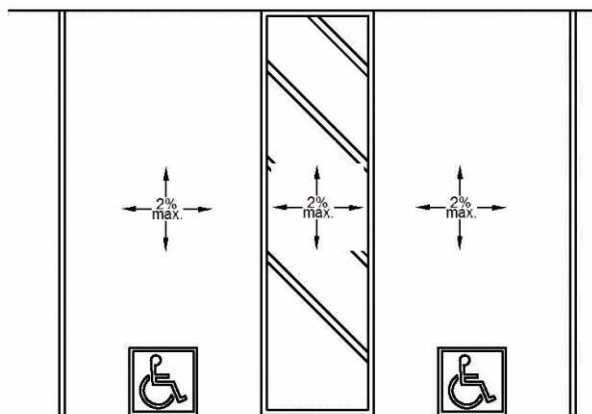
Notes:

N/A

Finding #2 Continued



Finding 299216 Main Photo



Finding #2 Additional Finding Photos



Finding 299216 Additional Photo



Finding 299216 Additional Photo

Parking

Lat: 38.8815900000, Long: -104.6886000000

Finding: 3

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 ranges
from 1% up to 9.5%

Recommendation:

Re-pave designated ADA parking stalls and ensure a 2% maximum cross and running slope for the full length and width of the 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

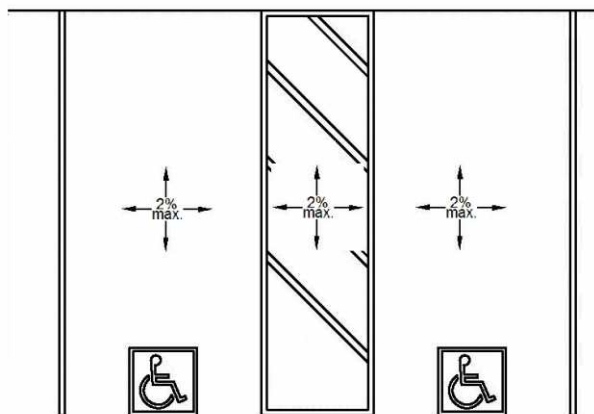
Notes:

N/A

Finding #3 Continued



Finding 299217 Main Photo



Finding #3 Additional Finding Photos



Finding 299217 Additional Photo



Finding 299217 Additional Photo



Finding 299217 Additional Photo

Parking

Lat: 38.8815900000, Long: -104.6886000000

Finding: 4

The accessible parking stall is not wide enough.

Each parking space must be at least 11 feet wide and shall be marked to define the width. The measurements of parking spaces and access aisles shall be made from the centerline of the markings.

Alternatively, the stall can be 8 feet wide minimum and the access aisle may be 8 feet wide.

The measurements of parking spaces and access aisles shall be made from the centerline of the markings. Where the parking space is not adjacent to another parking space or access aisle, the measurement shall be permitted to include the full width of the line defining the parking space.

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:

Van parking stall
measures 9.8 feet in
width

Recommendation:

Re-stripe ADA parking stall/s and access aisle/s. ADA parking stalls shall measure 8 ft minimum in width measured to the centerline of the paint stripes. Access aisles shall measure 5 ft minimum in width measured to the centerline of the paint stripes. Ensure ADA van parking stall/s are 8 feet wide minimum with an access aisle of 8 feet wide minimum or 11 feet wide minimum with an access aisle of 5 feet wide minimum measured to the centerline of the paint stripes.

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

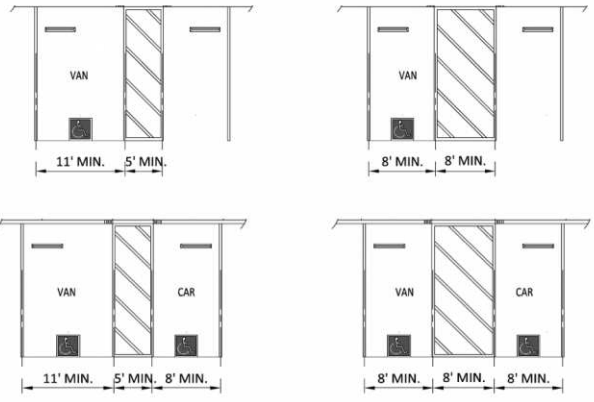
Notes:

N/A

Finding #4 Continued



Finding 299218 Main Photo



Finding #4 Additional Finding Photos



Finding 299218 Additional Photo

Sidewalk to entrance

Lat: 38.8815867000, Long: -104.6886232000

Finding: 5

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. Changes in level greater than 1/2 inch must be by way of a ramp.

2010 ADAS Section 303.3

Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

2010 ADAS Section 303.2

Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.

Citation:

2010 ADAS Section: 303.3, 303.2

As Built:

3/4 of an inches upheaval.

Recommendation:

Submit a work order to have sidewalk area shaved.

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:

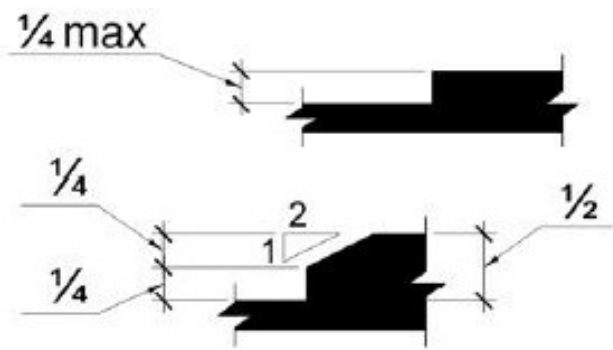
N/A

Notes:

Corrective Action:

CORRECTED

Finding #5 Continued



Finding 19562 Main Photo

CORRECTED

Finding #5 Additional Finding Photos



Finding 19562 Additional Photo

CORRECTED

Sidewalk to entrance

Lat: 38.8815867000, Long: -104.6886232000

Finding: 6

Front door ADA push plate not working

9/14/2020 Work order was generated for the replacement of the switch post.

2010 ADAS Section Recommended

None

Citation:

2010 ADAS Section: Recommended

As Built:

Front door ADA push plate malfunctioning / inoperable.

Recommendation:

Inspect and replace batteries on All ADA push plates.

9/14/2020 W.O.# 498255 for the replacement of switch post.

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 # 403142 submitted for correction. Work order completed on 9/7/17.

CORRECTED

Finding #6 Continued



CORRECTED

Main Lobby Area

Lat: 38.8815867000, Long: -104.6886232000

Finding: 7

Counter not accessible due to fax/printer.

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

2010 ADAS Section 904.4.2

A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

2010 ADAS Section 904.4.1

A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch (915 mm) minimum length of counter.

Citation:

2010 ADAS Section: 904.4.2, 904.4.1

As Built:

Not accessible due to fax/printer on accessible counter area

Recommendation:

Relocate fax/printer in order to clear counter for service.

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

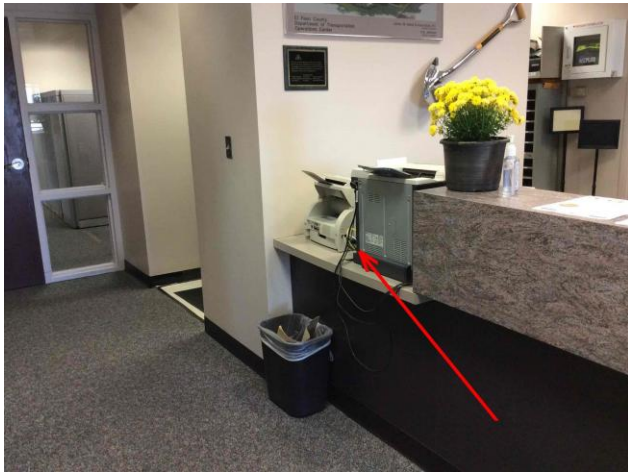
Estimated Remediation Date:

N/A

Notes:

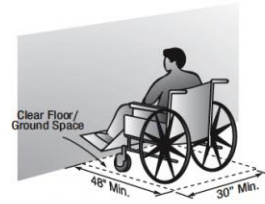
Corrective Action: Relocated to provide clear counter area on 18 Jan 2017.

Finding #7 Continued

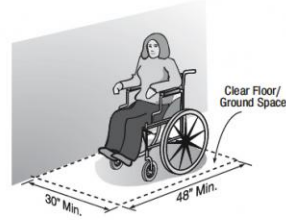


Finding 19555 Main Photo

CLEAR FLOOR SPACE - FORWARD APPROACH



CLEAR FLOOR SPACE - PARALLEL APPROACH



CORRECTED

Finding #7 Additional Finding Photos



Finding 19555 Additional Photo

CORRECTED

Administrative Area Men's Restroom

Lat: 38.8815900000, Long: -104.6886000000

Finding: 8

The compartment door is not self closing.

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

2010 ADAS Section 604.8.1.2

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

Citation:

2010 ADAS Section: 604.8.1.2

As Built:

Compartment door not self closing

Recommendation:

Adjust or install automatic closing hinges.

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

N/A

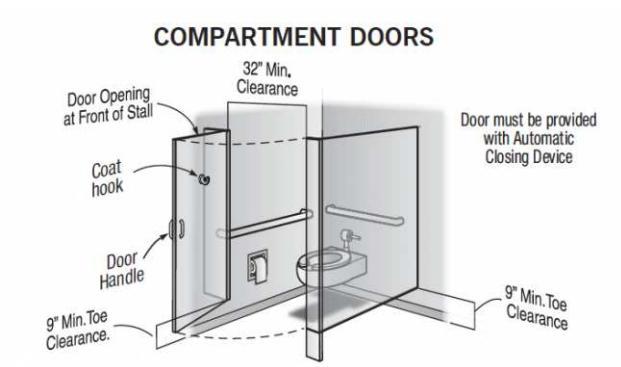
Notes:

Corrective Action: W/O 381195 submitted.

Finding #8 Continued



Finding 27939 Main Photo



Finding #8 Additional Finding Photos



Finding 27939 Additional Photo

Administrative Area Men's Restroom

Lat: 38.8815867000, Long: -104.6886232000

Finding: 9

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

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

2010 ADAS Section 604.8.1.2

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

Citation:

2010 ADAS Section: 604.8.1.2

As Built:

Missing inside loop handle on compartment door

Recommendation:

Install loop or U-shaped handle on inside of compartment door.

Barrier Priority:

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

Department:

N/A

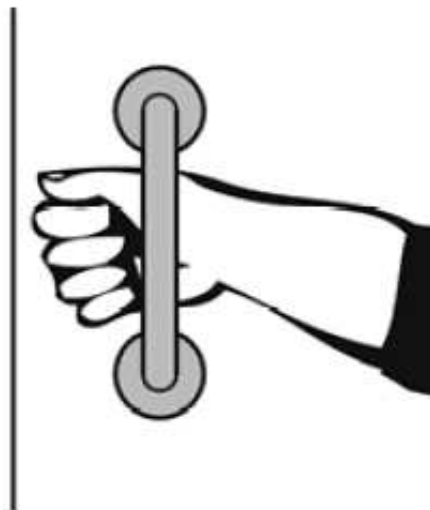
Estimated Remediation Date:

N/A

Notes:

Corrective Action: W/O 381194 submitted. Installed loop handles on inside/outside of stall door-completed 3/10/2017.

Finding #9 Continued



Finding 27940 Main Photo

CORRECTED

Administrative Area Men's Restroom

Lat: 38.8815867000, Long: -104.6886232000

Finding: 10

The flush handle is located on the wrong side of the toilet.

Controls shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls for the flush valves shall be mounted on the wide side of toilet areas, no more than 48 inches above the floor.

2010 ADAS Section 604.6

Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

Citation:

2010 ADAS Section: 604.6

As Built:

Flush handle located
on closed side

Recommendation:

Relocate flush handle to opposite side (open side of toilet area).

Barrier Priority:

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

Department:

N/A

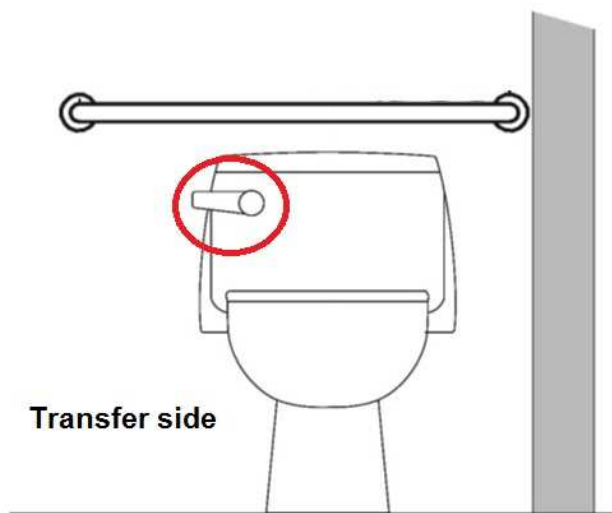
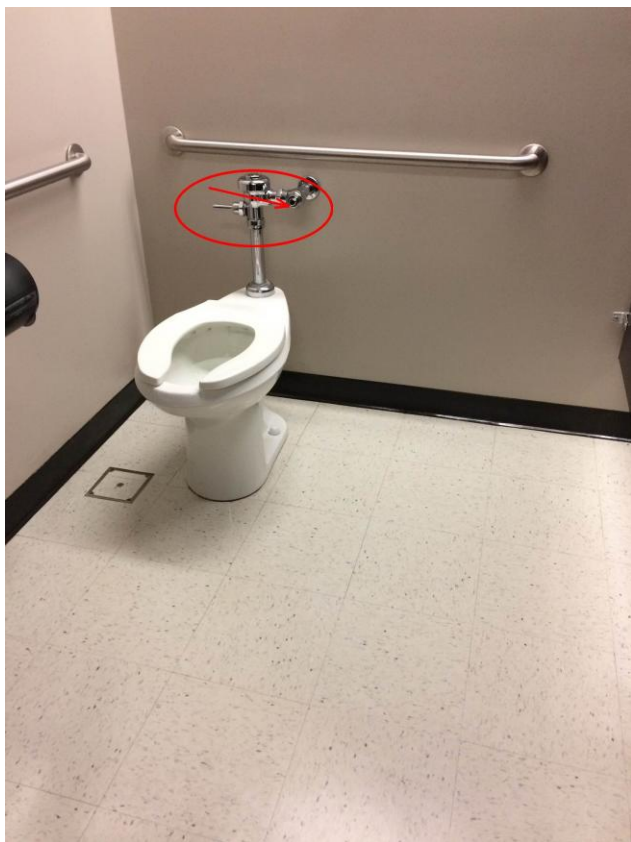
Estimated Remediation Date:

N/A

Notes:

Corrective Action: W/O 381193 submitted. Installed new sensor type flush valve 3/14/2017.

Finding #10 Continued



Finding 27941 Main Photo

CORRECTED

Administrative Area Men's Restroom

Lat: 38.8815900000, Long: -104.6886000000

Finding: 11

The toilet seat cover dispenser is mounted too high.

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

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

Citation:

2010 ADAS Section: 308.1

As Built:

53 inches above
finished floor

Recommendation:

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

Barrier Priority:

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

Department:

N/A

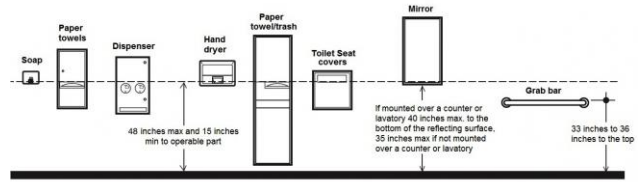
Estimated Remediation Date:

N/A

Notes:

Corrective Action: W/O 392073 submitted. Relocated seat cover dispenser-Completed, 3/10/2017.

Finding #11 Continued



Finding 27942 Main Photo

Finding #11 Additional Finding Photos



Finding 27942 Additional Photo

Administrative Area Men's Restroom

Lat: 38.8815867000, Long: -104.6886232000

Finding: 12

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:

Both doors to men's restroom required 9 lbs of pressure

Recommendation:

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

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

N/A

Notes:

Corrective Action: W/O 386077 submitted 1/26/2017.

Finding #12 Continued



Finding 33407 Main Photo

CORRECTED

Administrative Area Men's Restroom

Lat: 38.8815900000, Long: -104.6886000000

Finding: 13

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:

Door from hallway to vestibule closed in 1.38 seconds and door from vestibule to restroom closed in 2.14 seconds.

Recommendation:

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

Barrier Priority:

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

Department:

N/A

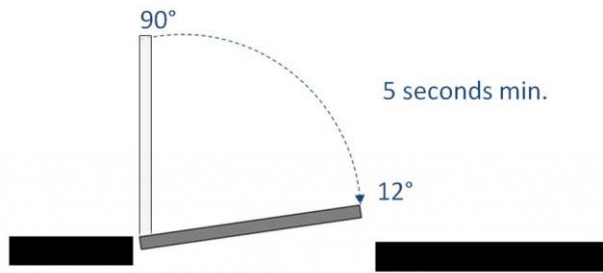
Estimated Remediation Date:

N/A

Notes:

Corrective Action: W/O 386077 submitted.

Finding #13 Continued



Finding 33726 Main Photo

Administrative Area Men's Restroom

Lat: 38.8815900000, Long: -104.6886000000

Finding: 14

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

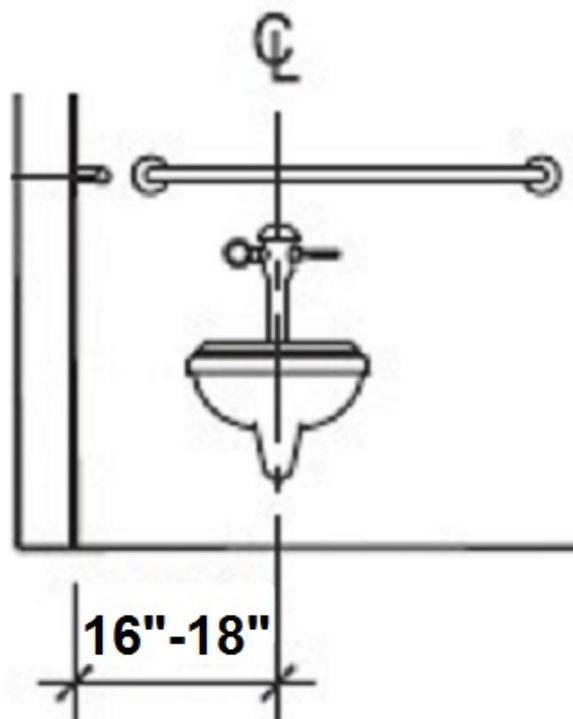
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #14 Continued



Finding 299213 Main Photo

Administrative Area Men's Restroom

Lat: 38.8815900000, Long: -104.6886000000

Finding: 15

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:

5 inches in front of toilet

Recommendation:

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

Barrier Priority:

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

Department:

N/A

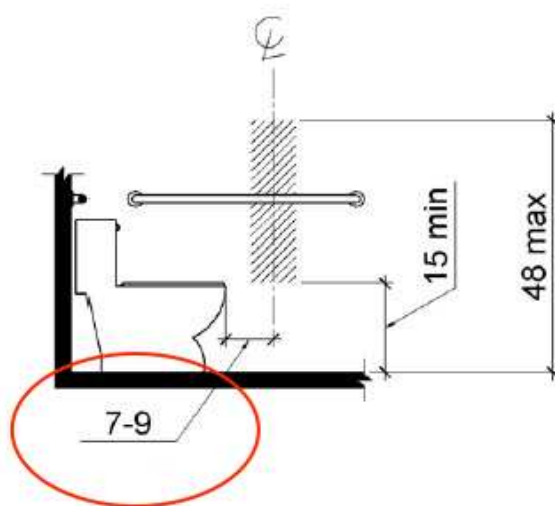
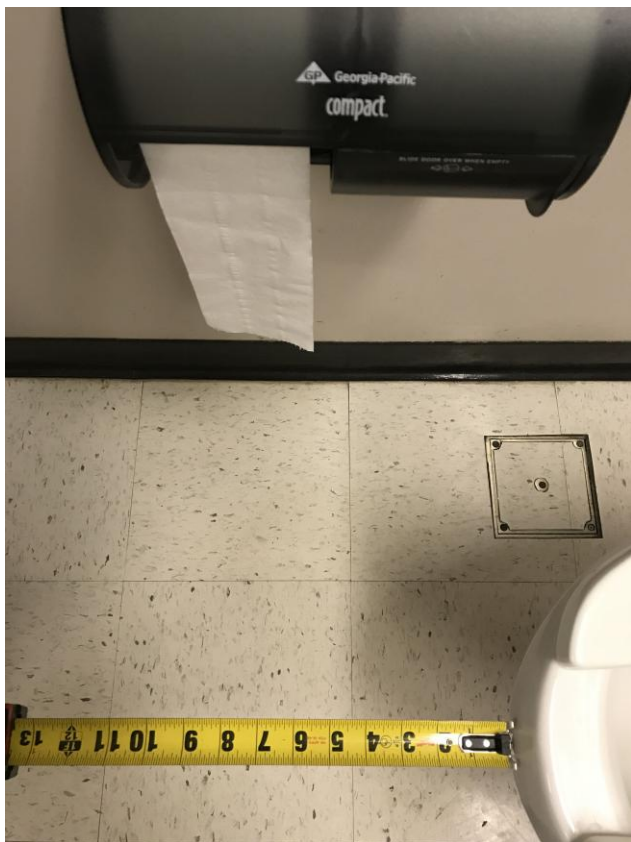
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #15 Continued



Finding 299214 Main Photo

Administrative Area Women's Restroom

Lat: 38.8815900000, Long: -104.6886000000

Finding: 16

The compartment door is not self closing.

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

2010 ADAS Section 604.8.1.2

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

Citation:

2010 ADAS Section: 604.8.1.2

As Built:

Compartment door not self closing

Recommendation:

Adjust or install automatic closing hinges.

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

N/A

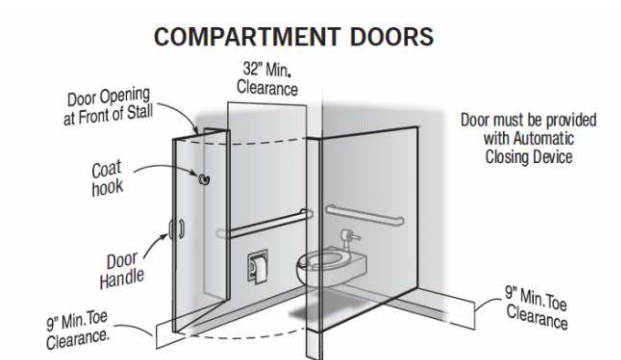
Notes:

Corrective Action: W/O 381190 submitted.

Finding #16 Continued



Finding 27944 Main Photo



Finding #16 Additional Finding Photos



Finding 27944 Additional Photo

Administrative Area Women's Restroom

Lat: 38.8815867000, Long: -104.6886232000

Finding: 17

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

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

2010 ADAS Section 604.8.1.2

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

Citation:

2010 ADAS Section: 604.8.1.2

As Built:

Missing inside loop handle on compartment door

Recommendation:

Install loop or U-shaped handle on inside of compartment door.

Barrier Priority:

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

Department:

N/A

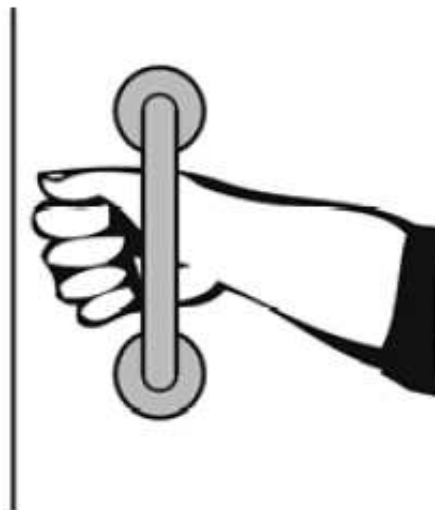
Estimated Remediation Date:

N/A

Notes:

Corrective Action: W/O 381188 submitted. Installed loop handles on inside/outside of stall door-completed, 3/10/2017.

Finding #17 Continued



Finding 27945 Main Photo

CORRECTED

Administrative Area Women's Restroom

Lat: 38.8815900000, Long: -104.6886000000

Finding: 18

The toilet seat cover dispenser is mounted too high.

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

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

Citation:

2010 ADAS Section: 308.1

As Built:

53 inches above
finished floor

Recommendation:

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

Barrier Priority:

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

Department:

N/A

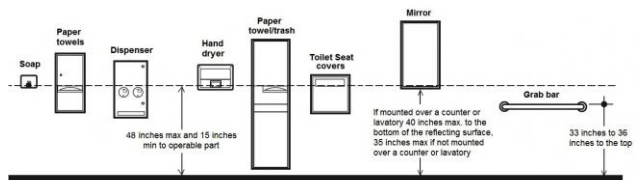
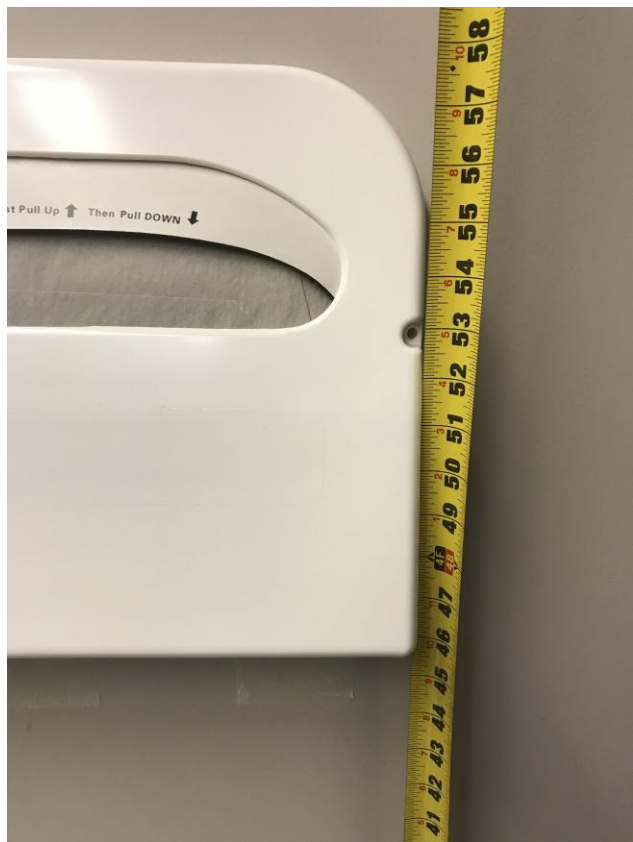
Estimated Remediation Date:

N/A

Notes:

Corrective Action: W/O 392072 submitted. relocated seat cover-completed 3/10/2017.

Finding #18 Continued



Finding 27946 Main Photo

Finding #18 Additional Finding Photos



Finding 27946 Additional Photo

Administrative Area Women's Restroom

Lat: 38.8815867000, Long: -104.6886232000

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:

Both doors to women's restroom required 9 lbs of pressure

Recommendation:

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

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

N/A

Notes:

Corrective Action: W/O 386292 submitted. Adjusted closers & arms-completed 3/10/17

Finding #19 Continued



Finding 33426 Main Photo

CORRECTED

Administrative Area Women's Restroom

Lat: 38.8815867000, Long: -104.6886232000

Finding: 20

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:

Door from hallway to vestibule closed in 1.51 seconds and door from vestibule to restroom closed in 2.32 seconds.

Recommendation:

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

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

N/A

Notes:

Corrective Action:



Administrative Area Women's Restroom

Lat: 38.8815900000, Long: -104.6886000000

Finding: 21

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:

58 inches above
finished floor

Recommendation:

Lower coat hook 12 inches minimum or install another coat hook not to exceed a maximum height of 48 inches above finished floor.

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

N/A

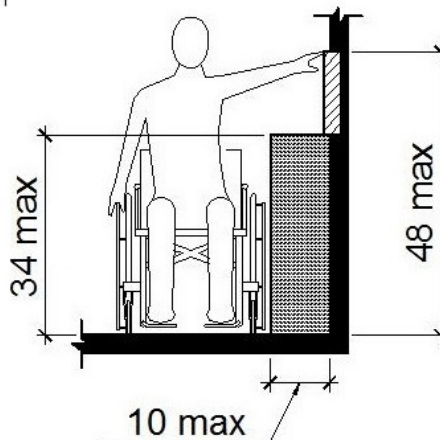
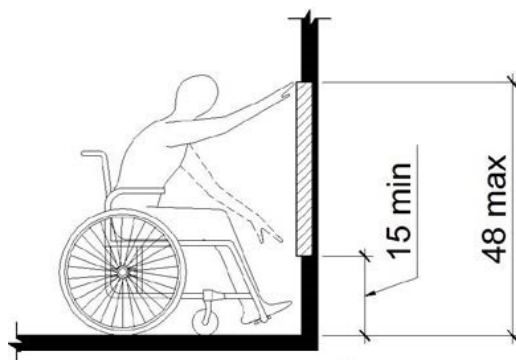
Notes:

N/A

Finding #21 Continued



Finding 299212 Main Photo



Considered
Unobstructed

Administrative Area Women's Restroom

Lat: 38.8815900000, Long: -104.6886000000

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:

4 inches in front of toilet

Recommendation:

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

Barrier Priority:

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

Department:

N/A

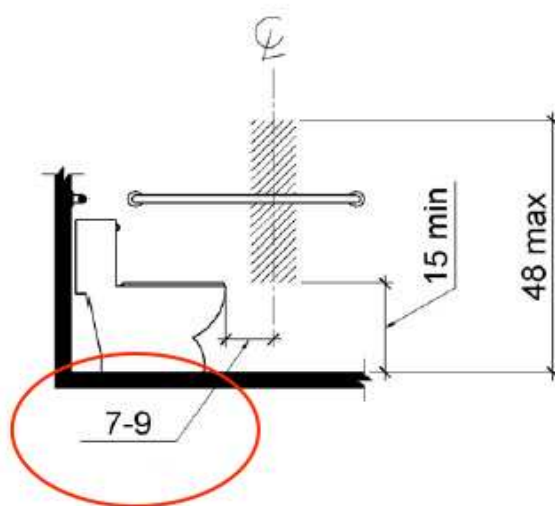
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #22 Continued



Finding 299215 Main Photo

Mens Public Restroom

Lat: 38.8815900000, Long: -104.6886000000

Finding: 23

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:

57.5 inches above
finished floor

Recommendation:

Lower coat hook 10 inches minimum or install another coat hook not to exceed a maximum height of 48 inches above finished floor.

Barrier Priority:

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

Department:

N/A

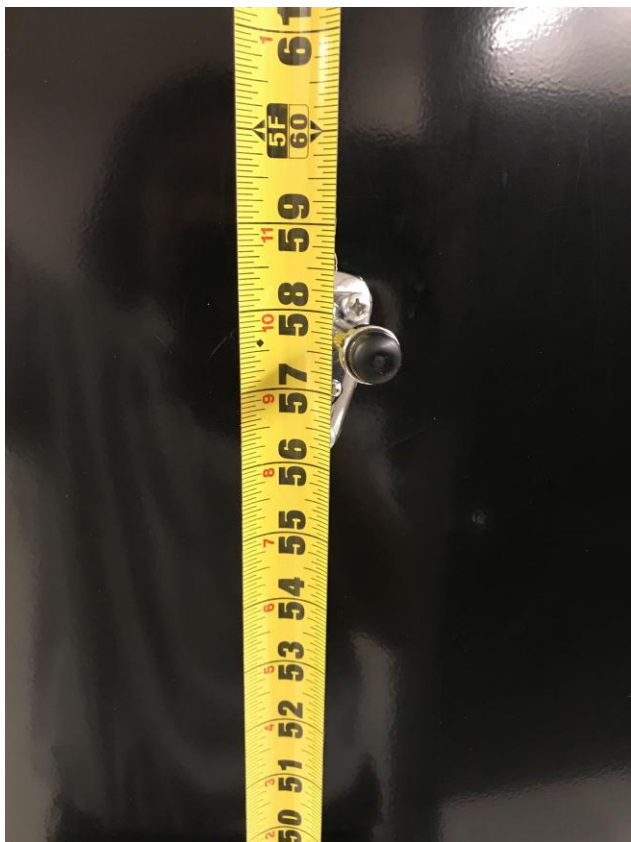
Estimated Remediation Date:

N/A

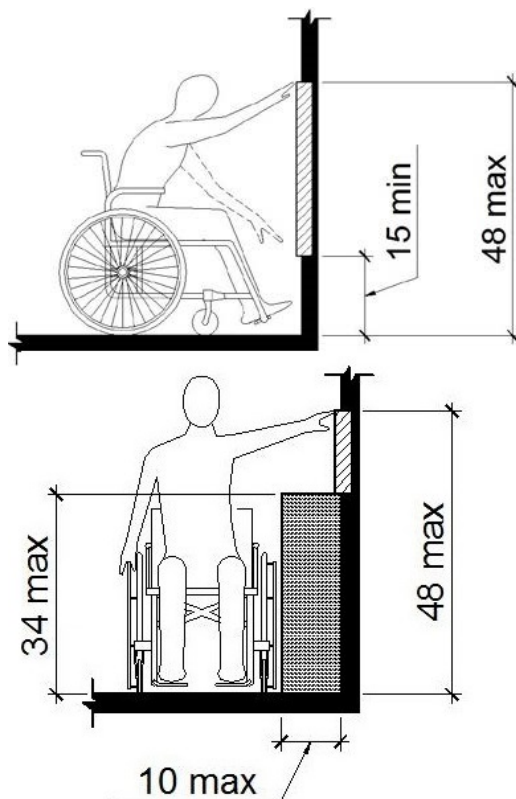
Notes:

N/A

Finding #23 Continued



Finding 299201 Main Photo



Considered
Unobstructed

Mens Public Restroom

Lat: 38.8815900000, Long: -104.6886000000

Finding: 24

The toilet seat cover dispenser is mounted too high.

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

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

Citation:

2010 ADAS Section: 308.1

As Built:

53 inches above
finished floor

Recommendation:

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

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

N/A

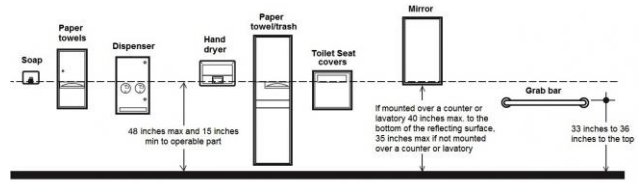
Notes:

N/A

Finding #24 Continued



Finding 299202 Main Photo



Mens Public Restroom

Lat: 38.8815900000, Long: -104.6886000000

Finding: 25

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:

6 inches in front of toilet

Recommendation:

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

Barrier Priority:

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

Department:

N/A

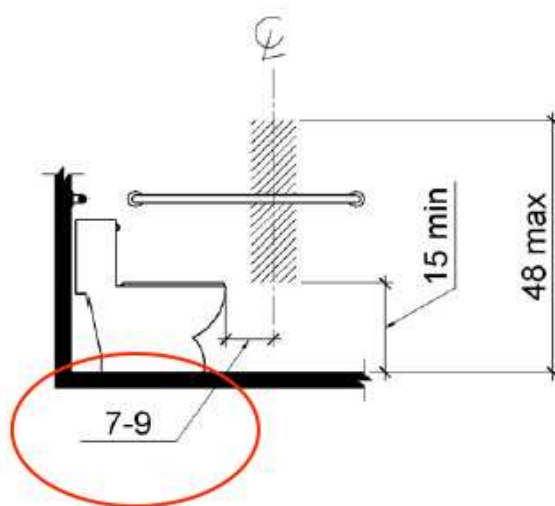
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #25 Continued



Finding 299203 Main Photo

Womens Public Restroom

Lat: 38.8815900000, Long: -104.6886000000

Finding: 26

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:

57.5 inches above
finished floor

Recommendation:

Lower coat hook 10 inches minimum or install another coat hook not to exceed a maximum height of 48 inches above finished floor.

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

N/A

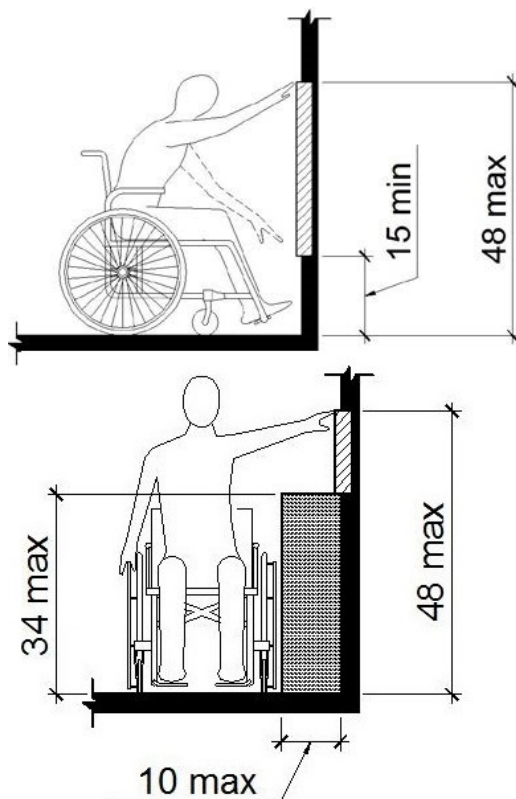
Notes:

N/A

Finding #26 Continued



Finding 299204 Main Photo



Considered
Unobstructed

Womens Public Restroom

Lat: 38.8815900000, Long: -104.6886000000

Finding: 27

The toilet seat cover dispenser is mounted too high.

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

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

Citation:

2010 ADAS Section: 308.1

As Built:

53.5 inches above
finished floor

Recommendation:

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

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

N/A

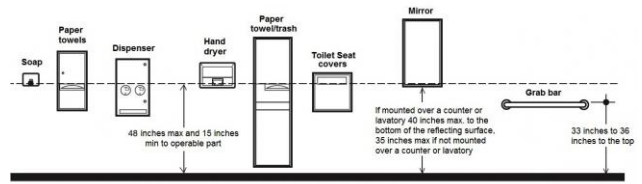
Notes:

N/A

Finding #27 Continued



Finding 299205 Main Photo



Womens Public Restroom

Lat: 38.8815900000, Long: -104.6886000000

Finding: 28

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:

5.5 inches in front of toilet

Recommendation:

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

Barrier Priority:

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

Department:

N/A

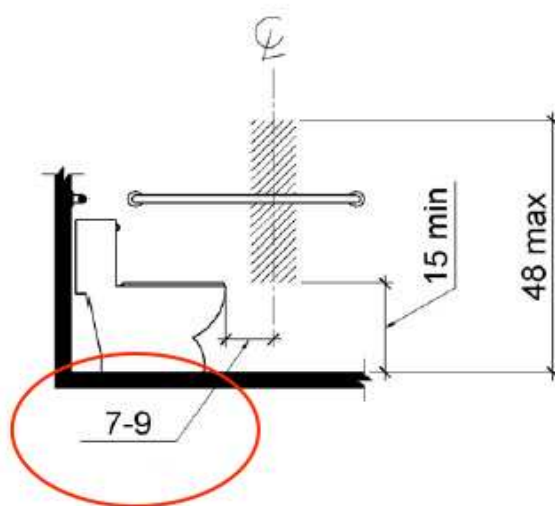
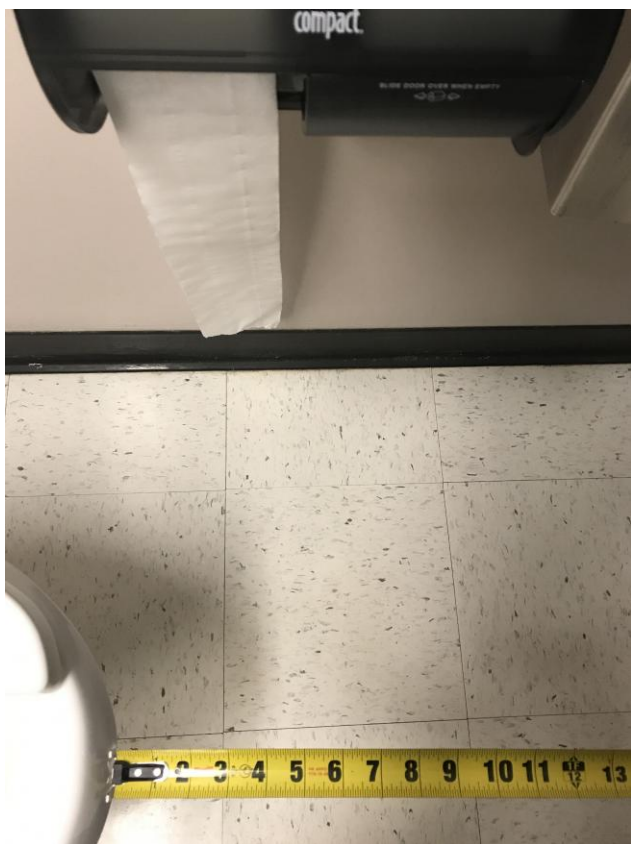
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #28 Continued



Finding 299206 Main Photo

Womens Public Restroom

Lat: 38.8815900000, Long: -104.6886000000

Finding: 29

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 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

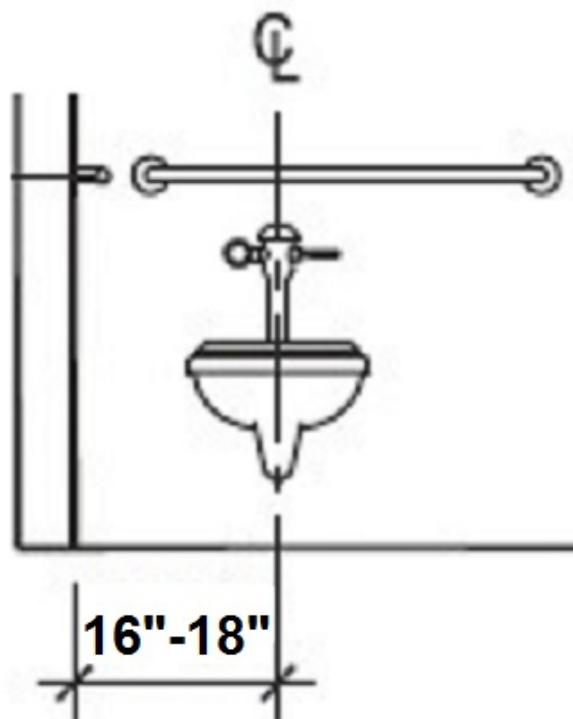
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #29 Continued



Finding 299207 Main Photo

East Hallway Drinking Fountain

Lat: 38.8815900000, Long: -104.6886000000

Finding: 30

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:

26.75 inches above
finished floor

Recommendation:

Adjust drinking fountain to meet the minimum 27 inches measured from the bottom edge of the drinking fountain to the top of the finished floor. This drinking fountain is located within an alcove. Recommend raising 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

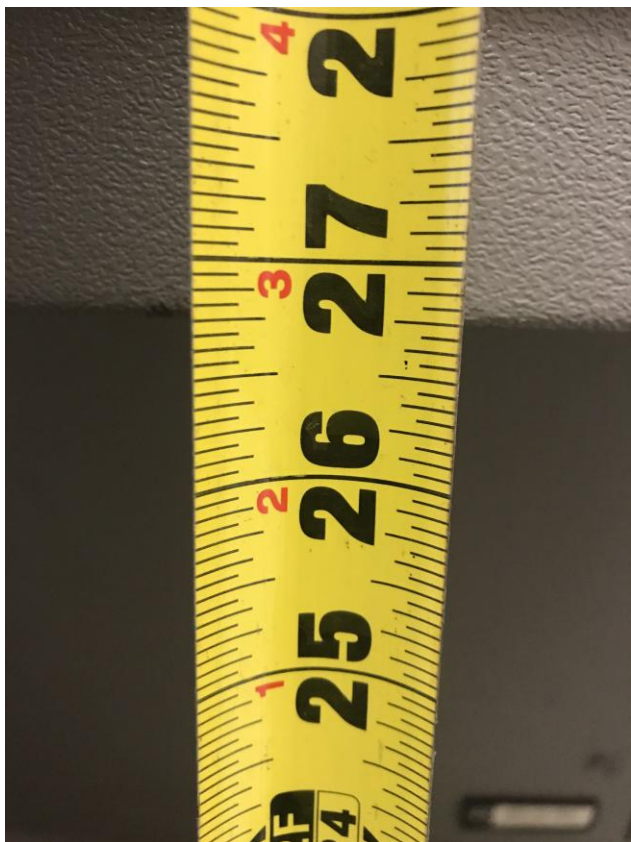
Estimated Remediation Date:

N/A

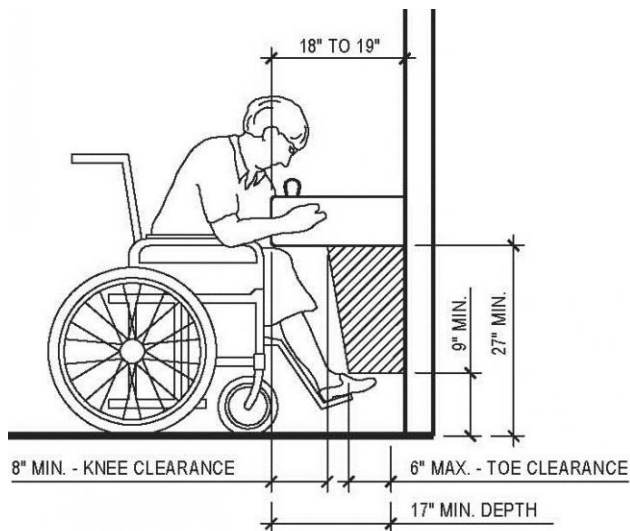
Notes:

N/A

Finding #30 Continued



Finding 299208 Main Photo



Finding #30 Additional Finding Photos



Finding 299208 Additional Photo

East Hallway Drinking Fountain

Lat: 38.8815900000, Long: -104.6886000000

Finding: 31

The water flow from the spout is too low..

The spout shall provide a flow of water 4 inches high minimum.

2010 ADAS Section 602.6

The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

Citation:

2010 ADAS Section: 602.6

As Built:

Water flow only 1 inch high

Recommendation:

Adjust push bar or water flow pressure to meet the minimum 4 inch requirement.

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 #31 Continued



Finding 299209 Main Photo



East Hallway

Lat: 38.8815900000, Long: -104.6886000000

Finding: 32

The suggestion box projects more than 4 inches into the circulation path.

Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.

2010 ADAS Section 307.2

Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

Citation:

2010 ADAS Section: 307.2

As Built:

Suggestion box
protrudes 7 inches at
52 inches above
finished floor

Recommendation:

Replace suggestion box with low profile box or place existing suggestion box in different location and not in a main path of travel.

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

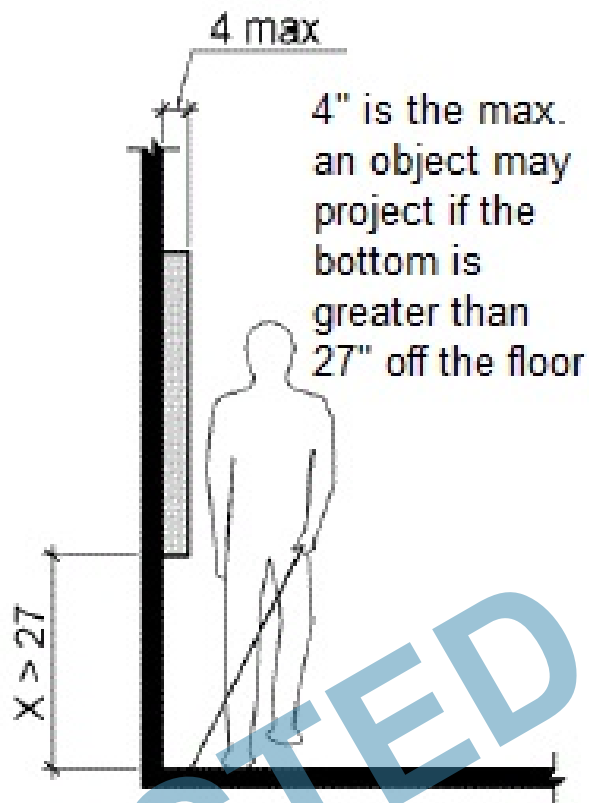
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #32 Continued



Finding 299210 Main Photo

CORRECTED

Finding #32 Additional Finding Photos



Finding 299210 Additional Photo

CORRECTED

East Hallway

Lat: 38.8815900000, Long: -104.6886000000

Finding: 33

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

2010 ADAS Section 404.2.9

Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Citation:

2010 ADAS Section: 404.2.9

As Built:

Requires 14 pounds of pressure to open

Recommendation:

Adjust door closer to 5 lbs. of pressure or less unless fire or safety codes prohibit the adjustment.

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 #33 Continued



Finding 299211 Main Photo

Finding #33 Additional Finding Photos



Finding 299211 Additional Photo