

# Site Accessibility Evaluation

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



### Department of Human Services

**5850 Championship View  
Colorado Springs, CO  
80922**

**Accessibility Evaluation**

***Inspection Date: 08/06/2019***

***Inspector: David Mejia***

**Prepared By**



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

## Parking Lot

Lat: 38.8929190000, Long: -104.7157740000

### Finding: 1

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

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

*2010 ADAS Section 502.4*

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

#### Citation:

2010 ADAS Section: 502.4

#### As Built:

Built up curb ramp protrudes into parking access aisle with a running slope of 12.3%

#### Recommendation:

Remove protruding ramp and design/construct parallel curb ramp into existing sidewalk not to exceed 8.33% running slope, a landing on top a minimum of 48 inches with a cross and running slope not to exceed 2%.

#### 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

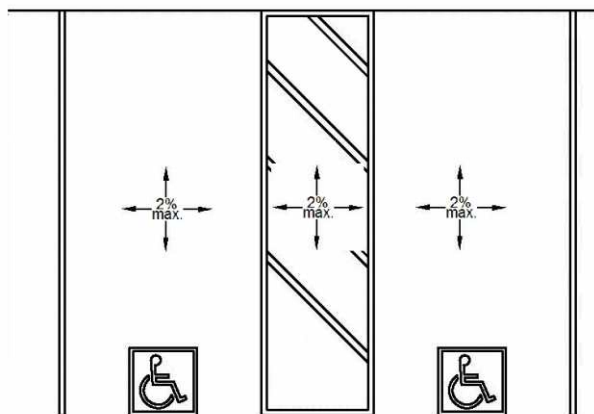
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #1 Continued



CORRECTED

**Finding #1 Additional Finding Photos**



Finding 297284 Additional Photo

**CORRECTED**

## **Parking Lot**

**Lat: 38.8929190000, Long: -104.7157740000**

### **Finding: 2**

The concrete expansion joint is spaced greater than 1/2 inch.

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

*2010 ADAS Section 302.3*

*Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.*

#### **Citation:**

2010 ADAS Section: 302.3

#### **As Built:**

Opening on top of  
protruding curb ramp  
2 inches wide

#### **Recommendation:**

Remove protruding built up curb ramp and reconfigure sidewalk to incorporate a parallel curb 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

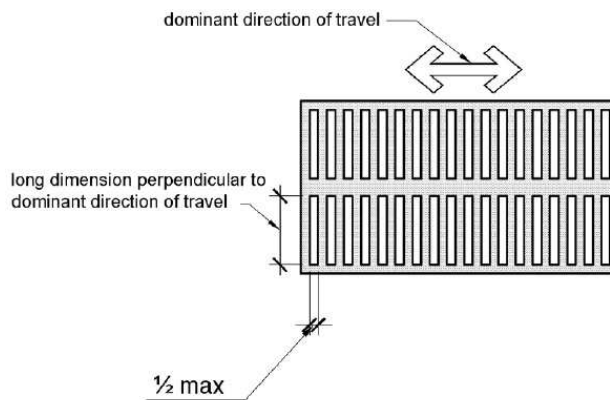
#### **Estimated Remediation Date:**

N/A

#### **Notes:**

N/A

Finding #2 Continued



CORRECTED

**Finding #2 Additional Finding Photos**



Finding 297285 Additional Photo



Finding 297285 Additional Photo

**CORRECTED**



## Lobby Entrance

Lat: 38.8929190000, Long: -104.7157740000

### Finding: 3

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:

2.8 seconds to a position of 12 degrees from the latch

#### Recommendation:

Adjust door opener to a minimum of 5 seconds from an open position to a position of 12 degrees from the latch.

#### 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

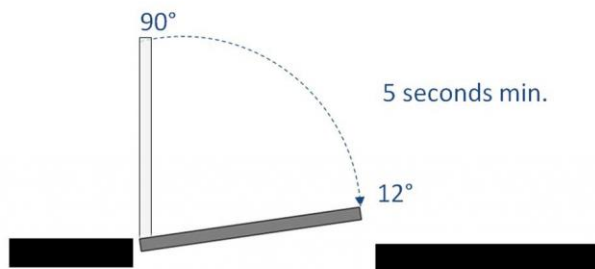
#### Notes:

N/A

CORRECTED



Finding #3 Continued



CORRECTED

## **Lobby Entrance**

**Lat: 38.8929190000, Long: -104.7157740000**

### **Finding: 4**

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:**

20 lbs of force  
required to open door

#### **Recommendation:**

Adjust door opener to ensure no more than 5 lbs of force is required to open the main door leading into the lobby. Door and/or door frame may require further adjustments.

#### **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 297280 Main Photo

CORRECTED

## Lobby Entrance

Lat: 38.8929190000, Long: -104.7157740000

### Finding: 5

Automatic door openers are not required under ADA standards but recommended if budget allows.

2010 ADAS Section Recommended  
None

#### Citation:

2010 ADAS Section: Recommended

#### As Built:

No automatic door  
openers

#### Recommendation:

Due to Veterans Service Office located inside the same building, sharing the main entrance door that's is equipped with an automatic door opener and the Veterans Service Office lobby entrance door also equipped with an automatic door opener, if budget allows an automatic door opener is highly recommended.

#### 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

CORRECTED

**Finding #5 Continued**



Finding 297281 Main Photo

CORRECTED

**Finding #5 Additional Finding Photos**



Finding 297281 Additional Photo

**CORRECTED**