

# Site Accessibility Evaluation

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



**EPC Public Health South**

**6436 S U.S. Hwy 85 87  
Colorado Springs, CO  
80817**

**Accessibility Evaluation**

***Inspection Date: 07/20/2020***

***Inspector: David Mejia***

**Prepared By**



**(719) 520 - 6866**

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

## Southside Parking Lot

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 1

There are not enough accessible stalls.

There are 2 accessible parking stalls including 0 designated for a van.

There should be a minimum of 4 accessible parking stalls including a minimum of 1 van accessible stall.

*2010 ADAS Section 208.2*

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

#### Citation:

2010 ADAS Section: 208.2

#### As Built:

Not enough accessible parking stalls

#### Recommendation:

Restripe and provide a minimum of 4 accessible parking stalls to include 2 van designated stalls with an 8 foot 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 #1 Continued



Finding 299327 Main Photo

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

CORRECTED

**Finding #1 Additional Finding Photos**



Finding 299327 Additional Photo



Finding 299327 Additional Photo



Finding 299327 Additional Photo



Finding 299327 Additional Photo

CORRECTED

## Southside Parking Lot

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 2

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

*2010 ADAS Section 502.6*

*Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.*

#### Citation:

2010 ADAS Section: 502.6

#### As Built:

ADA parking signage missing

#### Recommendation:

Install proper accessible parking signage to include "van accessible" verbiage where applicable.

#### 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 #2 Continued



Finding 299328 Main Photo



CORRECTED

## Southside Parking Lot

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 3

The access aisle is not a minimum 8 feet to the centerline of the stripe.

The accessible parking stall access aisle must be a minimum of 8 feet wide measured from centerline to centerline.

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

Alternatively, the stall can be 11 feet wide and the access aisle may be 5 feet wide.

*2010 ADAS Section 502.2 Exception*

*Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.*

#### Citation:

2010 ADAS Section: 502.2 Exception

#### As Built:

Designated access aisle not van accessible

#### Recommendation:

Ensure van access aisle is a minimum of 8 feet wide.

#### 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

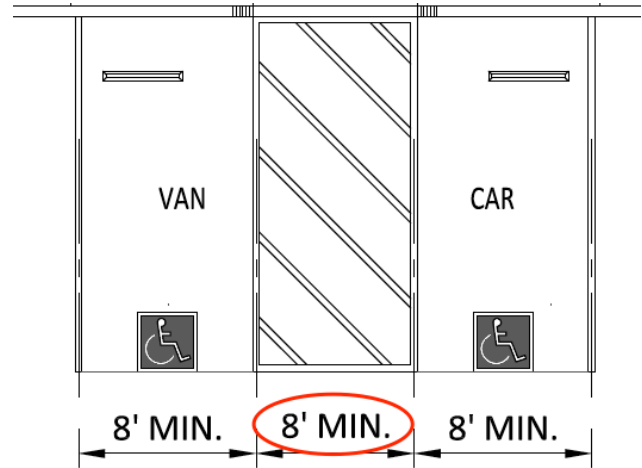
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #3 Continued



Finding 299329 Main Photo

CORRECTED



## Southside Parking Lot

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 4

The access aisle 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.*

*2010 ADAS Section 502.3*

*Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.*

### Citation:

2010 ADAS Section: 208.3.1, 502.3

### As Built:

Accessible route from parking lot not defined

### Recommendation:

Ensure a designated path of travel from the access aisle to the front entrance is well defined.

### 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

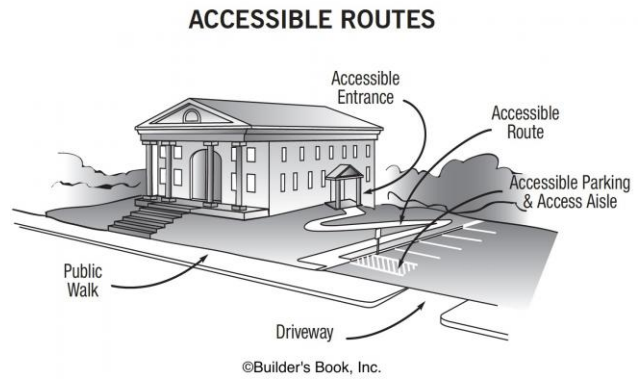
### Notes:

N/A

### Finding #4 Continued



Finding 299330 Main Photo



CORRECTED

## Southside Parking Lot

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 5

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:

Ground surface  
openings exceed the  
1/2 inch maximum

#### Recommendation:

Elongated openings and/or expansion joints shall not be greater than 1/2 inch. Back fill ground openings greater than 1/2 inch along path of travel up to front entrance of building.

#### 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

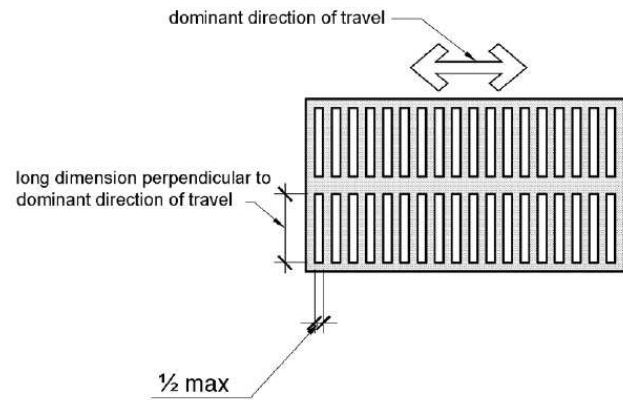
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #5 Continued



Finding 299331 Main Photo

CORRECTED

**Finding #5 Additional Finding Photos**



Finding 299331 Additional Photo



Finding 299331 Additional Photo



Finding 299331 Additional Photo

CORRECTED

## Southside Parking Lot

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 6

Parking lot needs to be asphalt patched, crack filled, sealed and re striped. Also, the accessible parking stalls need to be located as close as possible to the front entrance and ensure a designated path of travel from the access aisle to the front entrance is well defined.

2010 ADAS Section Recommended

None

#### Citation:

2010 ADAS Section: Recommended

#### As Built:

Parking lot needs crack fill and sealant throughout

#### 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

CORRECTED



**Finding #6 Continued**



Finding 299332 Main Photo

CORRECTED

### Finding #6 Additional Finding Photos



Finding 299332 Additional Photo



Finding 299332 Additional Photo



Finding 299332 Additional Photo



Finding 299332 Additional Photo



Finding 299332 Additional Photo



Finding 299332 Additional Photo

CORRECTED



## **South and West Entrance Doors**

**Lat: 38.7382800000, Long: -104.7344000000**

### **Finding: 7**

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:**

3.82 seconds to closed position

#### **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:**

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

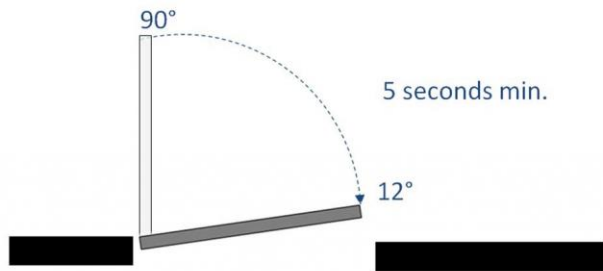
#### **Estimated Remediation Date:**

N/A

#### **Notes:**

N/A

Finding #7 Continued



Finding 299334 Main Photo

**Finding #7 Additional Finding Photos**



Finding 299334 Additional Photo

## Westside Parking Lot

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 8

Parking lot needs to be asphalt patched, crack filled, sealed and re striped. Also, the accessible parking stalls need to be located as close as possible to the front entrance and ensure a designated path of travel from the access aisle to the front entrance is well defined.

2010 ADAS Section Recommended

None

#### Citation:

2010 ADAS Section: Recommended

#### As Built:

Parking lot needs crack fill and sealant throughout

#### 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

CORRECTED

**Finding #8 Continued**



Finding 299370 Main Photo

CORRECTED

**Finding #8 Additional Finding Photos**



Finding 299370 Additional Photo



Finding 299370 Additional Photo



Finding 299370 Additional Photo



Finding 299370 Additional Photo

CORRECTED

## Westside Parking Lot

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 9

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  
between 2.4 % and 3.8  
%

#### 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:

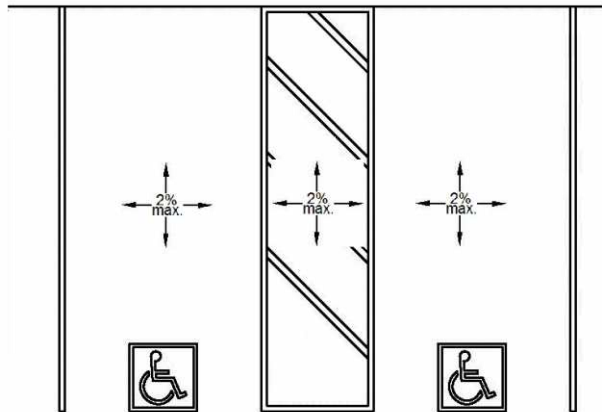
N/A

#### Notes:

N/A



Finding #9 Continued



Finding 299371 Main Photo

CORRECTED



**Finding #9 Additional Finding Photos**



Finding 299371 Additional Photo

CORRECTED

## Westside Parking Lot

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 10

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  
between 2.2 % and 3.5  
%

#### 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

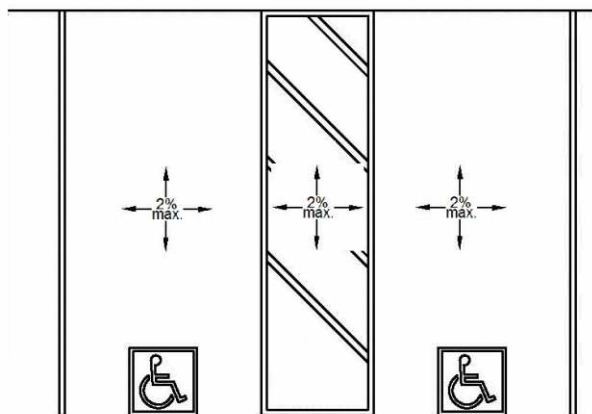
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #10 Continued



Finding 299372 Main Photo

CORRECTED

**Finding #10 Additional Finding Photos**



Finding 299372 Additional Photo

CORRECTED

## Westside Parking Lot

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 11

The required parking signage is missing.

Parking space identification signs shall include the International Symbol of Accessibility (ISA). Signs identifying van parking spaces shall contain the designation "van accessible." All signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

*2010 ADAS Section 502.6*

*Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.*

#### Citation:

2010 ADAS Section: 502.6

#### As Built:

Accessible parking  
signage missing  
and/or non-compliant

#### Recommendation:

Install ADA identification parking signs that include the International Symbol of Accessibility (ISA). Also, ensure van parking spaces include "Van Accessible" verbiage.

#### 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 #11 Continued



Finding 299373 Main Photo



CORRECTED

## Westside Parking Lot

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 12

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:

Accessible path of travel to west entrance not defined

#### Recommendation:

When accessible parking stalls are to be constructed/identified ensure an accessible path of travel is designated and defined.

#### 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

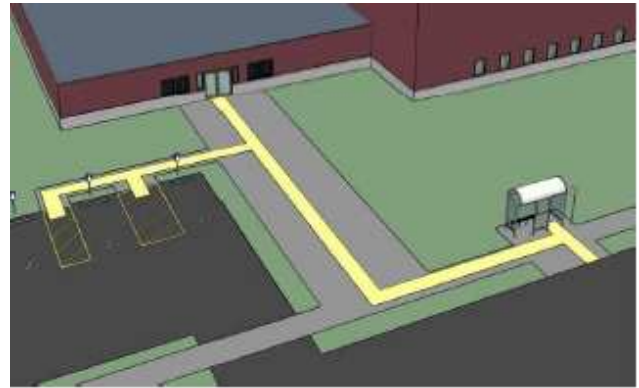
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #12 Continued



Finding 299374 Main Photo

CORRECTED



## Pikes Peak Ballroom Womens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 13

The paper towel dispenser's operation mechanism is too high off the floor.

Dispensers must have all operable parts a maximum of 48 inches above the floor.

*2010 ADAS Section 308.2.1*

*Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.*

#### Citation:

2010 ADAS Section: 308.2.1

#### As Built:

Paper towel dispenser  
54 inches above  
finished floor

#### Recommendation:

Reposition paper towel dispenser adjacent to lavatory. Recommend replacing existing dispenser with low profile dispenser. 48 inches maximum height above finished floor for operable parts (knob/sensor).

#### 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:

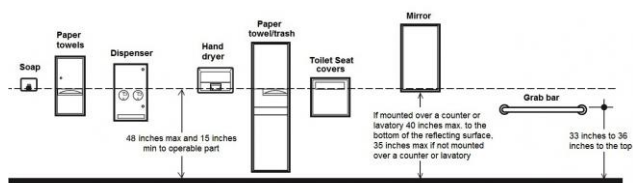
N/A

#### Notes:

N/A

CORRECTED

### Finding #13 Continued



Finding 299335 Main Photo

CORRECTED

**Finding #13 Additional Finding Photos**



Finding 299335 Additional Photo

CORRECTED

## Pikes Peak Ballroom Womens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 14

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:

2.68 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

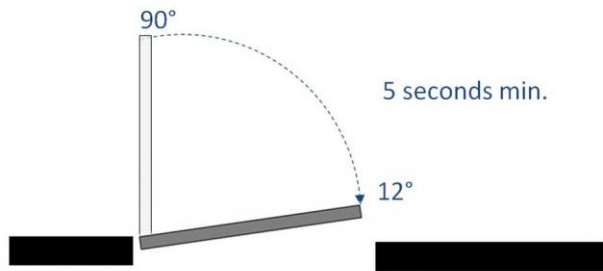
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #14 Continued



Finding 299336 Main Photo

## Pikes Peak Ballroom Womens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 15

The paper towel dispenser 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:

Paper towel dispenser  
protrudes 10 inches  
from wall

#### Recommendation:

Reposition paper towel dispenser adjacent to lavatory. Recommend replacing existing dispenser with low profile dispenser. 48 inches maximum height above finished floor for operable parts (knob/sensor).

#### 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

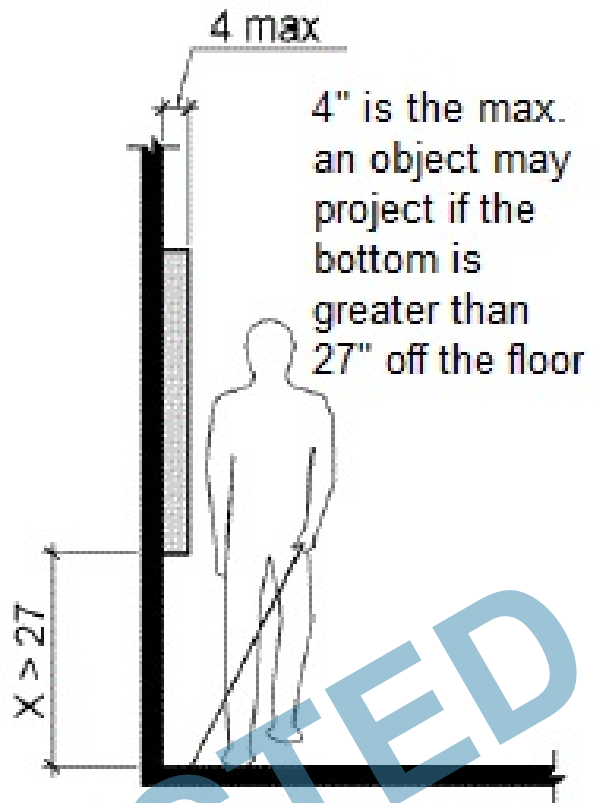
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #15 Continued



Finding 299337 Main Photo

CORRECTED

**Finding #15 Additional Finding Photos**



Finding 299337 Additional Photo

CORRECTED



## Pikes Peak Ballroom Womens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### 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  
does not close  
completely

#### 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

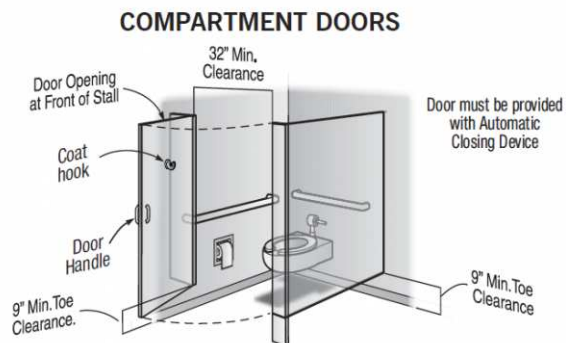
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #16 Continued



Finding 299338 Main Photo

CORRECTED

## Pikes Peak Ballroom Womens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### 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 near 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

#### Recommendation:

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

#### 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

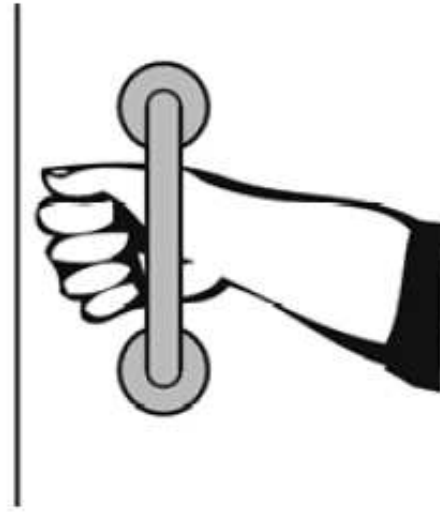
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #17 Continued



Finding 299339 Main Photo

CORRECTED

## Pikes Peak Ballroom Womens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 18

The operating hardware is not accessible because it requires tight grasping, pinching or twisting of the wrist to operate.

Hand-activated hardware, handles, pulls, latches, locks, and other operating devices on accessible elements shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate.

*2010 ADAS Section 309.4*

*Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.*

#### Citation:

2010 ADAS Section: 309.4

#### As Built:

Locking hardware  
requires pinching and  
twisting of the wrist

#### Recommendation:

Install lever type locking hardware that does not require tight grasping, pinching or twisting of the wrist.

#### 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 299340 Main Photo

CORRECTED

## Pikes Peak Ballroom Womens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 19

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:

54.5 inches above  
finished floor

#### Recommendation:

Lower coat hook 7 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:

N/A

#### Estimated Remediation Date:

N/A

#### Notes:

N/A

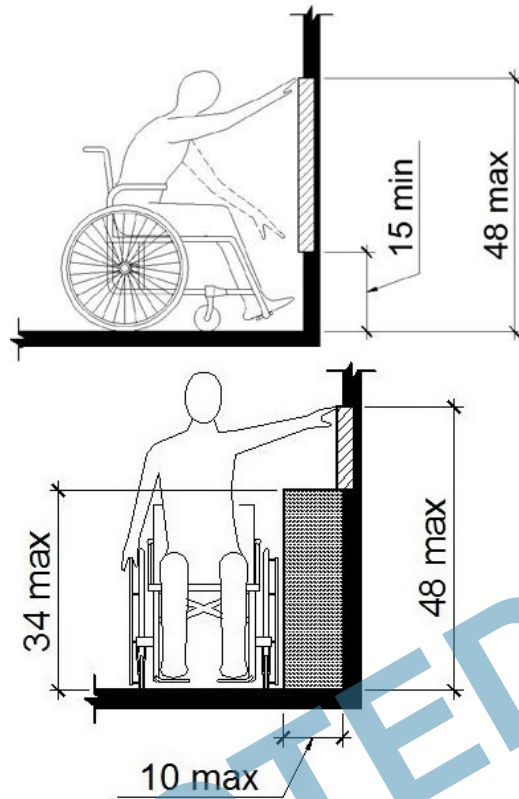
CORRECTED



Finding #19 Continued



Finding 299341 Main Photo



Considered  
Unobstructed

CORRECTED

## Pikes Peak Ballroom Womens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 20

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:

Dispenser not 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. Ensure there's a minimum clearance of 1.5 inches below bottom edge of side grab bar.

#### 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

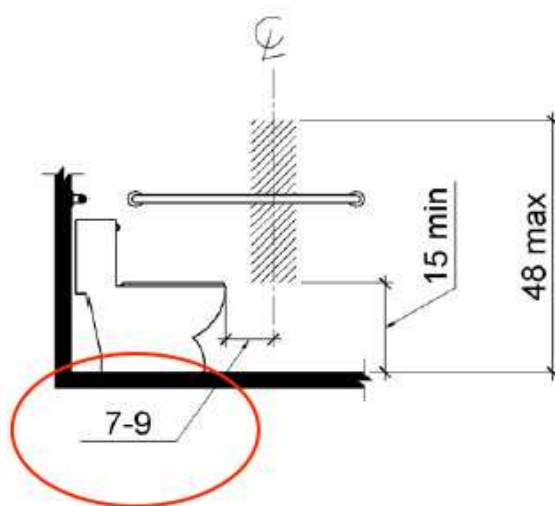
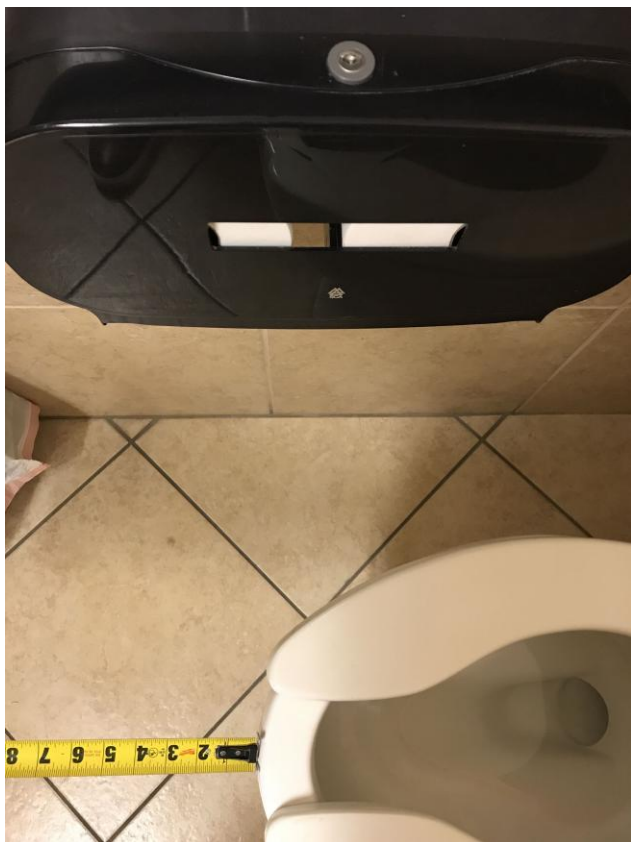
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #20 Continued



Finding 299343 Main Photo

CORRECTED

## Pikes Peak Ballroom Womens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 21

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 of toilet  
area

#### Recommendation:

Replace toilet water tank with one that has flush handle on the opposite side (open side of toilet area).

#### 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

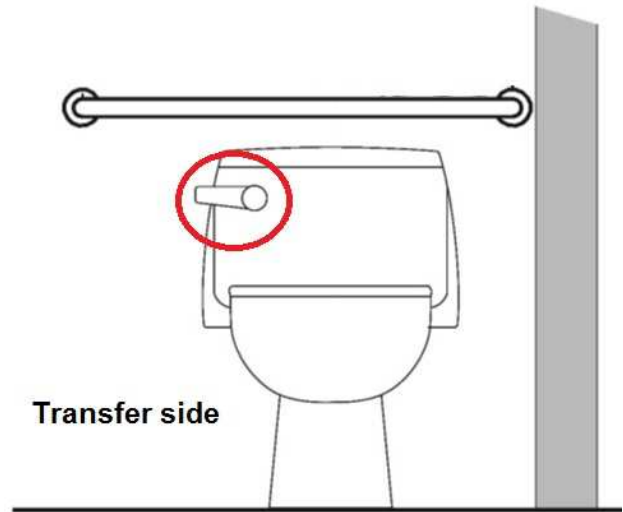
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #21 Continued



Finding 299344 Main Photo

CORRECTED

## Pikes Peak Ballroom Womens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 22

The top rim of the lavatory is too high.

All lavatories that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

*2010 ADAS Section 606.3*

*Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.*

#### Citation:

2010 ADAS Section: 606.3

#### As Built:

34.25 inches to top rim  
of lavatory

#### Recommendation:

Lower counter 1 inch to ensure no more than 34 inches to top rim of the lavatory measured from above the 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:

N/A

#### Estimated Remediation Date:

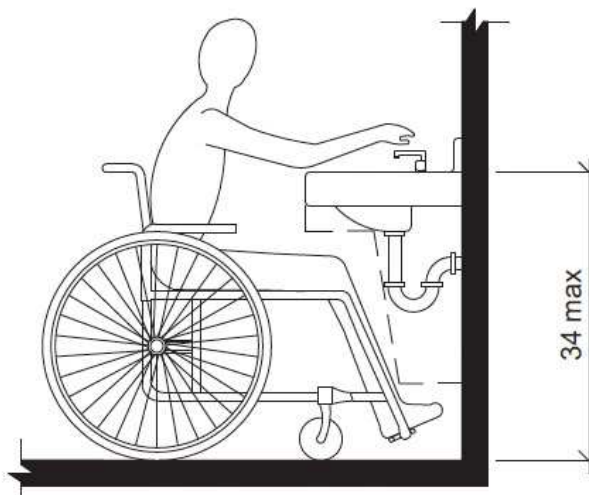
N/A

#### Notes:

N/A

CORRECTED

Finding #22 Continued



Finding 299355 Main Photo

CORRECTED



## Pikes Peak Ballroom Mens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 23

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:

2.3 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:

N/A

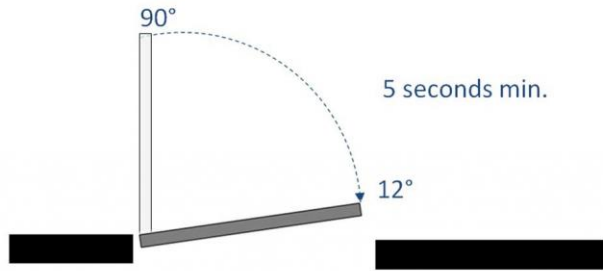
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #23 Continued



Finding 299346 Main Photo

## Pikes Peak Ballroom Mens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 24

The paper towel dispenser's operation mechanism is too high off the floor.

Dispensers must have all operable parts a maximum of 48 inches above the floor.

*2010 ADAS Section 308.2.1*

*Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.*

#### Citation:

2010 ADAS Section: 308.2.1

#### As Built:

Paper towel dispenser  
49 inches above  
finished floor

#### Recommendation:

Reposition paper towel dispenser adjacent to lavatory. Recommend replacing existing dispenser with low profile dispenser. 48 inches maximum height above finished floor for operable parts (knob/sensor).

#### 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:

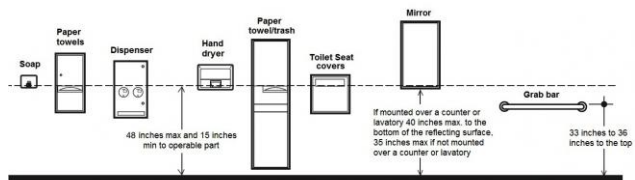
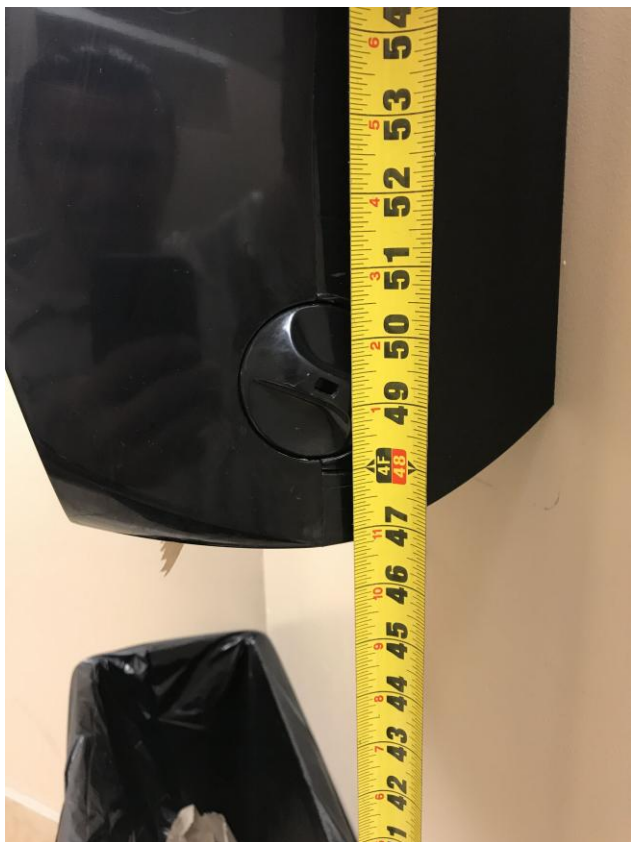
N/A

#### Notes:

N/A

CORRECTED

### Finding #24 Continued



Finding 299347 Main Photo

CORRECTED

**Finding #24 Additional Finding Photos**



Finding 299347 Additional Photo

CORRECTED

## Pikes Peak Ballroom Mens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 25

The paper towel dispenser 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:

Paper towel dispenser  
protrudes 9.5 inches  
from wall

#### Recommendation:

Reposition paper towel dispenser adjacent to lavatory. Recommend replacing existing dispenser with low profile dispenser. 48 inches maximum height above finished floor for operable parts (knob/sensor).

#### 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

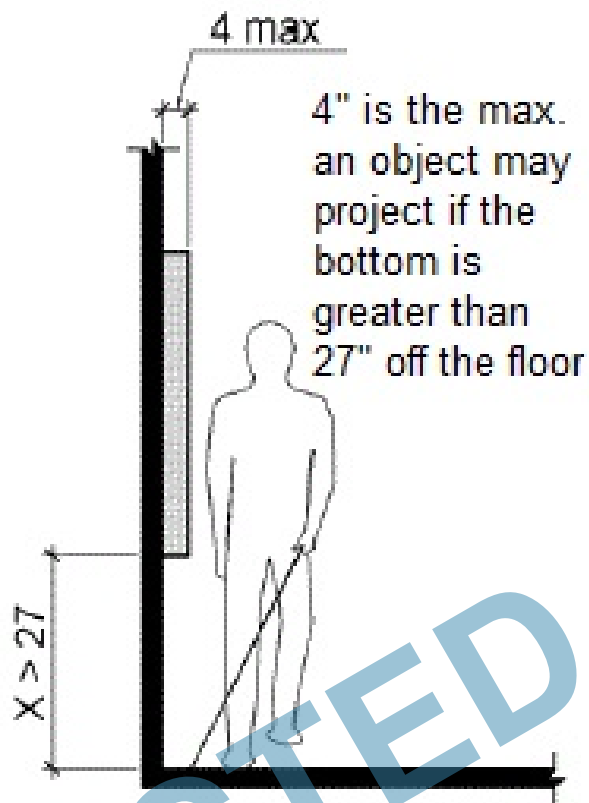
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #25 Continued



Finding 299348 Main Photo

CORRECTED



## Pikes Peak Ballroom Mens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 26

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 does not close completely

#### 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

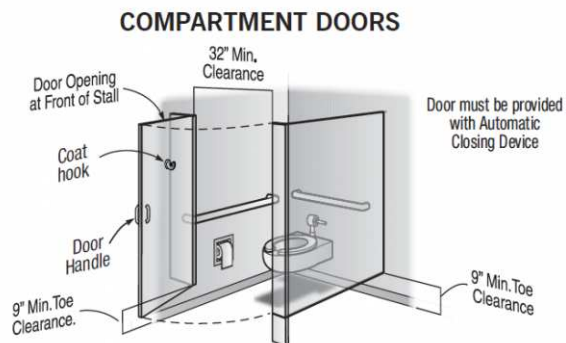
#### Notes:

N/A

Finding #26 Continued



Finding 299350 Main Photo



CORRECTED

## Pikes Peak Ballroom Mens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 27

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 near 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

#### Recommendation:

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

#### 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

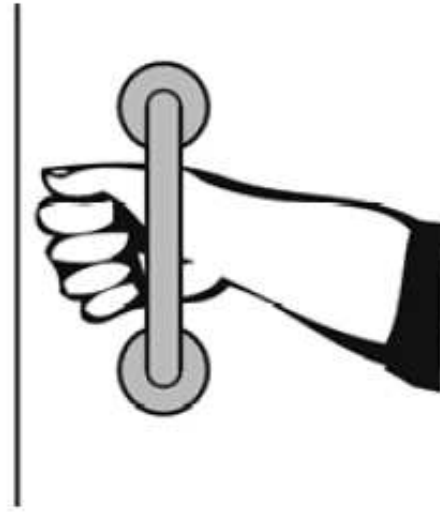
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #27 Continued



Finding 299351 Main Photo

CORRECTED

## Pikes Peak Ballroom Mens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 28

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:

53.6 inches above  
finished floor

#### Recommendation:

Lower coat hook 7 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:

N/A

#### Estimated Remediation Date:

N/A

#### Notes:

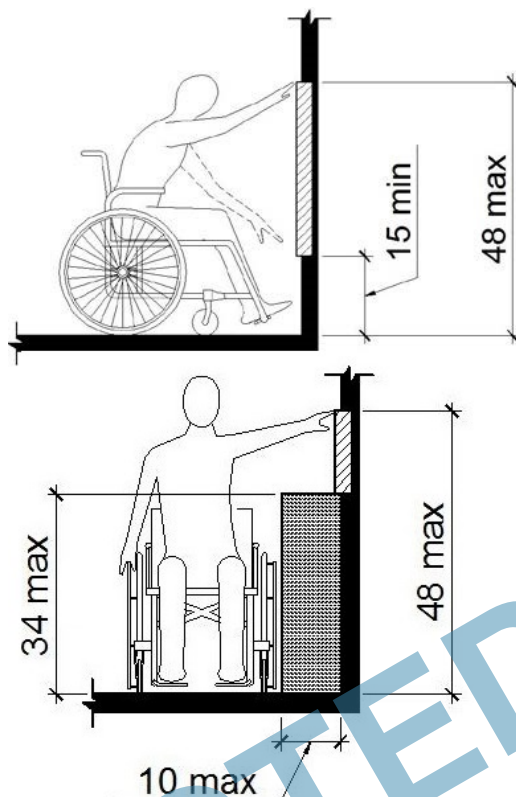
N/A

CORRECTED

Finding #28 Continued



Finding 299352 Main Photo



Considered  
Unobstructed

CORRECTED

## Pikes Peak Ballroom Mens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 29

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:

Dispenser not 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. Ensure there's a minimum clearance of 1.5 inches below bottom edge of side grab bar.

#### 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:

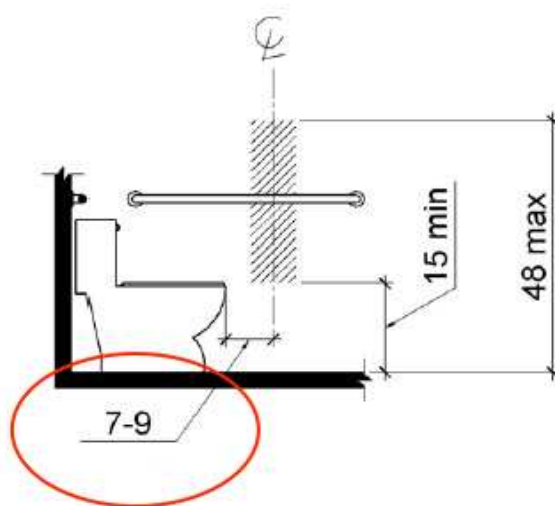
N/A

#### Notes:

N/A



Finding #29 Continued



Finding 299353 Main Photo

CORRECTED

## Pikes Peak Ballroom Mens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 30

The top rim of the lavatory is too high.

All lavatories that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

*2010 ADAS Section 606.3*

*Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.*

#### Citation:

2010 ADAS Section: 606.3

#### As Built:

34.5 inches to top rim  
of lavatory

#### Recommendation:

Lower counter 1 inch to ensure no more than 34 inches to top rim of the lavatory measured from above the 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:

N/A

#### Estimated Remediation Date:

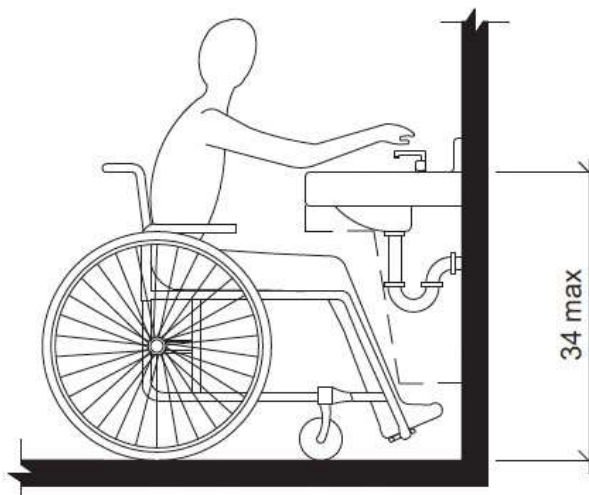
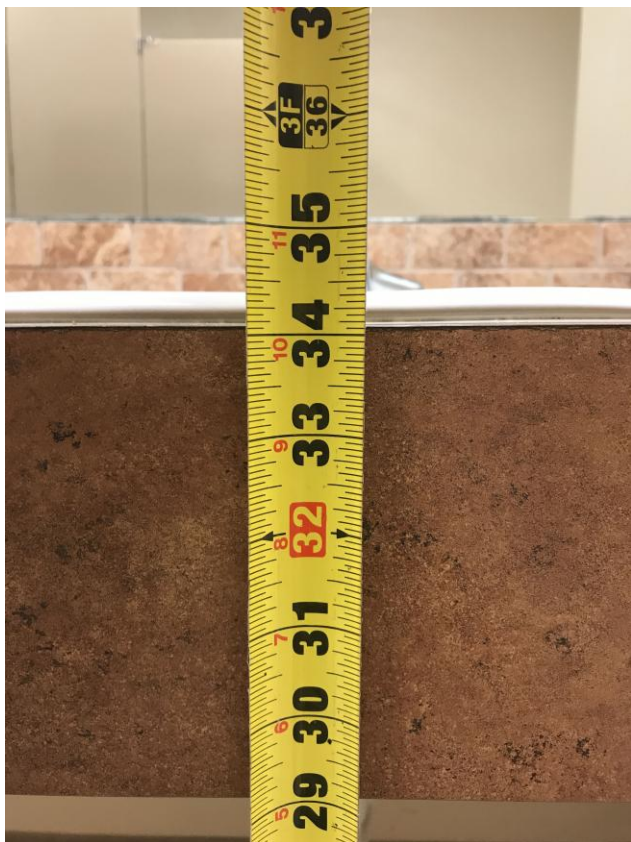
N/A

#### Notes:

N/A

CORRECTED

Finding #30 Continued



Finding 299354 Main Photo

CORRECTED

## Pikes Peak Ballroom Drinking Fountain

Lat: 38.7382800000, Long: -104.7344000000

### 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 from spout  
at 1.75 inches

#### Recommendation:

Adjust water flow pressure to provide flow of water 4 inches high minimum.

#### 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 #31 Continued



Finding 299345 Main Photo



## Pikes Peak Ballroom Drinking Fountain

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 32

The drinking fountain projects from the wall into the pedestrian way with its leading edge above 27 inches from the floor.

Objects may protrude no more than 4 inches into walks, halls, corridors, passageways or aisles when located between 27 and 80 inches above the floor. 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. The 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 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:

Drinking fountain projects into pedestrian way

#### Recommendation:

Adjust drinking fountain height to provide exactly 27 inches of knee clearance from the bottom edge above finished floor. Or install wing walls on each side of the drinking fountain for cane detection.

#### 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

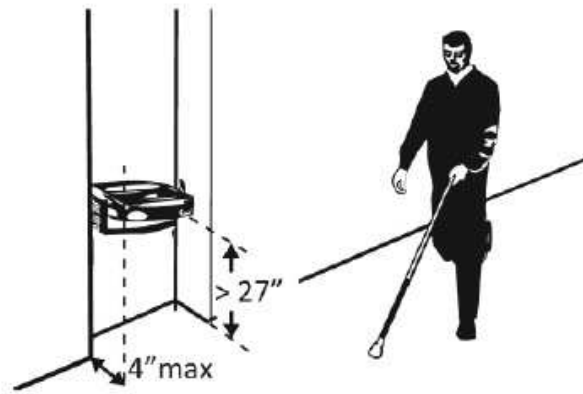
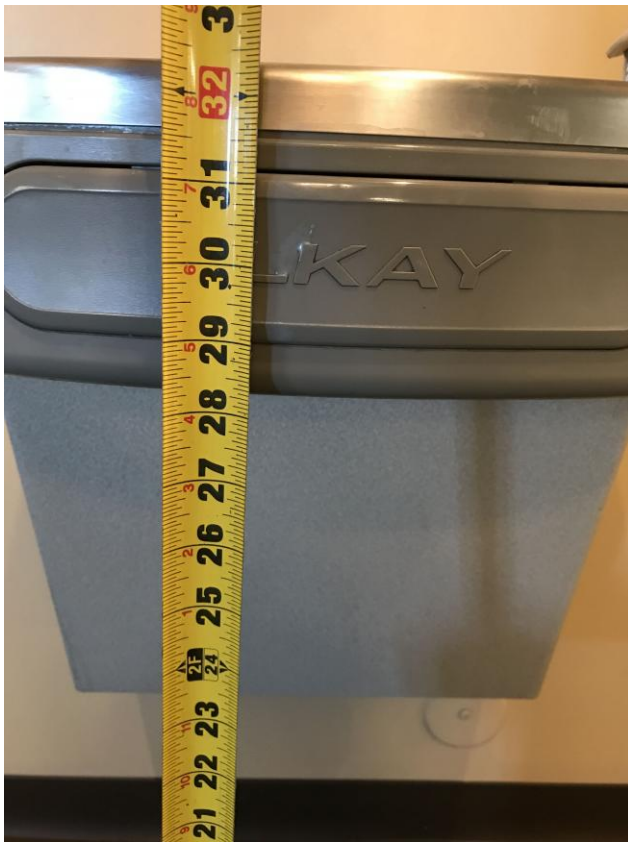
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #32 Continued



Finding 299369 Main Photo



**Finding #32 Additional Finding Photos**



Finding 299369 Additional Photo

## Cheyenne Mountain Womens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 33

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:

Inadequate clear floor space provided beyond door swing arc

#### Recommendation:

Reposition sign 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 the door swing.

#### 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

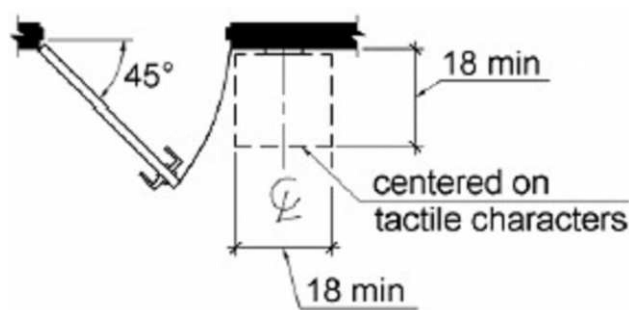
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #33 Continued



Finding 299356 Main Photo

CORRECTED

## Cheyenne Mountain Womens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 34

The paper towel dispenser's operation mechanism is too high off the floor.

Dispensers must have all operable parts a maximum of 48 inches above the floor.

*2010 ADAS Section 308.2.1*

*Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.*

#### Citation:

2010 ADAS Section: 308.2.1

#### As Built:

Paper towel dispenser  
53.5 inches above  
finished floor

#### Recommendation:

Reposition paper towel dispenser adjacent to lavatory. Recommend replacing existing dispenser with low profile dispenser. 48 inches maximum height above finished floor for operable parts (knob/sensor).

#### 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:

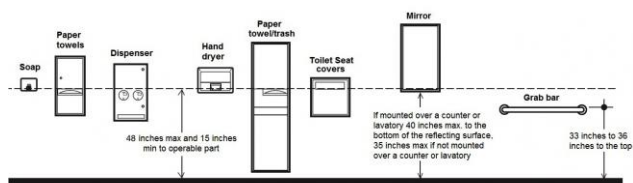
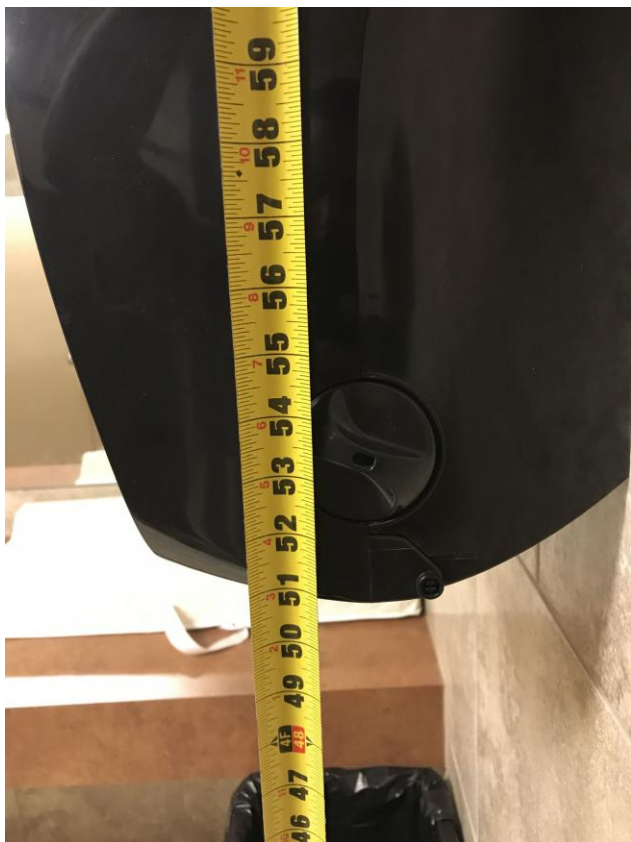
N/A

#### Notes:

N/A

CORRECTED

### Finding #34 Continued



Finding 299359 Main Photo

CORRECTED

**Finding #34 Additional Finding Photos**



Finding 299359 Additional Photo

CORRECTED

## Cheyenne Mountain Womens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 35

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:

Pipe insulation  
missing underneath  
laboratory

#### 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

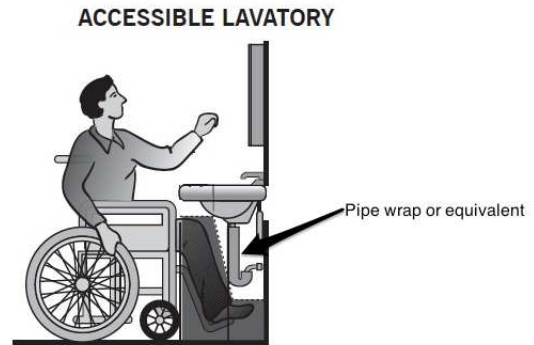
#### Notes:

N/A

CORRECTED



Finding #35 Continued



Finding 299361 Main Photo

CORRECTED

## Cheyenne Mountain Womens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 36

The compartment stall is not nearly compliant.

The stall does not have the required minimum clear floor space or maneuvering clearances for the toilet, Grab bars are missing, toilet paper dispenser is not within range of toilet, compartment door swings inwards and is missing loop handles, locking hardware requires tight grasping, pinching and twisting of the wrist and toilet height is 16 inches instead of 17 inches minimum required.

*2010 ADAS Section 603.1*

*Toilet and bathing rooms shall comply with 603.*

#### Citation:

2010 ADAS Section: 603.1

#### As Built:

Toilet compartment  
35.5 inches in width

#### Recommendation:

Recommend code study to determine if adjacent toilet can be removed to provide minimum maneuvering clearances and install grab bars inside toilet compartment.

#### 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:

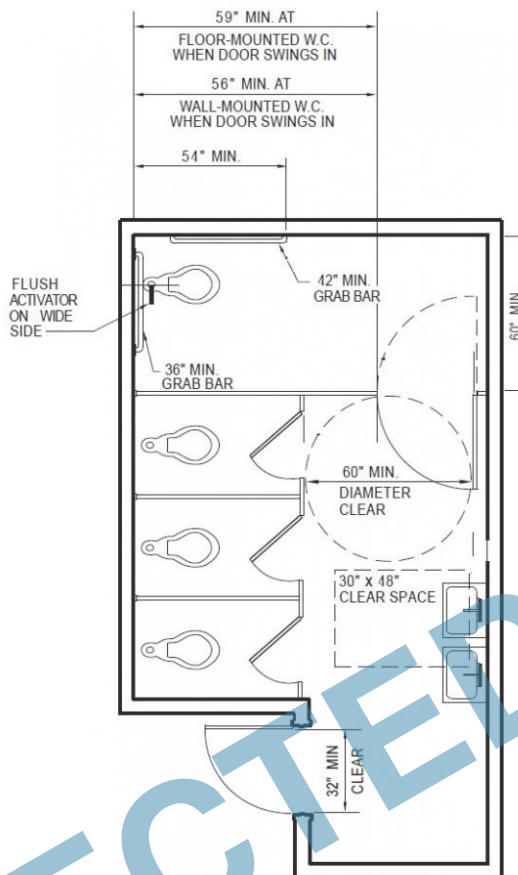
N/A

CORRECTED

Finding #36 Continued



Finding 299362 Main Photo



**Finding #36 Additional Finding Photos**



Finding 299362 Additional Photo

CORRECTED

## Cheyenne Mountain Womens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 37

Recommend removing baby changing mattress due to exceeding the 34 inches maximum height compliance.

2010 ADAS Section Recommended  
None

#### Citation:

2010 ADAS Section: Recommended

#### As Built:

Baby changing  
mattress not  
compliant.

#### Recommendation:

Remove existing changing mattress. Existing counter can be used as a changing station without the mattress.

#### 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

CORRECTED

Finding #37 Continued



Finding 299363 Main Photo

CORRECTED

**Finding #37 Additional Finding Photos**



Finding 299363 Additional Photo

CORRECTED



## Cheyenne Mountain Womens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 38

The top rim of the lavatory is too high.

All lavatories that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

*2010 ADAS Section 606.3*

*Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.*

#### Citation:

2010 ADAS Section: 606.3

#### As Built:

34.5 inches to top rim  
of lavatory

#### Recommendation:

Lower counter 1 inch to ensure no more than 34 inches measured from the finished floor to top rim of the lavatory.

#### Barrier Priority:

2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

#### Department:

N/A

#### Estimated Remediation Date:

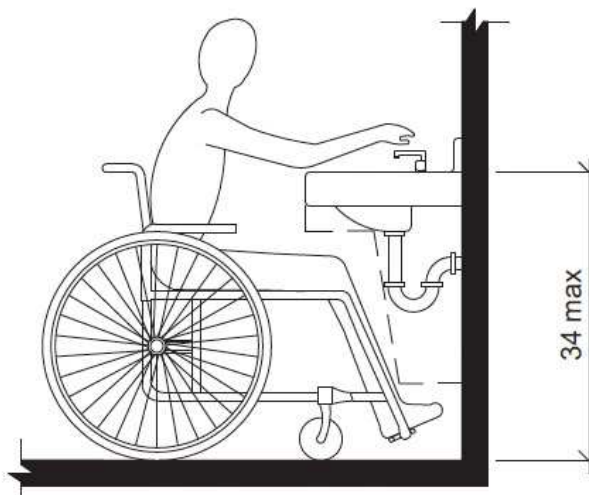
N/A

#### Notes:

N/A

CORRECTED

Finding #38 Continued



Finding 299365 Main Photo

CORRECTED

## Cheyenne Mountain Mens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 39

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:

Inadequate clear floor space provided beyond door swing arc

#### Recommendation:

Reposition sign 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 the door swing.

#### 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

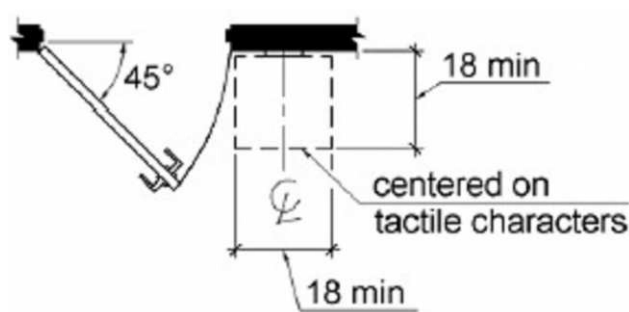
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #39 Continued



Finding 299357 Main Photo

CORRECTED

## Cheyenne Mountain Mens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 40

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:

4.5 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:

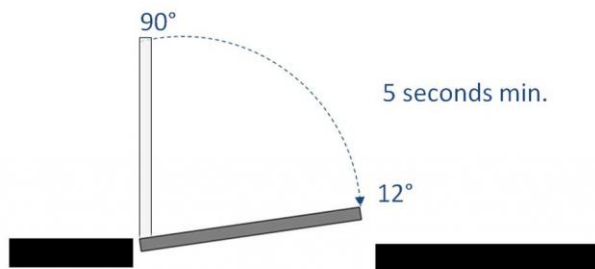
N/A

#### Notes:

N/A

CORRECTED

Finding #40 Continued



Finding 299358 Main Photo

CORRECTED

## Cheyenne Mountain Mens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 41

The paper towel dispenser's operation mechanism is too high off the floor.

Dispensers must have all operable parts a maximum of 48 inches above the floor.

*2010 ADAS Section 308.2.1*

*Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.*

#### Citation:

2010 ADAS Section: 308.2.1

#### As Built:

Paper towel dispenser  
58.25 inches above  
finished floor

#### Recommendation:

Reposition paper towel dispenser adjacent to lavatory. Recommend replacing existing dispenser with low profile dispenser. 48 inches maximum height above finished floor for operable parts (knob/sensor).

#### 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

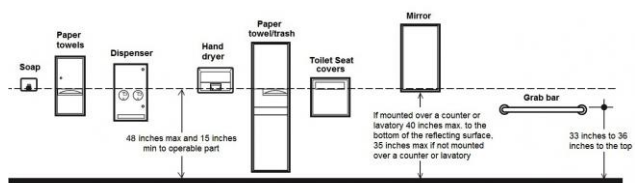
#### Notes:

N/A

CORRECTED



### Finding #41 Continued



Finding 299364 Main Photo

CORRECTED

**Finding #41 Additional Finding Photos**



Finding 299364 Additional Photo

CORRECTED

## Cheyenne Mountain Mens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 42

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:

Pipe insulation  
missing underneath  
laboratory

#### 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:

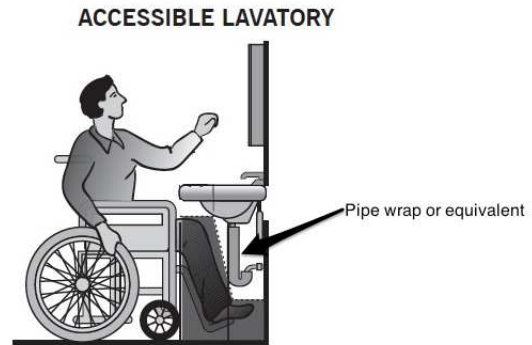
N/A

#### Notes:

N/A

CORRECTED

Finding #42 Continued



Finding 299366 Main Photo

CORRECTED

## Cheyenne Mountain Mens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 43

The top rim of the lavatory is too high.

All lavatories that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

*2010 ADAS Section 606.3*

*Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.*

#### Citation:

2010 ADAS Section: 606.3

#### As Built:

34.5 inches to top rim  
of lavatory

#### Recommendation:

Lower counter 1 inch to ensure no more than 34 inches measured from the finished floor to top rim of the lavatory.

#### Barrier Priority:

2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

#### Department:

N/A

#### Estimated Remediation Date:

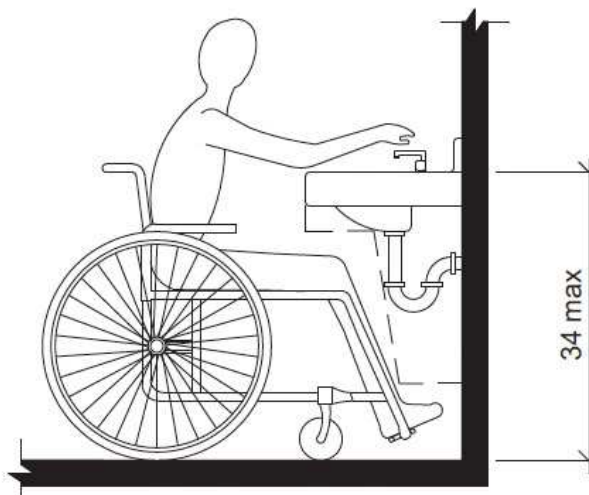
N/A

#### Notes:

N/A

CORRECTED

Finding #43 Continued



Finding 299360 Main Photo

CORRECTED

## Cheyenne Mountain Mens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 44

The compartment stall is not compliant.

The stall does not have the required minimum clear floor space or maneuvering clearances for the toilet, Grab bars are missing, toilet paper dispenser is not within range of toilet, compartment door swings inwards and is missing loop handles, compartment door is not self closing, locking hardware requires tight grasping, pinching and twisting of the wrist and toilet height is 16 inches instead of 17 inches minimum required.

*2010 ADAS Section 603.1*

*Toilet and bathing rooms shall comply with 603.*

#### Citation:

2010 ADAS Section: 603.1

#### As Built:

Toilet compartment  
35.5 inches in width

#### Recommendation:

Recommend code study to determine if adjacent toilet can be removed to provide minimum maneuvering clearances and grab bars inside toilet compartment.

#### 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

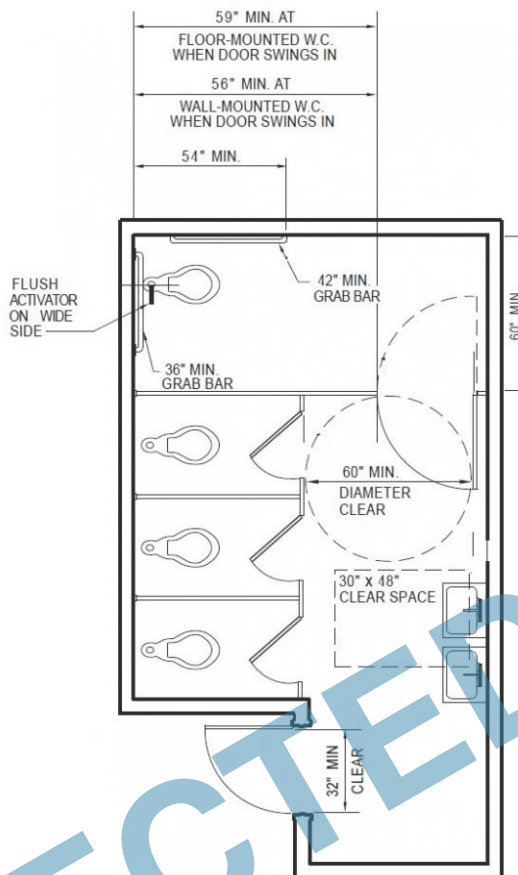
#### Notes:

N/A

Finding #44 Continued



Finding 299367 Main Photo



CORRECTED



**Finding #44 Additional Finding Photos**



Finding 299367 Additional Photo

CORRECTED

## Cheyenne Mountain Mens Restroom

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 45

The urinal is too close to the side wall.

There must be a minimum of 15 inches from the centerline of the urinal to the nearest side wall or side partition to allow for an unobstructed 30 inches by 48 inches clear floor space.

*2010 ADAS Section 605.2*

*Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.*

#### Citation:

2010 ADAS Section: 605.2

#### As Built:

Urinal centerline at  
13.25 inches from  
nearest side wall

#### Recommendation:

Reposition side partition to ensure a 15 inch minimum from the centerline of the urinal to the nearest side partition.

#### 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

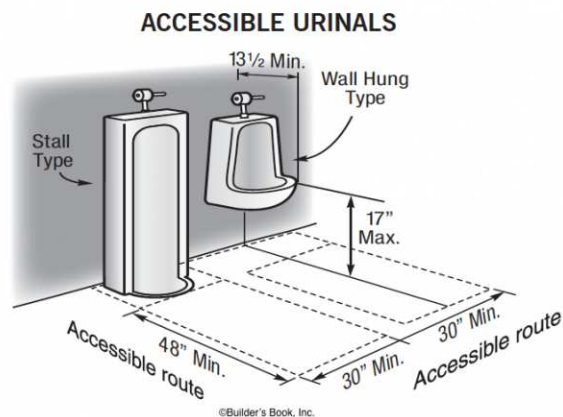
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #45 Continued



Finding 299375 Main Photo

CORRECTED

**Finding #45 Additional Finding Photos**



Finding 299375 Additional Photo

CORRECTED

## Cheyenne Mountain Drinking Fountain

Lat: 38.7382800000, Long: -104.7344000000

### Finding: 46

The drinking fountain projects from the wall into the pedestrian way with its leading edge above 27 inches from the floor.

Objects may protrude no more than 4 inches into walks, halls, corridors, passageways or aisles when located between 27 and 80 inches above the floor. 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. The 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 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:

Drinking fountain projects into pedestrian way

#### Recommendation:

Adjust drinking fountain height to provide exactly 27 inches of knee clearance from the bottom edge above finished floor. Or install wing walls on each side of the drinking fountain for cane detection.

#### 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

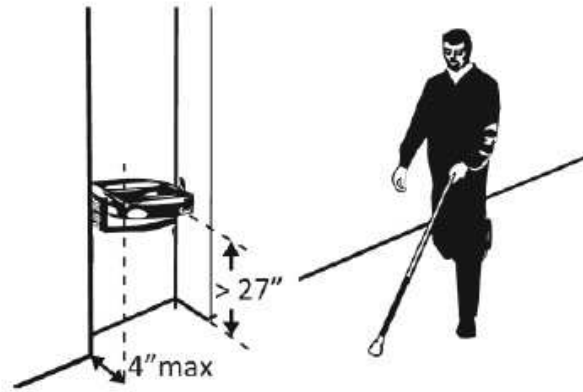
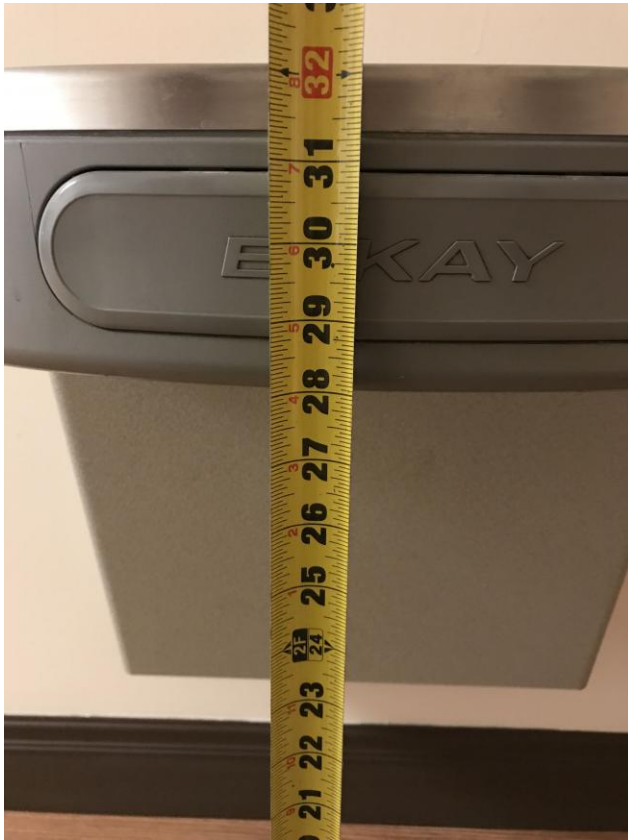
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #46 Continued



Finding 299368 Main Photo

**Finding #46 Additional Finding Photos**



Finding 299368 Additional Photo