

Site Accessibility Evaluation

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



Environmental Building

**3255 Akers Dr
Colorado Springs, CO
80922**

Accessibility Evaluation

***Inspection Date: 02/21/2018
Inspector: David Mejia***

Prepared By



(719) 520 - 6866

www.elpasoco.com

Parking

Lat: 38.8804421000, Long: -104.6878244000

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:

Asphalt ramp
protruding into
parking access aisle

Recommendation:

1. Remove protruding asphalt ramp from parking access aisle. 2. Extend existing access aisle into sidewalk and provide flare sides at no steeper than 8.33% (1:12) or add ramp adjacent to current 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

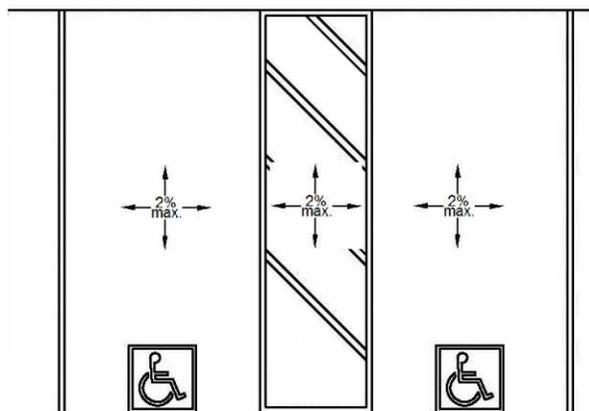
Estimated Remediation Date:

N/A

Notes:

Corrective Action:

Finding #1 Continued



Finding 116961 Main Photo

CORRECTED

Parking

Lat: 38.8804421000, Long: -104.6878244000

Finding: 2

The parking sign is mounted too low.

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

Van accessible sign is mounted to low (43.5 in)

Recommendation:

Ensure new parking van sign is placed no lower than 60 inches minimum measured from the bottom edge of the sign above the finished floor and includes the International Symbol of Accessibility (ISA).

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

N/A

Notes:

Corrective Action:

Finding #2 Continued



Finding 117860 Main Photo



Parking

Lat: 38.8804421000, Long: -104.6878244000

Finding: 3

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

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

2010 ADAS Section 502.4

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

Citation:

2010 ADAS Section: 502.4

As Built:

Running Slope @
2.71% Cross Slope @
2.79%

Recommendation:

During next re-paving project of parking area, ensure access aisles and parking stalls do not exceed 2% running and cross slopes.

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

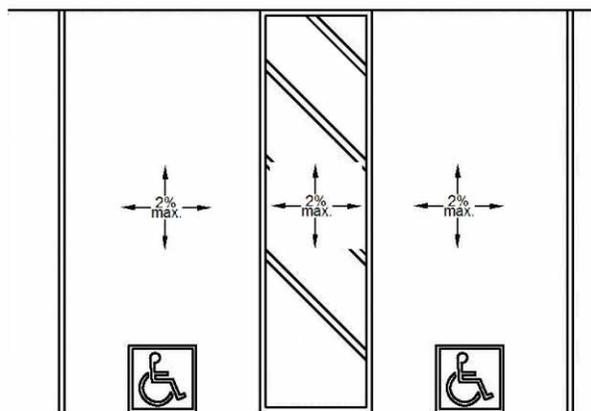
Estimated Remediation Date:

N/A

Notes:

Lessor

Finding #3 Continued



Finding 117885 Main Photo

CORRECTED

Finding #3 Additional Finding Photos



Finding 117885 Additional Photo

CORRECTED

Parking

Lat: 38.8804421000, Long: -104.6878244000

Finding: 4

Parking lot has alligator cracking throughout. Difficult to identify van accessible stalls due to faded paint/stripping.

2010 ADAS Section Recommended
None

Citation:

2010 ADAS Section: Recommended

As Built:

Parking lot in need of
repair

Recommendation:

Asphalt lot needs to be resurfaced, sealed and re-stripped. Ensure asphalt is flared out around new ADA concrete pad.

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

Transaction Counter

Lat: 38.8804421000, Long: -104.6878244000

Finding: 5

The transaction counter is too high.

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

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: 904.4.1

As Built:

Counter measured at
42.5 inches from
surface to floor.

Recommendation:

Modify or extend existing service counter or install new counter/section that includes a section of counter surface that is 36 inches long minimum and 36 inches high maximum.

Barrier Priority:

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

Department:

N/A

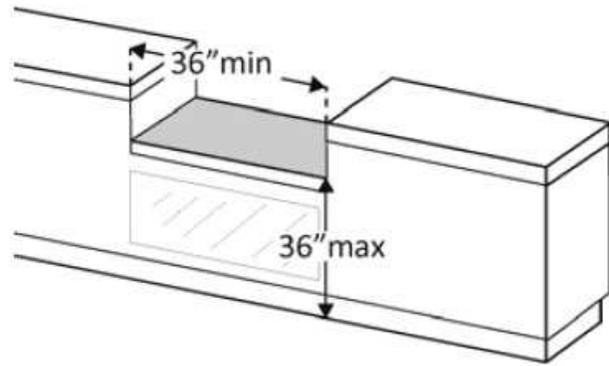
Estimated Remediation Date:

N/A

Notes:

Corrective Action:

Finding #5 Continued



Finding 117888 Main Photo

Finding #5 Additional Finding Photos



Finding 117888 Additional Photo

Womens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 6

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 9 pounds of force to open

Recommendation:

Adjust door closer 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:

N/A

Finding #6 Continued



Finding 299173 Main Photo

CORRECTED

Womens Restroom

Lat: 38.8804400000, Long: -104.6878000000

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:

3.5 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:

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

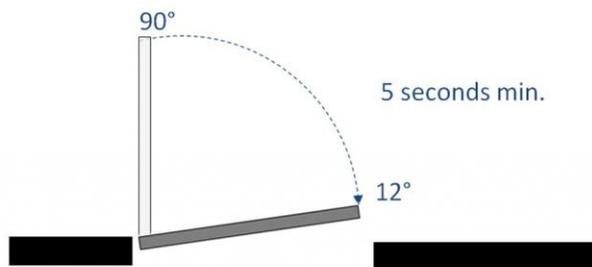
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #7 Continued



Finding 299174 Main Photo

CORRECTED

Womens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 8

The soap 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:

49 inches above
finished floor

Recommendation:

Lower soap dispenser 2 inches to meet compliance. 48 inches maximum height above finished floor to operable part.

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:

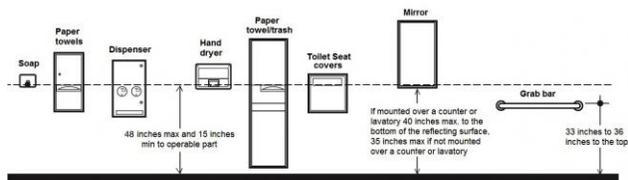
N/A

CORRECTED

Finding #8 Continued



Finding 299175 Main Photo



CORRECTED

Womens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 9

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

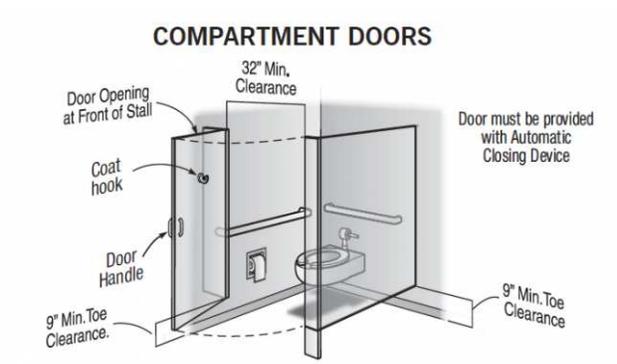
Notes:

N/A

Finding #9 Continued



Finding 299176 Main Photo



Womens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 10

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 loop handle
on inside of door

Recommendation:

Install loop or U-shape handle on the inside of the 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

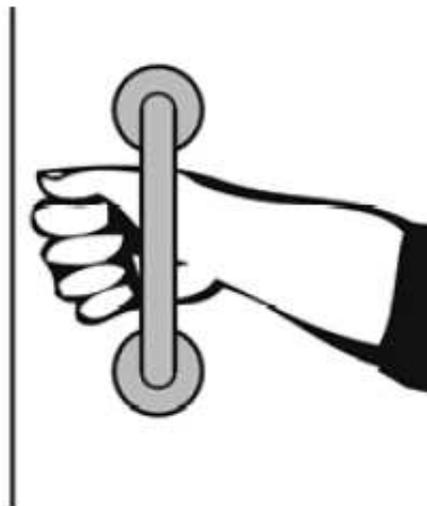
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #10 Continued



Finding 299177 Main Photo

CORRECTED

Womens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 11

The paper towel dispenser is not accessible because there is not adequate clear floor space for either a forward or side approach.

The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.

2010 ADAS Section 305.3

The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum

Citation:

2010 ADAS Section: 305.3

As Built:

Trash bin obstructs the required clear floor space of the lavatory and paper towel dispenser

Recommendation:

Relocate trash bin to other area and recommend using smaller size trash bin.

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

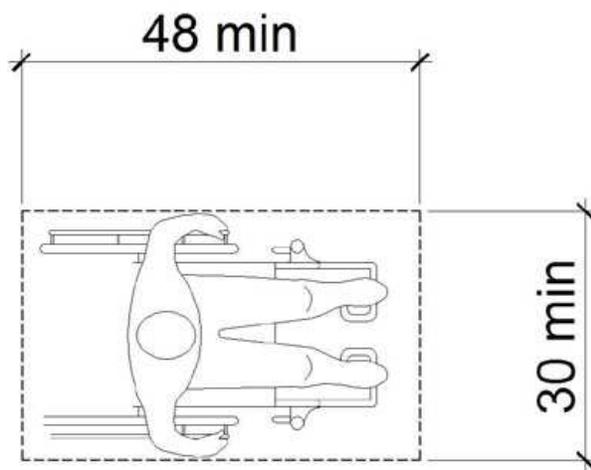
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #11 Continued



Finding 299178 Main Photo

CORRECTED

Womens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 12

Although not required per ADA Standards, but required under the ICC/ANSI A117.1

2010 ADAS Section Recommended

None

Citation:

2010 ADAS Section: Recommended

As Built:

Vertical grab bar 37
inches above finished
floor

Recommendation:

Re-position vertical grab bar so that bottom of grab bar measures a maximum of 41 inches but no less than 39 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 #12 Continued



Finding 299473 Main Photo

Mens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 13

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 9 pounds of force to open

Recommendation:

Adjust door closer 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:

N/A

Finding #13 Continued



Finding 299179 Main Photo

CORRECTED

Mens Restroom

Lat: 38.8804400000, Long: -104.6878000000

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:

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:

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:

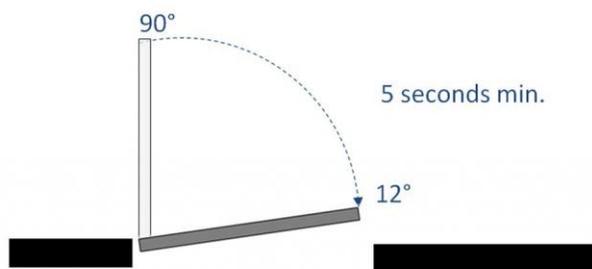
N/A

Notes:

N/A

CORRECTED

Finding #14 Continued



Finding 299180 Main Photo

CORRECTED

Mens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 15

The soap 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:

48.5 inches above
finished floor

Recommendation:

Lower soap dispenser 2 inches to meet compliance. 48 inches maximum height above finished floor to operable part (push button).

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:

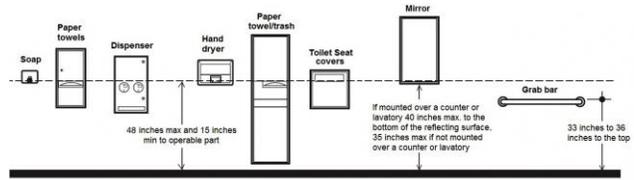
N/A

Notes:

N/A

CORRECTED

Finding #15 Continued



Finding 299181 Main Photo

CORRECTED

Mens Restroom

Lat: 38.8804400000, Long: -104.6878000000

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

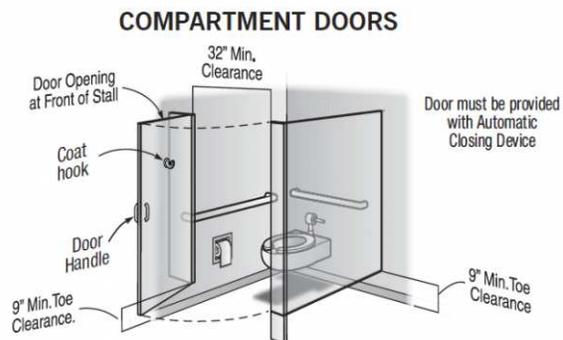
Notes:

N/A

Finding #16 Continued



Finding 299182 Main Photo



Mens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 17

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

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 loop handle
on outside of door

Recommendation:

Install loop or U-shape handle on the outside of the 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:

N/A

Finding #17 Continued



Finding 299183 Main Photo

CORRECTED

Mens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 18

The paper towel dispenser and sink are not accessible because there is not adequate clear floor space for either a forward or side approach for either element.

The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.

2010 ADAS Section 305.3

The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum

Citation:

2010 ADAS Section: 305.3

As Built:

Trash bin obstructs the required clear floor space of the lavatory and paper towel dispenser

Recommendation:

Relocate trash bin to other area and recommend using smaller size trash bin.

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

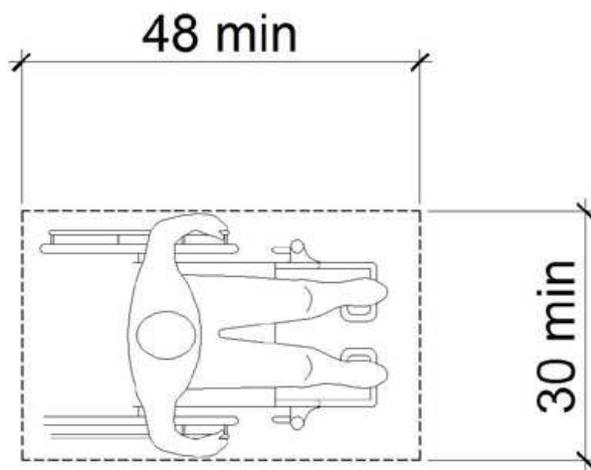
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #18 Continued



Finding 299184 Main Photo

CORRECTED

Mens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 19

Although not required per ADA Standards, but required under the ICC/ANSI A117.1

2010 ADAS Section Recommended

None

Citation:

2010 ADAS Section: Recommended

As Built:

Vertical grab bar 37
inches above finished
floor

Recommendation:

Re-position vertical grab bar so that bottom of grab bar measures a maximum of 41 inches but no less than 39 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 #19 Continued



Finding 299185 Main Photo

Mens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 20

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 wall side

Recommendation:

Replace toilet water tank with one that has flush handle on the 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

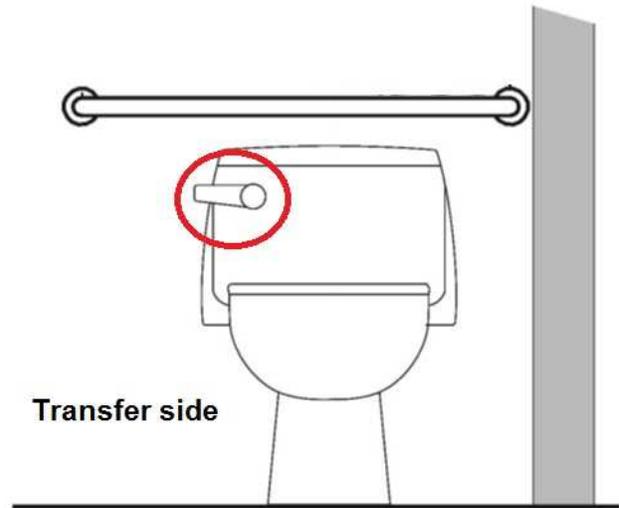
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #20 Continued



Finding 299186 Main Photo

CORRECTED

Mens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 21

The urinal is located in an area that does not provide the required clear floor space for a front approach.

The surrounding elements of a urinal must provide a minimum of 30 by 48 inches of clear floor space for a front approach.

2010 ADAS Section 605.3

A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

Citation:

2010 ADAS Section: 605.3

As Built:

29.5 inches in width

Recommendation:

Re-adjust surrounding partitions to provide the minimum width clearance of 30 inches.

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

N/A

Notes:

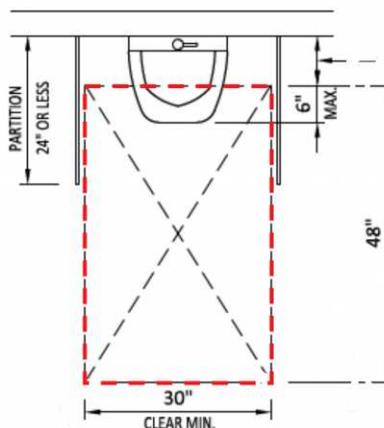
N/A

CORRECTED

Finding #21 Continued



Finding 299187 Main Photo



Space extending greater than 6 inches beyond the available knee clearance at 9 inches above the finished floor or ground surface shall not be considered to clearance.

URINAL CLEAR SPACE
PARTITION 24" OR LESS

CORRECTED

Finding #21 Additional Finding Photos



Finding 299187 Additional Photo

CORRECTED

Mens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 22

The clear floor space at the toilet is noncompliant.

Wheelchair accessible compartments shall be 60 inches wide minimum measured perpendicular to the side wall, and 59 inches deep minimum for floor mounted water closets measured perpendicular to the rear wall.

2010 ADAS Section 604.8.1.1

Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

Citation:

2010 ADAS Section: 604.8.1.1

As Built:

Toilet compartment
depth at 56 inches

Recommendation:

Reverse door swing to provide the minimum clear floor space of 59 inches in depth.

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

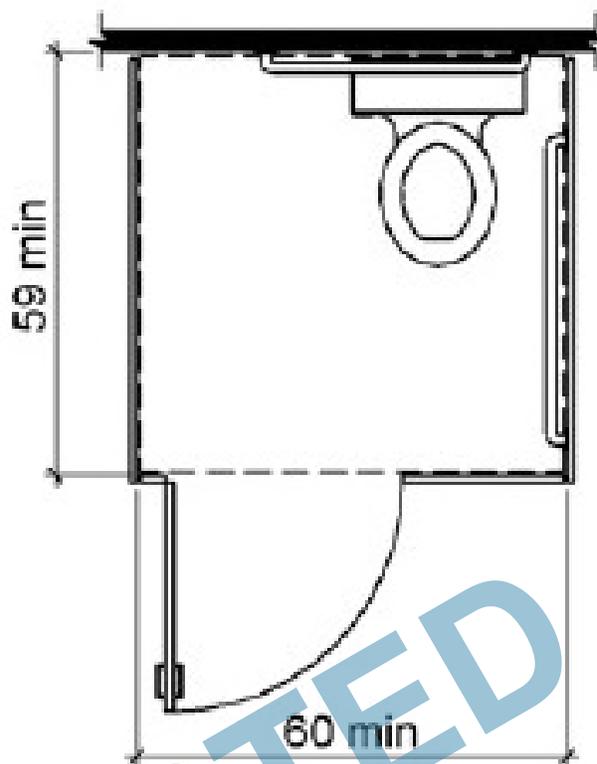
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #22 Continued



Floor Mount

Finding 299378 Main Photo

CORRECTED

Finding #22 Additional Finding Photos



Finding 299378 Additional Photo

CORRECTED

Back Hallway

Lat: 38.8804400000, Long: -104.6878000000

Finding: 23

The drinking fountain is not accessible.

All drinking fountains shall be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. An alcove must not be less than 32 inches in width and 18 inches in depth. Wing walls must project out from the supporting wall at least as far as the drinking fountain.

2010 ADAS Section 403.5.1

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

2010 ADAS Section 602.1

Drinking fountains shall comply with 307 and 602.

Citation:

2010 ADAS Section: 403.5.1, 602.1

As Built:

Drinking fountain protrudes into circulation pathway and not cane detectable

Recommendation:

Adjust drinking fountain height to provide exactly 27 inches of clearance or install wing walls, planter or permanent fixture next to drinking fountain in order to make it cane detectable.

Also, adjust spout/water pressure to provide a flow of water 4 inches high minimum.

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

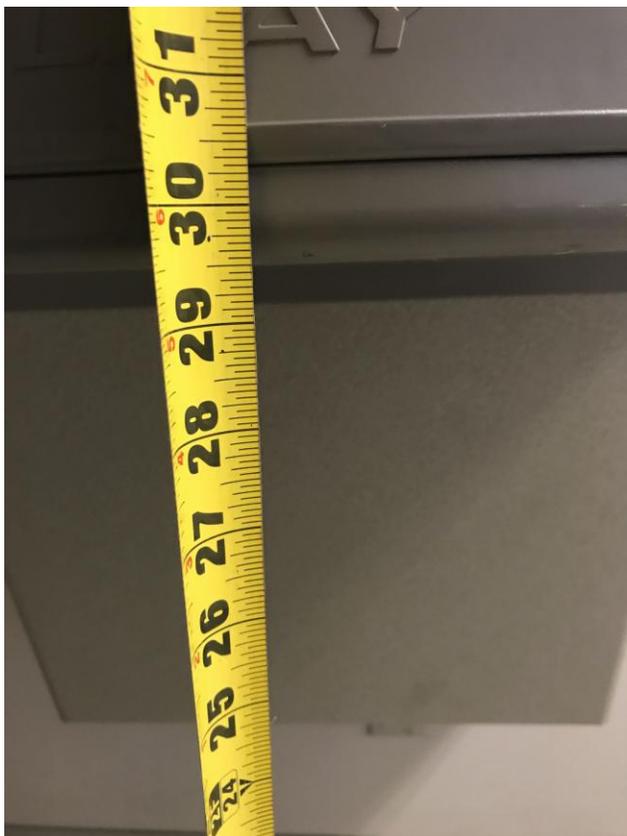
Estimated Remediation Date:

N/A

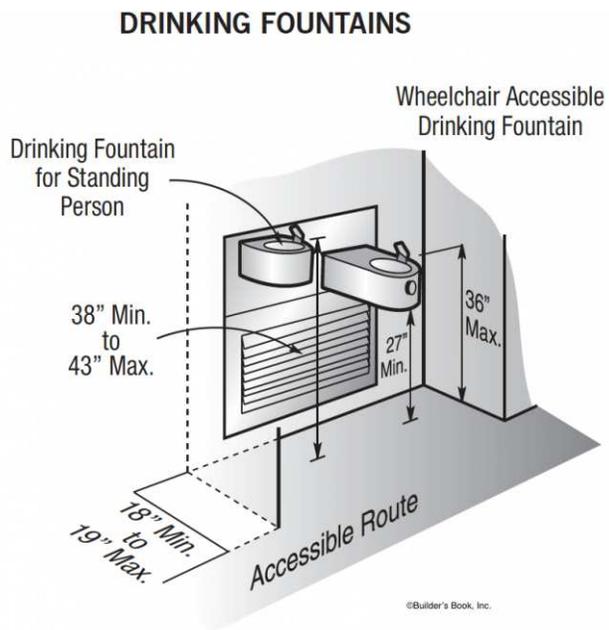
Notes:

N/A

Finding #23 Continued



Finding 299188 Main Photo



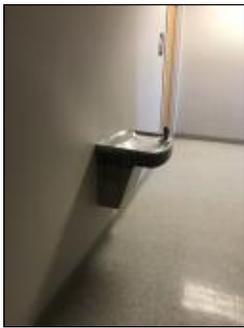
Finding #23 Additional Finding Photos



Finding 299188 Additional Photo



Finding 299188 Additional Photo



Finding 299188 Additional Photo