

Site Accessibility Evaluation

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



Palmer Lake Recreation Area

199 County Line Rd
Palmer Lake, CO 80133

Accessibility Evaluation

Inspection Date: 03/10/2020

Inspector: David Mejia

Prepared By



(719) 520 - 6866

www.elpasoco.com

Parking Lot

Lat: 39.1252800000, Long: -104.9102000000

Finding: 1

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

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

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

2010 ADAS Section 502.4

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

2010 ADAS Section 302.1

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

Citation:

2010 ADAS Section: 502.4, 302.1

As Built:

Designated accessible parking stall surface is not firm, stable nor slip resistant

Recommendation:

Construct 2 diagonal accessible parking stalls 8 feet wide with an access aisle also measuring 8 feet in width in either asphalt or concrete (recommended). The access aisle should connect to the path of travel leading up to the unisex restroom.

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 299219 Main Photo

Parking Lot

Lat: 39.1252800000, Long: -104.9102000000

Finding: 2

The public use restroom serving the facility is not on an accessible route.

Bathing and toilet facilities that serve buildings, facilities or portions of buildings or facilities that are required to be accessible to persons with disabilities, shall be on an accessible route.

2010 ADAS Section 213.1

Where toilet facilities and bathing facilities are provided, they shall comply with 213. Where toilet facilities and bathing facilities are provided in facilities permitted by 206.2.3 Exceptions 1 and 2 not to connect stories by an accessible route, toilet facilities and bathing facilities shall be provided on a story connected by an accessible route to an accessible entrance.

Citation:

2010 ADAS Section: 213.1

As Built:

Route to restroom consists of loose dirt, gravel and mud

Recommendation:

Construct a path of travel that is firm, stable and slip resistant from the accessible parking stalls and access aisle up to the concrete sidewalk in front of the unisex restroom.

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

N/A

Notes:

N/A

Finding #2 Continued



CORRECTED

Finding #2 Additional Finding Photos



Finding 299220 Additional Photo

CORRECTED

Parking Lot

Lat: 39.1252779000, Long: -104.9101641000

Finding: 3

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:

24.5 inches above
ground surface

Recommendation:

Raise ADA parking sign to measure 60 inches above ground surface measured from the bottom edge of the sign. Also, add "Van Accessible" sign below existing sign and ensure "Van Accessible" sign measures 60 inches minimum above the ground surface.

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



CORRECTED

Parking Lot

Lat: 39.1252779000, Long: -104.9101641000

Finding: 4

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:

Concrete expansion joint in front of bathroom is spaced at 1.25 inches

Recommendation:

Fill in expansion joint or replace that section of concrete/sidewalk.

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

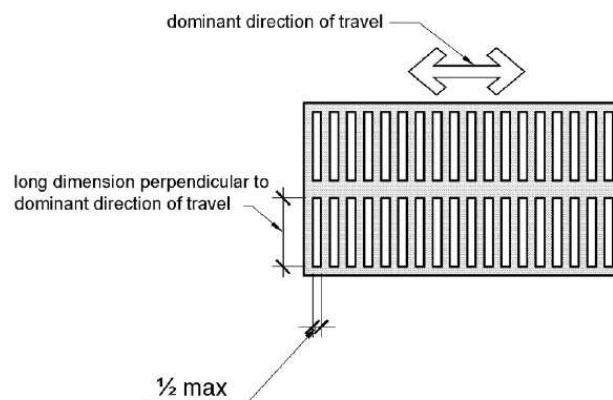
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #4 Continued



CORRECTED

Parking Lot

Lat: 39.1252779000, Long: -104.9101641000

Finding: 5

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

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

2010 ADAS Section 303.3

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

2010 ADAS Section 303.2

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

Citation:

2010 ADAS Section: 303.3, 303.2

As Built:

Walkway contains a 1 inch abrupt vertical change

Recommendation:

Shave concrete edge down to 1/4 of an inch, 1/2 inch beveled, or pump/lift, or replace section of concrete/sidewalk.

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

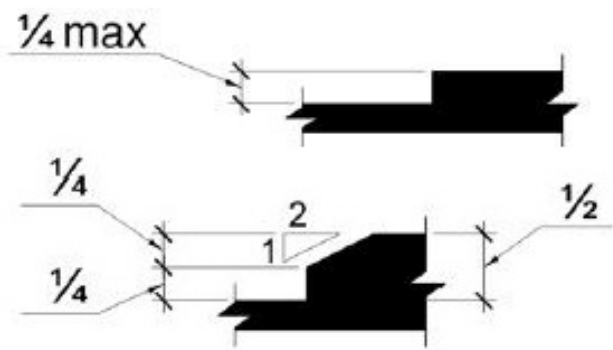
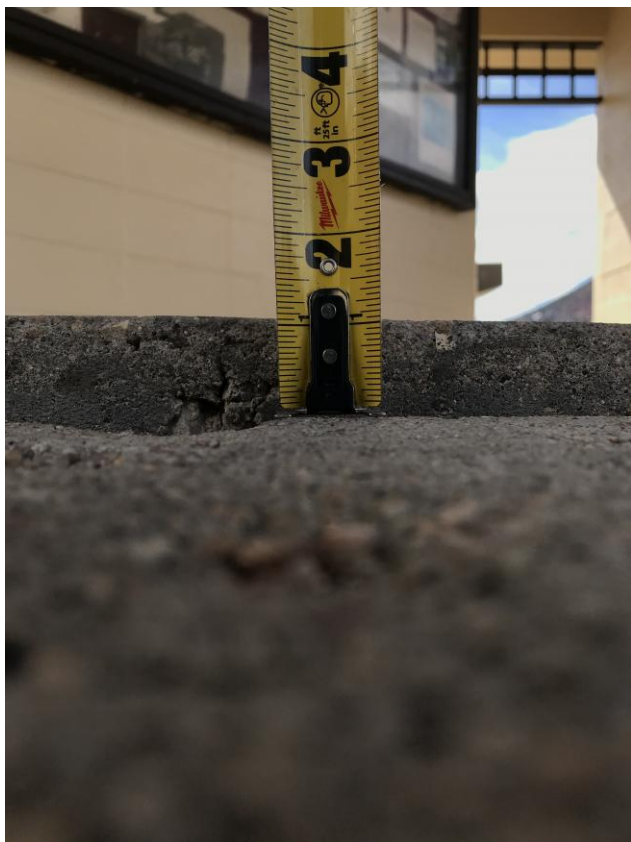
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #5 Continued



CORRECTED

Parking Lot

Lat: 39.1252779000, Long: -104.9101641000

Finding: 6

There is no accessible route of travel from the public way.

At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility they serve.

2010 ADAS Section 206.2.1

At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

Citation:

2010 ADAS Section: 206.2.1

As Built:

Gravel route to restroom obstructed by 3 to 4 inches of concrete sidewalk

Recommendation:

Construct asphalt or concrete accessible route from parking stall/s to restroom.

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

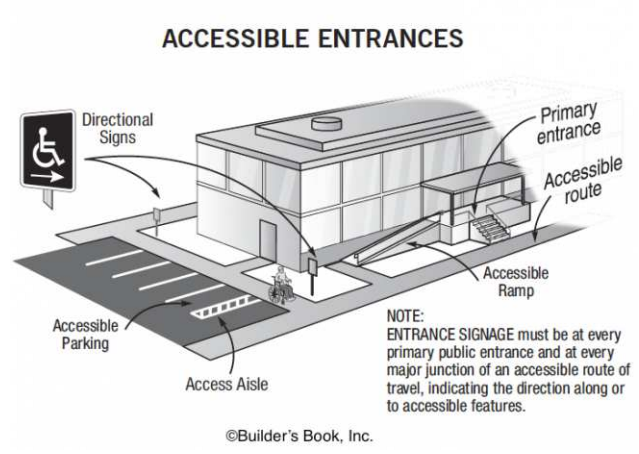
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #6 Continued



CORRECTED

Finding #6 Additional Finding Photos



Finding 299231 Additional Photo



Finding 299231 Additional Photo



Finding 299231 Additional Photo



Finding 299231 Additional Photo



Finding 299231 Additional Photo

CORRECTED

Unisex Restroom

Lat: 39.1252779000, Long: -104.9101641000

Finding: 7

The water and drain pipes under the lavatory are not adequately insulated.

Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

2010 ADAS Section 606.5

Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

Citation:

2010 ADAS Section: 606.5

As Built:

Pipe insulation
missing

Recommendation:

Insulate drainpipes 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:

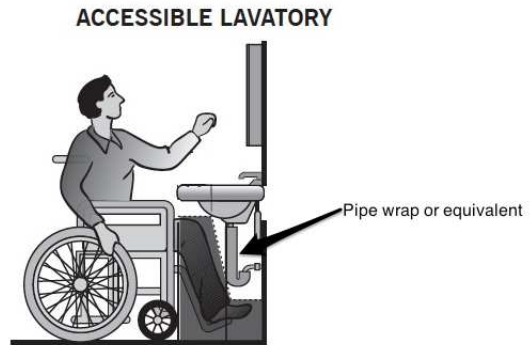
N/A

Notes:

N/A

CORRECTED

Finding #7 Continued



CORRECTED

Unisex Restroom

Lat: 39.1252779000, Long: -104.9101641000

Finding: 8

The width of the toilet room is too narrow.

Where a water closet is installed within an accessible water closet room, clear floor space around the water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.

2010 ADAS Section 604.3.1

Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

Citation:

2010 ADAS Section: 604.3.1

As Built:

41 inches in width

Recommendation:

Remodel will be required for restroom to meet width clearance. A remodel will meet the current ADA Standards.

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

N/A

Notes:

N/A

CORRECTED

Finding #8 Continued



CORRECTED

Finding #8 Additional Finding Photos



Finding 299225 Additional Photo

CORRECTED

Unisex Restroom

Lat: 39.1252779000, Long: -104.9101641000

Finding: 9

The side grab bar does not extend far enough from the rear wall.

The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.

2010 ADAS Section 604.5.1

The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.

Citation:

2010 ADAS Section: 604.5.1

As Built:

51.25 inches from rear wall

Recommendation:

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

Barrier Priority:

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

Department:

N/A

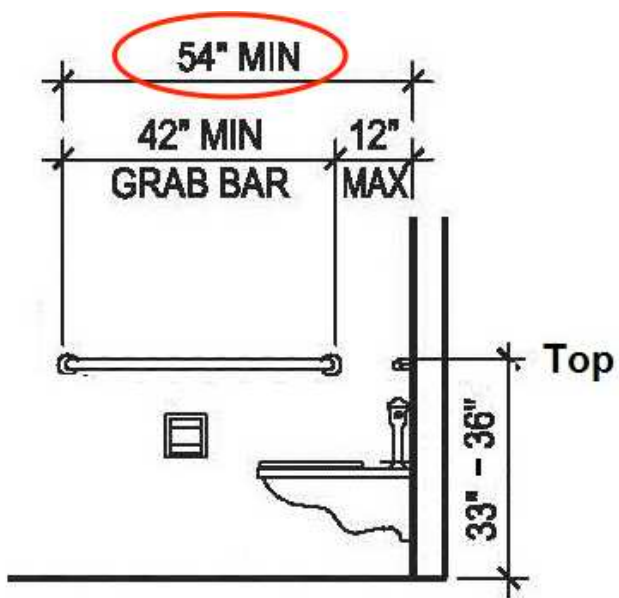
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #9 Continued



CORRECTED

Finding #9 Additional Finding Photos



Finding 299226 Additional Photo

CORRECTED

Unisex Restroom

Lat: 39.1252779000, Long: -104.9101641000

Finding: 10

The rear grab bar does not extend adequately past the toilet on the wide side.

The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on wall side and 24 inches minimum on the wide side.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

2010 ADAS Section 604.5.2

The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

Citation:

2010 ADAS Section: 604.5.2

As Built:

19 inches from the side wall

Recommendation:

Due to pre-existing conditions, the rear grab bar will not meet current ADA compliance but it's considered compliant due to structural barrier. Once a remodel of the restroom is complete, rear grab bar shall meet or exceed current ADA Standards.

Barrier Priority:

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

Department:

N/A

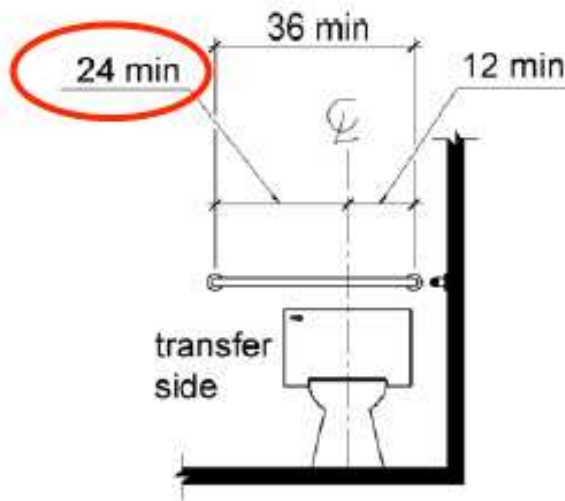
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #10 Continued



CORRECTED

Finding #10 Additional Finding Photos



Finding 299227 Additional Photo

CORRECTED

Unisex Restroom

Lat: 39.1252779000, Long: -104.9101641000

Finding: 11

The toilet is not located within the range allowed from the side wall or partition.

The centerline of the toilet must be 16 to 18 inches from the side wall.

2010 ADAS Section 604.2

The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

Citation:

2010 ADAS Section: 604.2

As Built:

21 inches from side wall

Recommendation:

Re-position toilet between 16 inches minimum and 18 inches maximum from centerline of toilet to side wall. May require plumbing alteration.

Barrier Priority:

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:

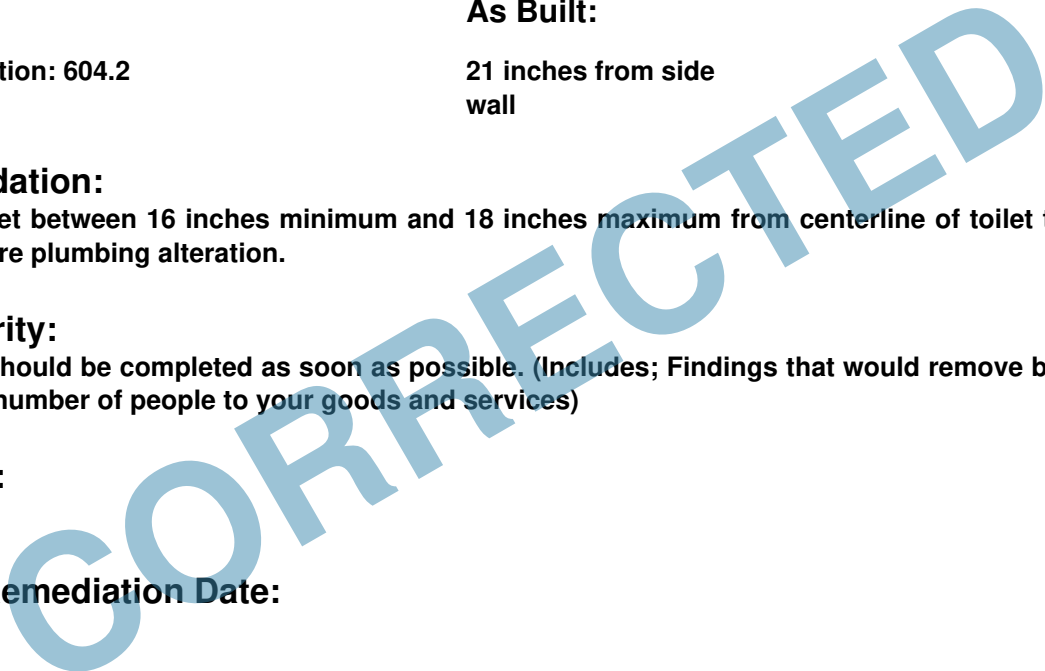
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Estimated Remediation Date:

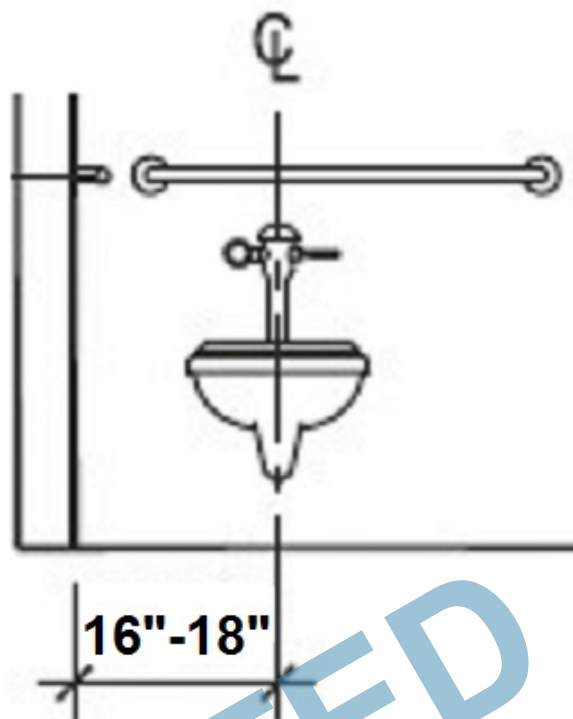
N/A

Notes:

N/A



Finding #11 Continued



CORRECTED

Unisex Restroom

Lat: 39.1252779000, Long: -104.9101641000

Finding: 12

The toilet paper is not installed within the compliant range in front of the toilet.

Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

2010 ADAS Section 604.7

Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

Citation:

2010 ADAS Section: 604.7

As Built:

5 inches from front of toilet

Recommendation:

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

Barrier Priority:

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

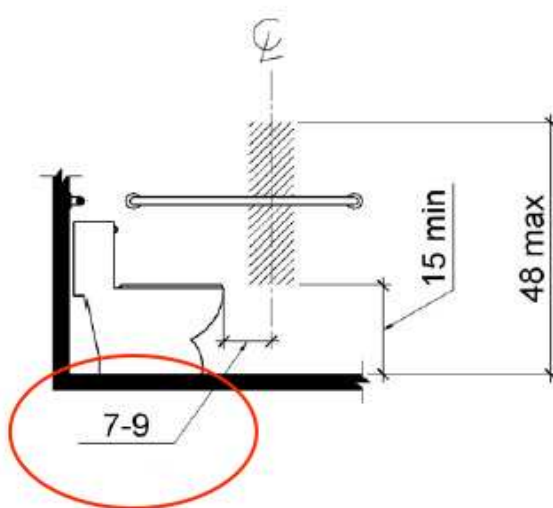
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #12 Continued



CORRECTED

Unisex Restroom

Lat: 39.1252779000, Long: -104.9101641000

Finding: 13

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of the toilet seat. The seat itself shall be a maximum of 2 inch high.

2010 ADAS Section 604.4

The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

Citation:

2010 ADAS Section: 604.4

As Built:

14.75 inches above
finished floor

Recommendation:

Adjust toilet height, replace toilet or replace toilet seat with one that will meet the minimum height of 17 inches but no more than maximum height of 19 inches.

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

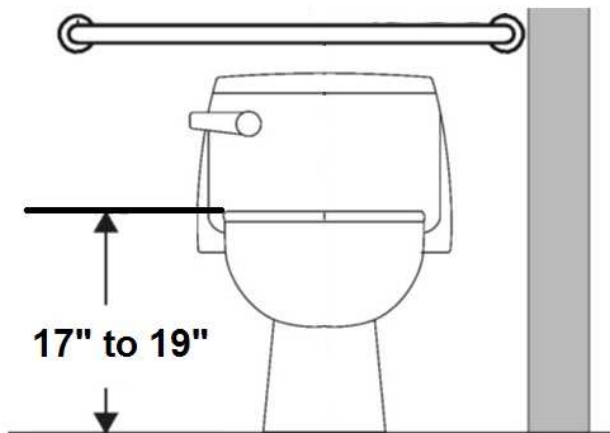
N/A

Notes:

N/A

CORRECTED

Finding #13 Continued



CORRECTED