

# Site Accessibility Evaluation



**Center on Fathering**  
**325 N. El Paso St**  
**Colorado Springs, CO**  
**80903**

**Accessibility Evaluation**

***Inspection Date: 03/19/2018***

***Inspector: David Mejia***

**Prepared By**



**(719) 520 - 6866**  
**[www.elpasoco.com](http://www.elpasoco.com)**

## Parking stall

### Finding: 1

There are no van accessible parking stalls.

1 in every 6, minimum of one, required accessible stalls must be a van accessible stall.

There are a total of (5) parking stalls in the parking lot that could be reasonably associated with this facility. There should be a minimum of (1) accessible stalls with a minimum of (1) being designed as van accessible.

*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.*

*2010 ADAS Section 208.2.4*

*For every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one shall be a van parking space complying with 502.*

#### Citation:

2010 ADAS Section: 208.2, 208.2.4

#### As Built:

no van accessible  
parking stall  
assigned.

#### Recommendation:

Reconfigure/Re-stripe parking stalls closest to entrance to provide van-accessible space.

At least 11 feet wide with an access aisle at least 5 feet wide?

Or

At least 8 feet wide with an access aisle at least 8 feet wide?

[502.2]

#### Notes:

Corrective Action:

## Finding #1 Continued



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

Finding 129549 Main Photo

## Parking stall

### 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:

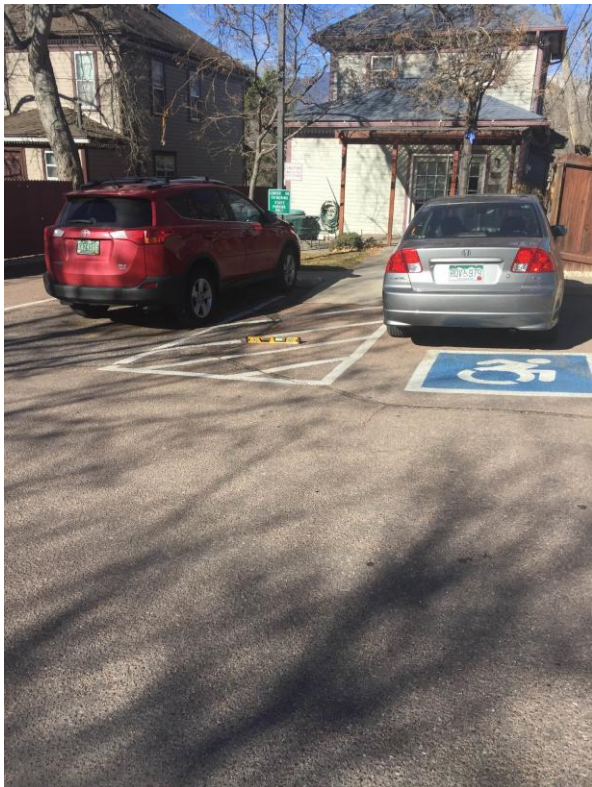
Missing ISA Van Accessible signage.

#### Recommendation:

Upon re-stripping parking stalls closest to entrance, ensure the proper ISA Van Accessible sign is installed.

#### Notes:

Corrective Action:



Finding 129550 Main Photo



## Parking stall

### Finding: 3

The running slope (long dimension) of the accessible parking stall exceeds 2%.

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

2010 ADAS Section 502.4

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

#### Citation:

2010 ADAS Section: 502.4

#### As Built:

4.2%.

#### Recommendation:

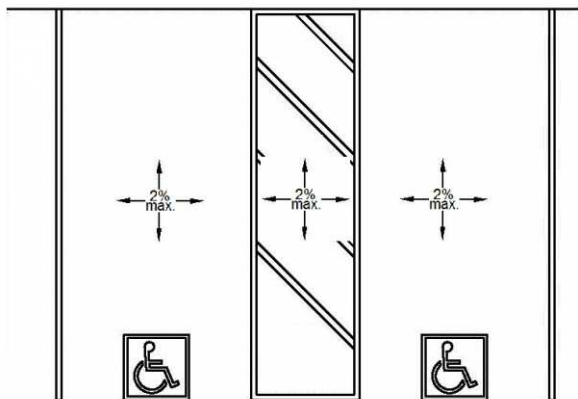
Regrade surface to no exceed 2%.

#### Notes:

Corrective Action



Finding 129551 Main Photo



## Parking stall

### Finding: 4

The cross slope (narrow dimension) of the parking stall (narrow dimension) exceeds 2%.

The running and 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:

8.4%. Refer to finding 3.

#### Recommendation:

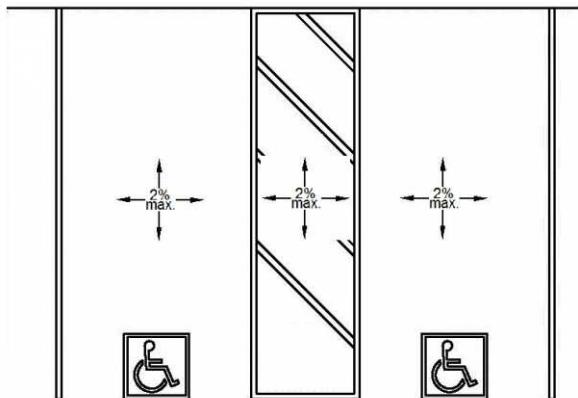
Regrade surface to no exceed 2%. Refer to finding 3.

#### Notes:

Corrective Action:



Finding 129552 Main Photo



## Parking stall

### Finding: 5

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:

Protruding ramp into access aisle.

#### Recommendation:

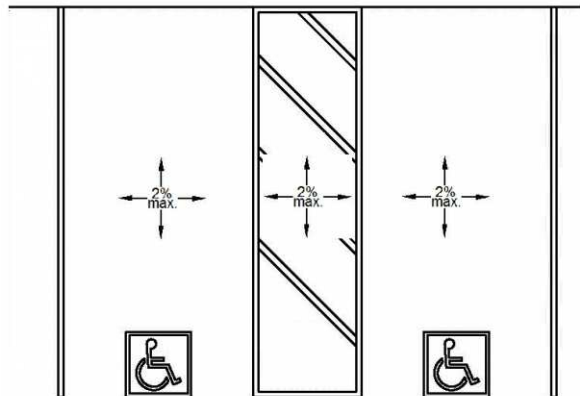
1. Remove protruding asphalt ramp from parking access aisle. 2. Extend existing access isle into sidewalk and provide flare sides at no steeper than 10% (1:10) or add ramp adjacent to current access isle.

#### Notes:

Corrective Action:



Finding 129553 Main Photo





## Parking stall

### Finding: 6

The access aisle contains abrupt edges and surface irregularities over a 1/4 inches.

Parking spaces and access aisles serving them shall be stable, firm, and slip resistant. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted and shall not be sloped steeper than 2% 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:

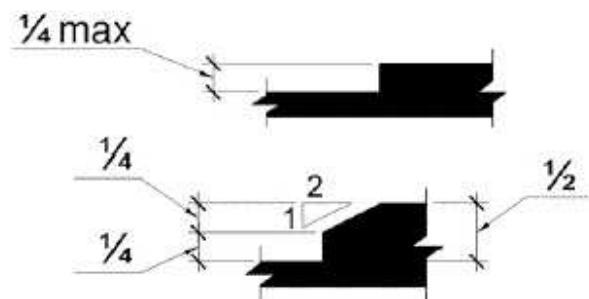
Uneven paving and crevices. See finding 3.

#### Recommendation:

See finding 3.

#### Notes:

Corrective Action:



Finding 129554 Main Photo



## Parking stall

### Finding: 7

The access aisle is not as long as the parking space/s they serve and is obstructed by a curb or other obstruction which reduces its required length.

Access aisles shall extend the full length of the parking spaces they serve.

2010 ADAS Section 502.3.2

Access aisles shall extend the full length of the parking spaces they serve.

#### Citation:

2010 ADAS Section: 502.3.2

#### As Built:

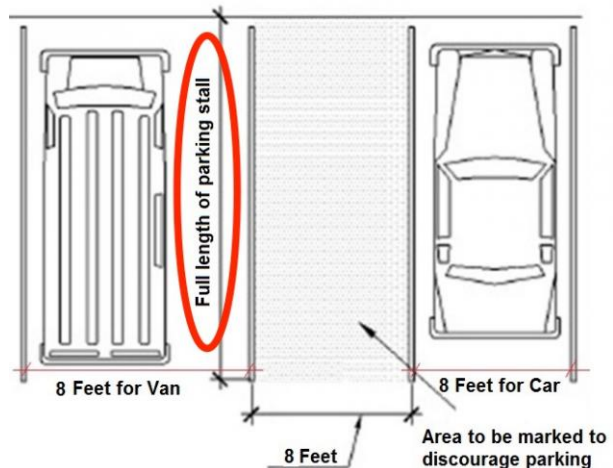
Due to ramp protruding into access aisle, access aisle not proper length. See finding 5.

#### Recommendation:

See finding 5.

#### Notes:

Corrective Action:



Finding 129556 Main Photo

## Approach

### Finding: 8

The accessible path of travel between the building entrance and the accessible parking contains cross slopes greater than 2%.

Surface cross slopes shall not exceed one unit vertical in 48 units horizontal (2-percent slope). When the slope in the direction of travel of any walk exceeds 1 unit vertical in 20 units horizontal (5-percent slope), it must be constructed as ramp.

2010 ADAS Section 403.3

*The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.*

#### Citation:

2010 ADAS Section: 403.3

#### As Built:

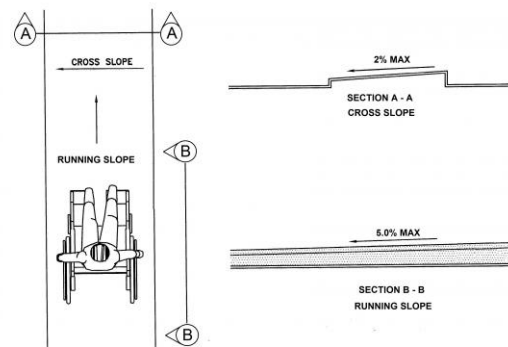
2.6% cross slope.

#### Recommendation:

Pump/lift or replace existing sidewalk to not exceed 2% cross slope.

#### Notes:

Corrective Action:



Finding 129557 Main Photo

## Entrance

### Finding: 9

The threshold is greater than 1/2 inch high.

The threshold at a doorway shall be no higher than 1/2 inch. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. 1/4 inch is the maximum vertical rise.

2010 ADAS Section 404.2.5

Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

#### Citation:

2010 ADAS Section: 404.2.5

#### As Built:

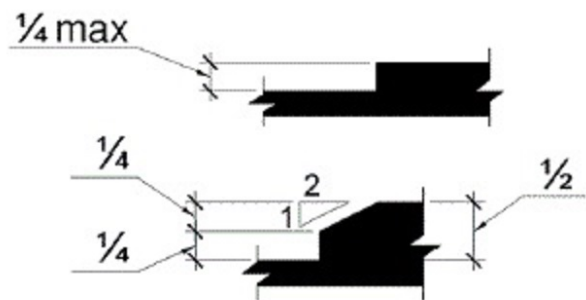
One inch threshold.

#### Recommendation:

Replace with threshold not to exceed 1/4 inch in height or 1/2 inch with top 1/4 inch beveled.

#### Notes:

Corrective Action:



Finding 129558 Main Photo

## Notice and Grievance Procedures

### Finding: 10

Work Center failed to post ADA Notice and Grievance Procedures that were provided by County ADA Coordinator.

2010 ADAS Section Recommended  
None

#### Citation:

2010 ADAS Section: Recommended

#### As Built:

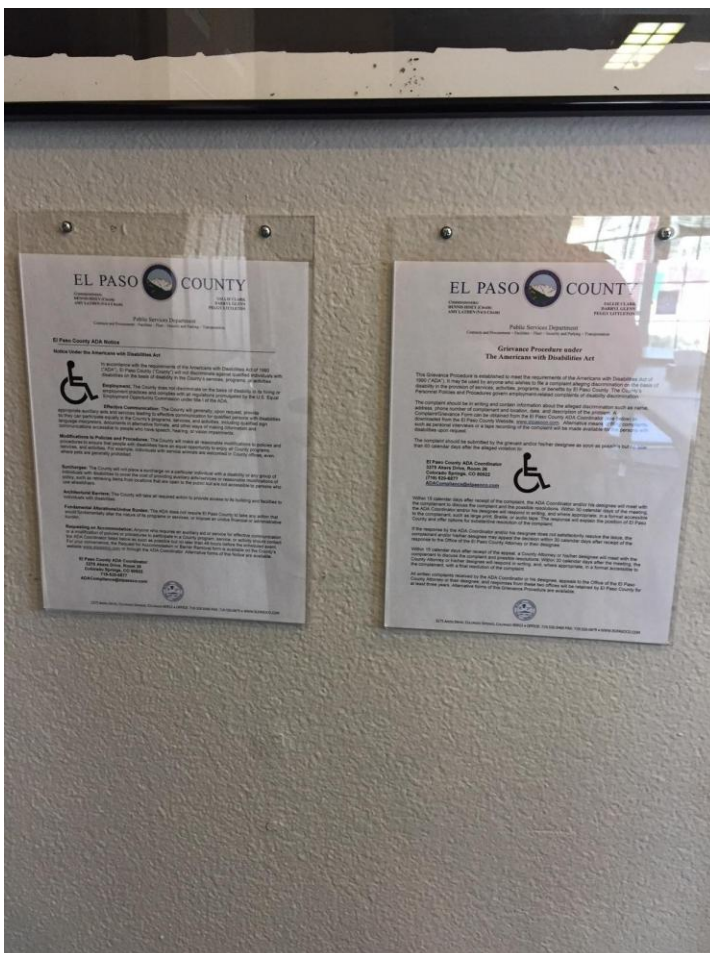
ADA Notice and  
Grievance Procedures  
outdated.

### Recommendation:

Please post provided (current) ADA Notice and Grievance Procedures

### Notes:

Corrective Action:



Finding 132972 Main Photo



## Living Room Entrance

### Finding: 11

The threshold has a vertical change greater than 1/4 inch high.

The threshold at a doorway shall be no higher than 1/2 inch. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. 1/4 inch is the maximum vertical rise.

2010 ADAS Section 404.2.5

Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

#### Citation:

2010 ADAS Section: 404.2.5

#### As Built:

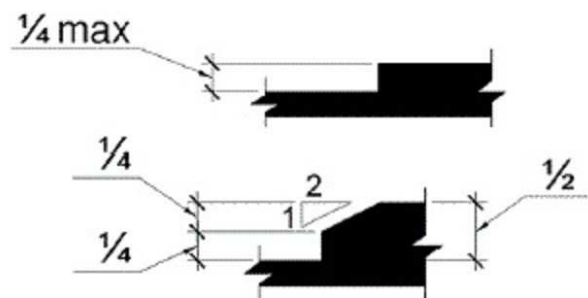
Threshold 1 inch in height.

#### Recommendation:

Replace with threshold not to exceed 1/4 inch in height or 1/2 inch with top 1/4 inch beveled.

#### Notes:

Corrective Action:



Finding 132970 Main Photo

## Restroom (Unisex)

### Finding: 12

A compliant room identification sign is missing on the strike side of the door.

Wall signs identifying permanent rooms and spaces of a building shall be a horizontal format and the characters raised 1/32 inch minimum and shall be sans serif uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Contracted Grade 2 Braille shall be in a horizontal format and shall be placed a minimum of 3/8 inch and a maximum of 1/2 inch directly below the tactile characters; flush left or centered. Signs with raised characters or Braille shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

2010 ADAS Section 216.2

Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with 703.6 and shall have text descriptors complying with 703.2 and 703.5.

#### Citation:

2010 ADAS Section: 216.2

#### As Built:

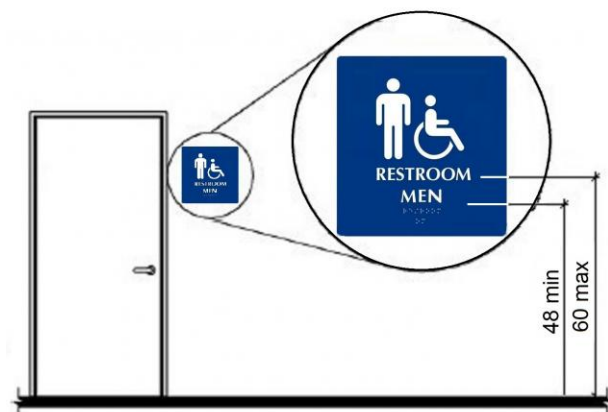
No sign.

#### Recommendation:

Install ISA Unisex signage.

#### Notes:

Corrective Action:



## Restroom (Unisex)

### Finding: 13

The maneuvering space on the pull side of the door does not adequately extend beyond the latch side of the door.

Maneuvering space for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

2010 ADAS Section 404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

#### Citation:

2010 ADAS Section: 404.2.4.1

#### As Built:

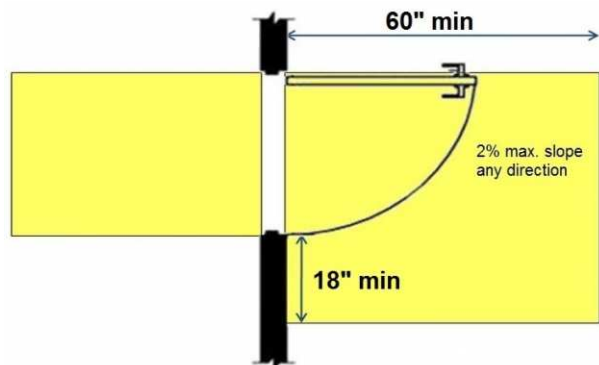
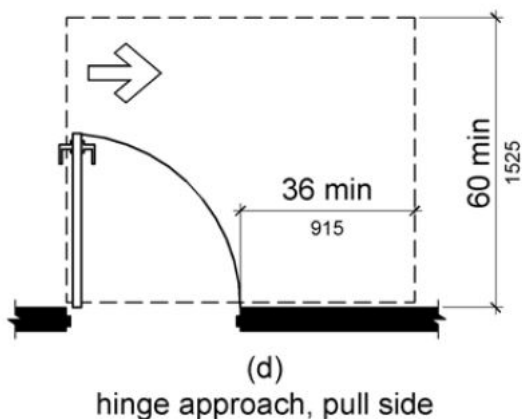
Path of travel to front/side approach is obstructed by furniture.

#### Recommendation:

Re-arrange furniture to allow proper path of travel to front/side approach or reverse door latch side to existing hinge side.

#### Notes:

Corrective Action:



Finding 129800 Main Photo

## Restroom (Unisex)

### Finding: 14

The knee clearance not compliant.

The knee clearance shall be 11 inches deep minimum at 9 inches above the finish floor or ground, and 8 inches deep minimum at 27 inches above the finish floor or ground and 30 inches wide minimum.

2010 ADAS Section 306.3.3

Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

#### Citation:

2010 ADAS Section: 306.3.3

#### As Built:

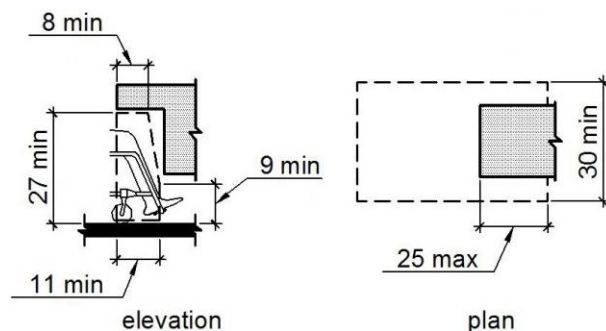
Extending clear floor space under lavatory was 16 inches.

#### Recommendation:

N/A - Refer to Finding

#### Notes:

Corrective Action:



Finding 129562 Main Photo



## Restroom (Unisex)

### Finding: 15

The mirror is mounted too high.

Mirrors must have the bottom edge of the reflecting surface a maximum of 40 inches above the floor if above a sink or counter. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground.

2010 ADAS Section 603.3

Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

#### Citation:

2010 ADAS Section: 603.3

#### As Built:

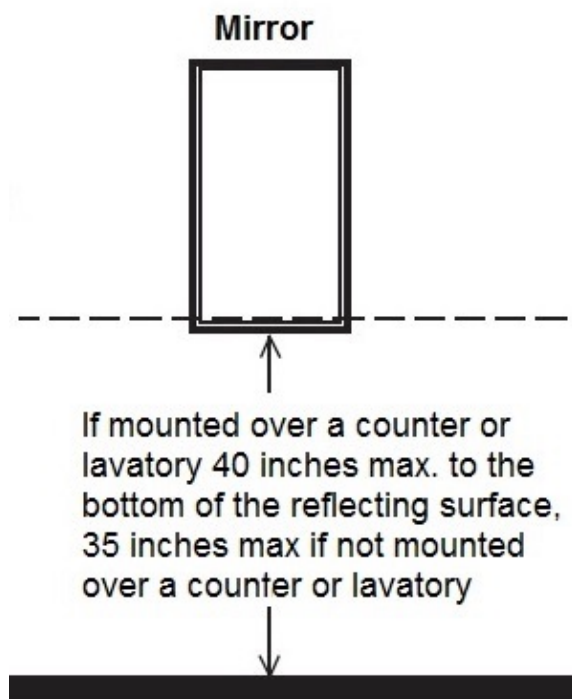
Mirror was 47½ inches high.

#### Recommendation:

Lower the mirror or add another mirror.

#### Notes:

Corrective Action:



Finding 129567 Main Photo

## Restroom (Unisex)

### Finding: 16

The faucet controls require twisting of the wrist.

Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lb. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

2010 ADAS Section 606.4

Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

#### Citation:

2010 ADAS Section: 606.4

#### As Built:

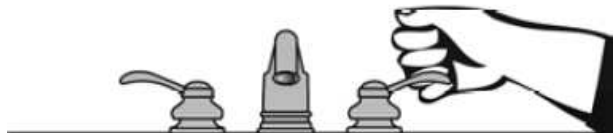
Faucet controls were round requiring grasping, twisting.

#### Recommendation:

Replace faucet controls with lever type controls.

#### Notes:

Corrective Action:



Finding 129564 Main Photo

## Restroom (Unisex)

### Finding: 17

The clear floor space between the lavatory and the toilet is too narrow.

The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

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 604.3.2

*The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.*

#### Citation:

2010 ADAS Section: 604.3.2

#### As Built:

Lavatory protrudes 29 inches into required clear floor space in water closet.

#### Recommendation:

Due to restroom designed space. Area is limited in required space and does not meet minimum ADA standards. Restroom requires new construction, if feasible due to the structural integrity.

#### Notes:

Corrective Action:



Finding 129563 Main Photo

## Restroom (Unisex)

### Finding: 18

The side grab bar is not long enough.

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:

Side wall is only 37 inches in length.. "Current sidebar measures 41 inches.

#### Recommendation:

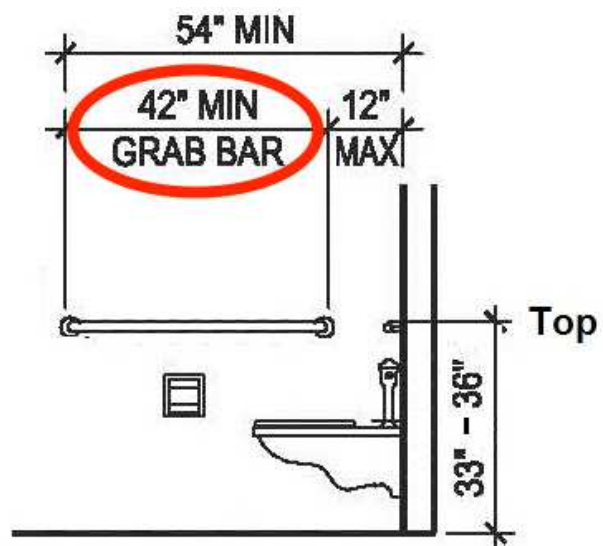
There is not enough wall in length to Install a new grab bar that meets the requirements. Restroom requires new construction, if feasible due to the structural integrity. See finding 17 (Budget Range)

#### Notes:

Corrective Action:



Finding 129573 Main Photo





## Restroom (Unisex)

### Finding: 19

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

*2010 ADAS Section 304.3.1*

*The turning space shall be a space of 60 inches (1525 mm) diameter minimum. The space shall be permitted to include knee and toe clearance complying with 306.*

*2010 ADAS Section 304.3.2*

*The turning space shall be a T-shaped space within a 60 inch (1525 mm) square minimum with arms and base 36 inches (915 mm) wide minimum. Each arm of the T shall be clear of obstructions 12 inches (305 mm) minimum in each direction and the base shall be clear of obstructions 24 inches (610 mm) minimum. The space shall be permitted to include knee and toe clearance complying with 306 only at the end of either the base or one arm.*

#### Citation:

2010 ADAS Section: 304.3.1, 304.3.2

#### As Built:

Trash receptacle and  
other items  
obstructing required  
clear floor space

#### Recommendation:

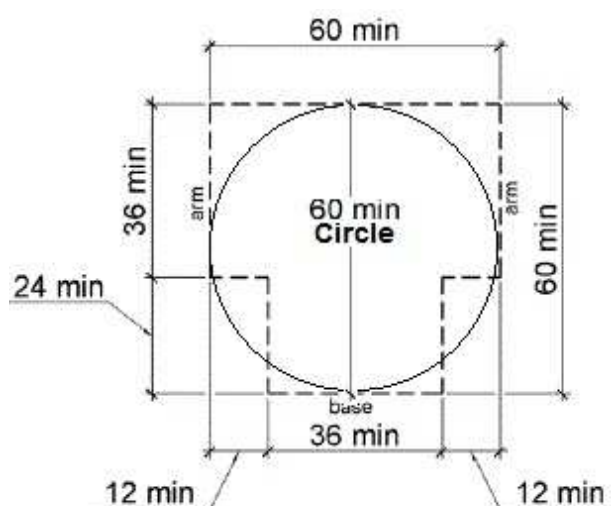
Remove trash receptacle and other items from inside the restroom.

#### Notes:

Corrective Action:



Finding 129565 Main Photo



## Restroom (Unisex)

### Finding: 20

The rear grab bar is not a minimum 36 inches in length.

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 (any obstruction) 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:

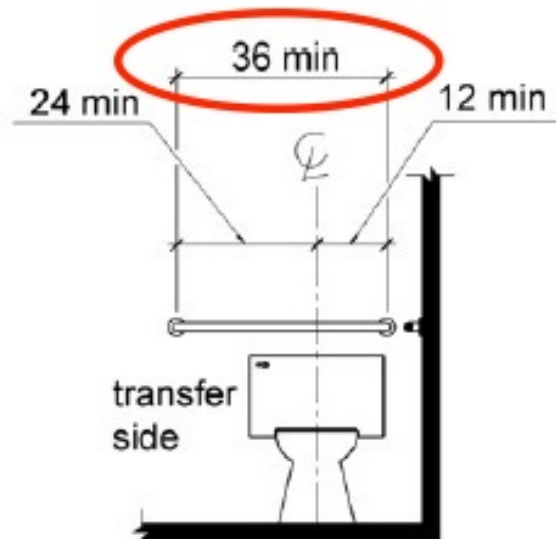
24 inch grab bar. Rear wall does not allow for a 36 inch grab bar.

#### Recommendation:

There is not enough wall in length to install a new grab bar that meets the requirements. Restroom requires new construction, if feasible due to the structural integrity. See finding 17 (Budget Range).

#### Notes:

Corrective Action:



Finding 129576 Main Photo

## Restroom (Unisex)

### Finding: 21

The grab bar is not spaced correctly to the wall or other elements.

The space between the wall and the grab bar shall be 1 1/2 inches. Adjacent elements shall be positioned to provide unobstructed use of grab bars. The space between the grab bar and projecting objects below and at the ends shall be 1-1/2 inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.

2010 ADAS Section 609.3

The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

#### Citation:

2010 ADAS Section: 609.3

#### As Built:

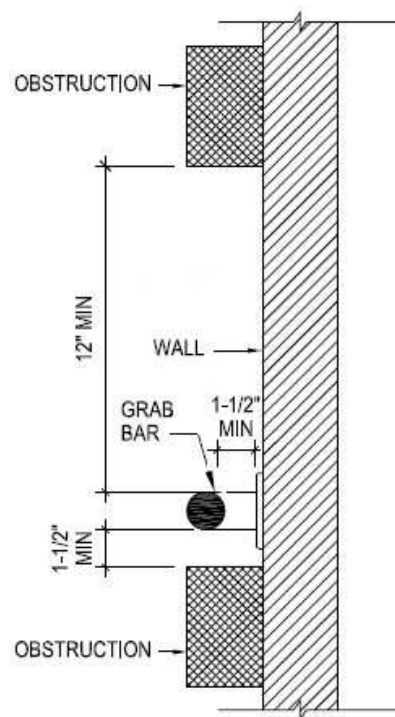
Toilet paper dispenser measures 9 inches from top of grab bar.

#### Recommendation:

Relocate toilet paper dispenser or move to 12 inches or higher.

#### Notes:

Corrective Action:



Finding 129572 Main Photo

## Restroom (Unisex)

### Finding: 22

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:

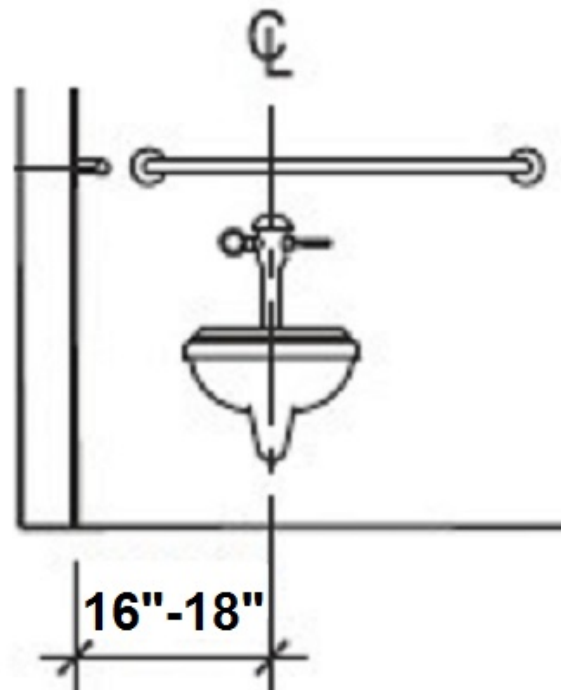
Toilet located 19.25 inches from side wall.

#### Recommendation:

Relocate toilet to required range..

#### Notes:

Corrective Action:



Finding 129568 Main Photo



## Restroom (Unisex)

### Finding: 23

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 a maximum 2-inch high toilet seat.

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:

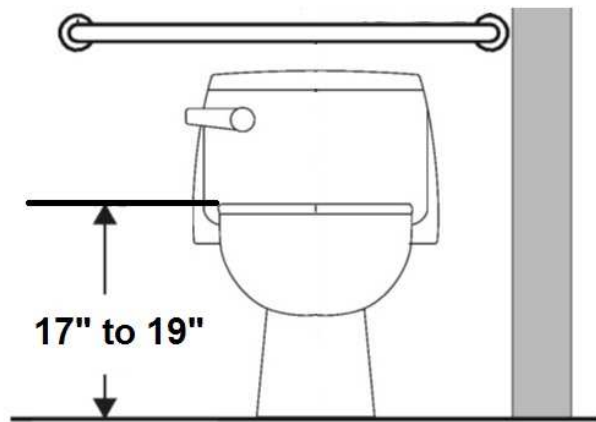
Toilet measured 16 inches from top of toilet seat to floor.

#### Recommendation:

Replace with toilet that meet required ranged.

#### Notes:

Corrective Action:



Finding 129569 Main Photo

## Restroom (Unisex)

### Finding: 24

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

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

2010 ADAS Section 604.6

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

#### Citation:

2010 ADAS Section: 604.6

#### As Built:

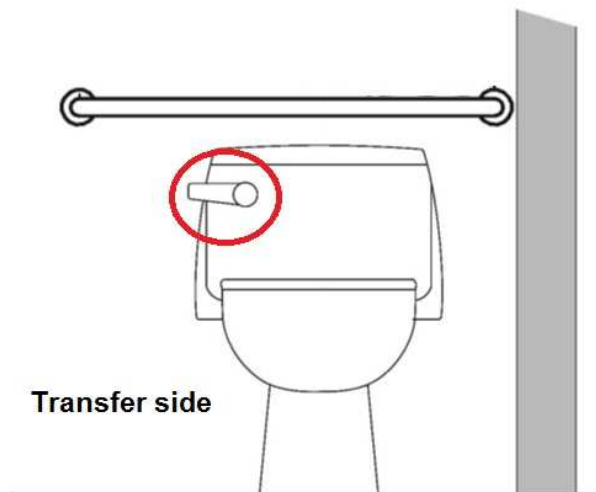
Flush handle located on closed side.

#### Recommendation:

Install flush sensor or move flush handle to open side.

#### Notes:

Corrective Action:



Finding 129570 Main Photo

## Restroom (Unisex)

### Finding: 25

The toilet paper is not installed within the compliant range.

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

2010 ADAS Section 604.7

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

#### Citation:

2010 ADAS Section: 604.7

#### As Built:

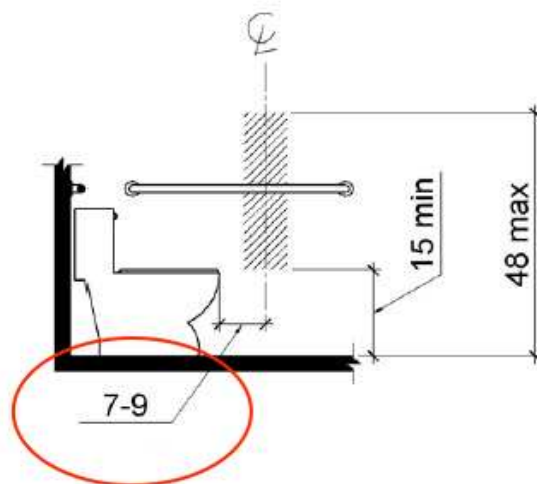
Toilet paper dispenser was 4" in front of water closet.

#### Recommendation:

Relocate dispenser.

#### Notes:

Corrective Action:



Finding 129571 Main Photo