

# Site Accessibility Evaluation



## Department of Human Services

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

**Accessibility Evaluation**

***Inspection Date: 08/06/2019  
Inspector: David Mejia***

**Prepared By**



**(719) 520 - 6866**

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

## Parking Lot

### Finding: 1

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

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

2010 ADAS Section 502.4

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

#### Citation:

2010 ADAS Section: 502.4

#### As Built:

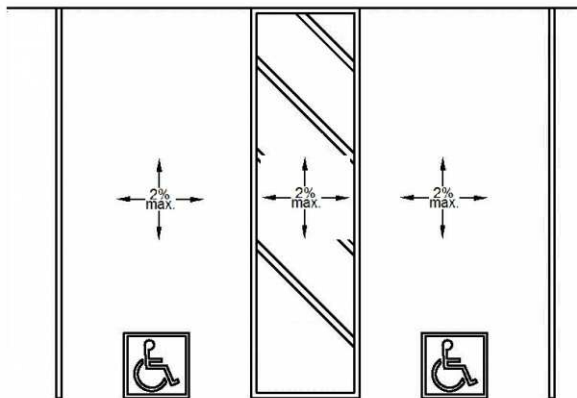
Built up curb ramp protrudes into parking access aisle with a running slope of 12.3%

#### Recommendation:

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

#### Notes:

N/A



**Finding #1 Additional Finding Photos**



**Finding 297284 Additional Photo**

## Parking Lot

### Finding: 2

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

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

2010 ADAS Section 302.3

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

#### Citation:

2010 ADAS Section: 302.3

#### As Built:

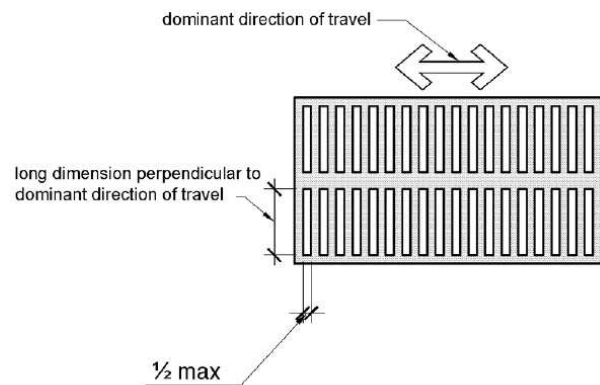
Opening on top of protruding curb ramp  
2 inches wide

#### Recommendation:

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

#### Notes:

N/A



**Finding #2 Additional Finding Photos**



**Finding 297285 Additional Photo**



**Finding 297285 Additional Photo**

## Lobby Entrance

### Finding: 3

The door is equipped with a door closer and returns to a closed position too quickly.

Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

2010 ADAS Section 404.2.8.1

Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

#### Citation:

2010 ADAS Section: 404.2.8.1

#### As Built:

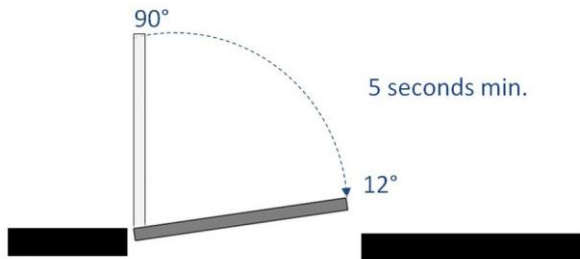
2.8 seconds to a position of 12 degrees from the latch

#### Recommendation:

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

#### Notes:

N/A





## Lobby Entrance

### Finding: 4

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

2010 ADAS Section 404.2.9

Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

#### Citation:

2010 ADAS Section: 404.2.9

#### As Built:

20 lbs of force  
required to open door

#### Recommendation:

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

#### Notes:

N/A



Finding 297280 Main Photo



## Lobby Entrance

### Finding: 5

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

2010 ADAS Section Recommended  
None

#### Citation:

2010 ADAS Section: Recommended

#### As Built:

No automatic door openers

#### Recommendation:

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

#### Notes:

N/A



Finding 297281 Main Photo



**Finding #5 Additional Finding Photos**



**Finding 297281 Additional Photo**

## Lobby Waiting Area

### Finding: 6

The informational stand is positioned too high for either a side or front approach.

Where a clear floor or ground space allows a parallel or front approach and the side reach is unobstructed, the high side reach shall be 48 inches maximum above the finish floor or ground and the low side reach shall be 15 inches minimum above the finish floor or ground.

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.

2010 ADAS Section 308.3.1

Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

### Citation:

2010 ADAS Section: 308.2.1, 308.3.1

### As Built:

Some informational brochures/applications placed beyond the 48 inch maximum

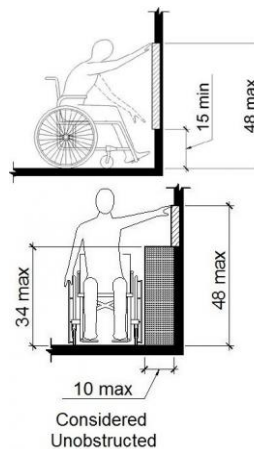
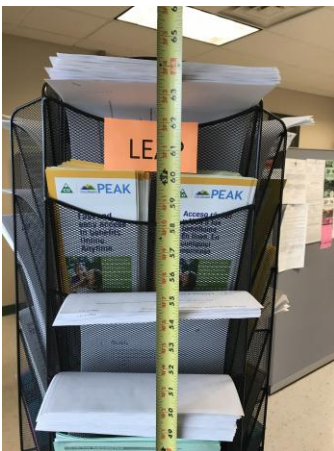
### Recommendation:

The applications, pamphlets and brochures located on the wall shelf and information stand respectively are located beyond the maximum reach allowable either for a forward or parallel approach. Height should be between 15 inches minimum and 48 inches maximum above finished floor for all printed material available to the public.

Provide different type shelves/informational stand to meet compliance.

### Notes:

N/A



**Finding #6 Additional Finding Photos**



Finding 297282 Additional Photo

## Lobby Waiting Area

### Finding: 7

See recommendation below.

2010 ADAS Section Recommended  
None

#### Citation:

2010 ADAS Section: Recommended

#### As Built:

Limited counter space provided

#### Recommendation:

Re-configure and de-clutter desk/counter space to provide an unobstructed counter space of at least 36 inches minimum in length for a parallel approach with a required clear floor space of 48 inches long and 30 inches wide.

#### Notes:

N/A

