

Site Accessibility Evaluation



Fair and Events Complex

**366 10th St
Calhan, CO 80808**

ADA Only

Inspection Date: 10/29/2015

Inspector: David Mejia

Prepared By



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Northern Parking Lot

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:

Gravel / loose dirt

Recommendation:

Pave and stripe northern parking lot to meet compliance. Parking lot currently is usable but during the annual County Fair event, the parking lot is strictly used for accessible parking only. During this time the parking lot is not compliant and does not meet the 2010 ADA Standards. Due to estimated costs and time frame, parking lot will be earmarked for the upcoming year to be presented to the Board of County Commissioners for budget approval.

Notes:

Corrective Action: Work order #463379 created on 5/22/19.



Finding 297090 Main Photo

Swink Hall Parking Lot

Finding: 2

The parking sign/s are missing.

Parking space identification signs shall include the International Symbol of Accessibility (ISA). Signs identifying van parking spaces shall contain the designation "van accessible." All signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign. Area not marked: no access aisle, no access route, no sign.

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Accessible parking not identified.

Recommendation:

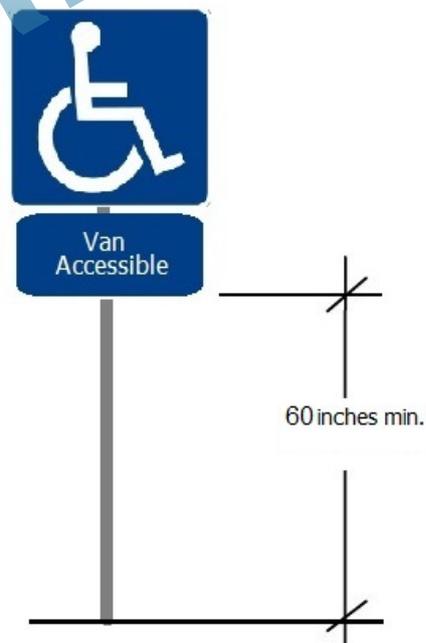
Have a van accessible parking spot and access aisle marked, and sign installed

Notes:

Corrective Action:



Finding 32569 Main Photo



Swink Hall Parking Lot

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:

Running slope
between 6% and 6.5%

Recommendation:

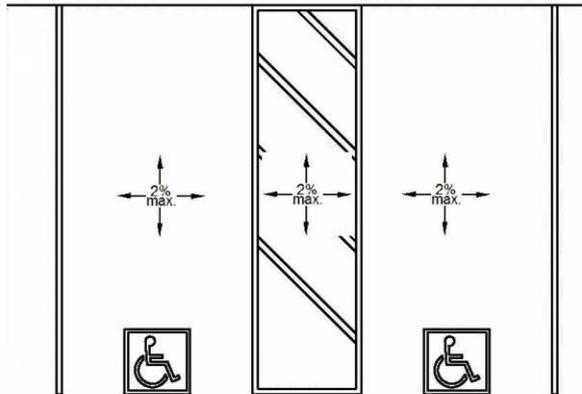
Repave accessible parking stalls and access isles in front of swink hall entrance. Parking lot does not meet ADA compliance in regards to running slope for both parking stalls and access isles.

Notes:

N/A



Finding 297877 Main Photo



Finding #3 Additional Finding Photos



Finding 297877 Additional Photo

Swink Hall Parking Lot

Finding: 4

The running slope of the access aisle (long dimension) exceeds 2%.

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

2010 ADAS Section 502.4

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

Citation:

2010 ADAS Section: 502.4

As Built:

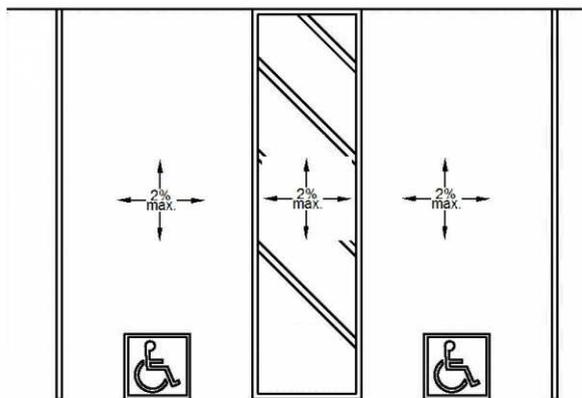
Running slope
between 6% and
6.99%

Recommendation:

Repave accessible parking stalls and access isles in front of swink hall entrance. Parking lot does not meet ADA compliance in regards to running slope for both parking stalls and access isles.

Notes:

N/A



Finding 297878 Main Photo

Finding #4 Additional Finding Photos



Finding 297878 Additional Photo



Finding 297878 Additional Photo



Finding 297878 Additional Photo

Swink Hall Parking Lot

Finding: 5

The parking stall contains abrupt edges and surface irregularities over a 1/4 inch vertical.

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:

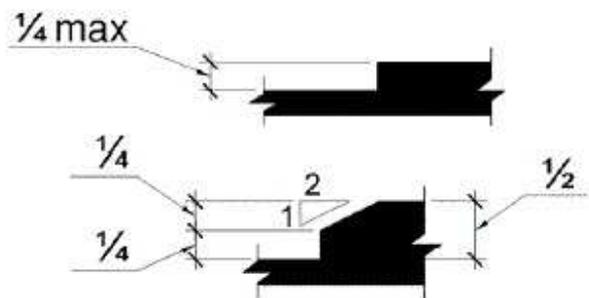
Circulation path contains surface irregularities beyond .25 of an inch

Recommendation:

Repave accessible parking stalls and access isles in front of swink hall entrance. Parking lot does not meet ADA compliance in regards to running slope for both parking stalls and access isles. Shave existing concrete edge or match elevation when new asphalt/concrete is laid.

Notes:

N/A



Finding 297879 Main Photo

Finding #5 Additional Finding Photos



Finding 297879 Additional Photo



Finding 297879 Additional Photo

Swink Hall

Finding: 6

The AED housing projects more than 4 inches into the circulation path.

Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.

2010 ADAS Section 307.2

Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

Citation:

2010 ADAS Section: 307.2

As Built:

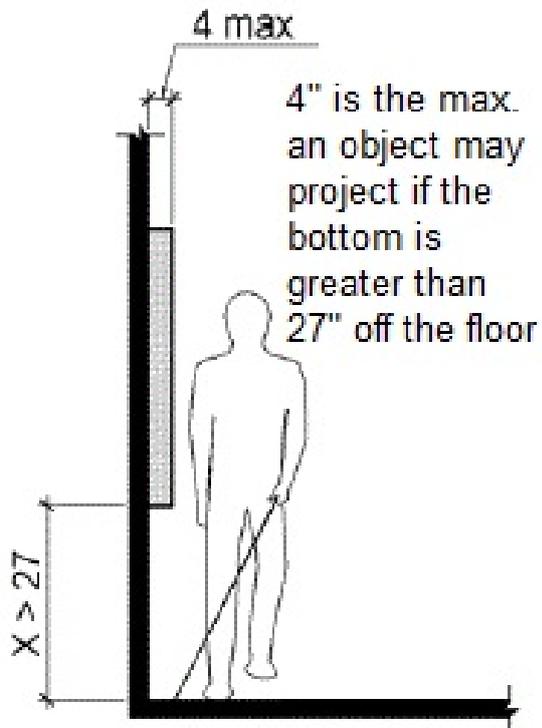
AED housing
protrudes 7 inches

Recommendation:

If possible, replace AED housing with low profile housing or recess housing into wall to meet the 4 inch maximum protrusion or place AED away from circulation path.

Notes:

N/A



Finding 297876 Main Photo

Finding #6 Additional Finding Photos



Finding 297876 Additional Photo

Swink Hall

Finding: 7

The maneuvering space between the two doors in the vestibule is noncompliant.

The distance between two hinged or pivoted doors in series shall be 48 inches minimum plus the width of doors or gates swinging into the space.

2010 ADAS Section 404.2.6

The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.

Citation:

2010 ADAS Section: 404.2.6

As Built:

29.5 inches between the two doors in the vestibule.

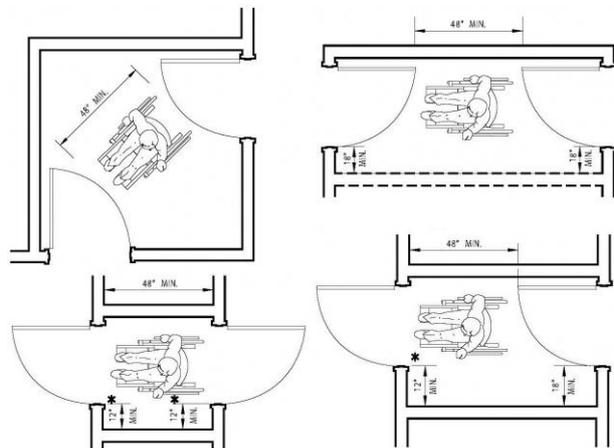
Recommendation:

Several options to meet compliance:

1. Remove inner doors
2. Change door swing of inner doors
3. Add automatic door openers to ensure outside and inner doors open simultaneously.

Notes:

N/A



Finding 32587 Main Photo

Finding #7 Additional Finding Photos



Finding 32587 Additional Photo

Swink Hall

Finding: 8

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:

Outside door closing speed is 2.4 seconds.

Recommendation:

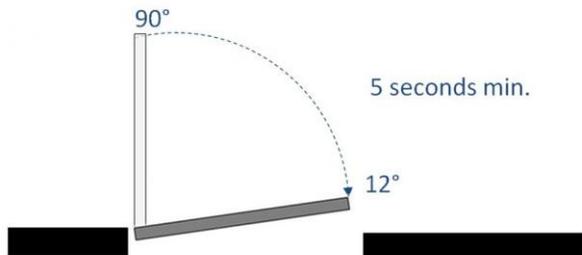
Adjust door closer to allow a minimum of 5 seconds before returning to a position of 12 degrees from the latch/locking mechanism.

Notes:

Corrective Action:



Finding 32581 Main Photo



Finding #8 Additional Finding Photos



Finding 32581 Additional Photo

Swink Hall

Finding: 9

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:

Inside door closing speed is 3.2 seconds.

Recommendation:

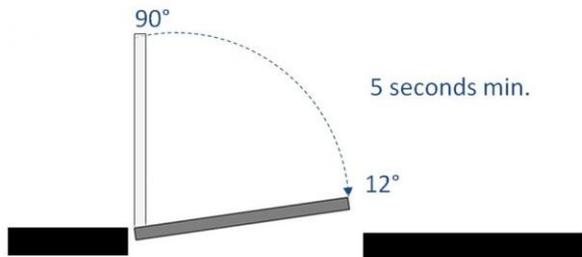
Adjust door closer to allow a minimum of 5 seconds before returning to a position of 12 degrees from the latch/locking mechanism.

Notes:

N/A



Finding 297874 Main Photo



Swink Hall

Finding: 10

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 904.4.2

A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

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: 904.4.2, 904.4.1

As Built:

44.25 inches above finished floor

Recommendation:

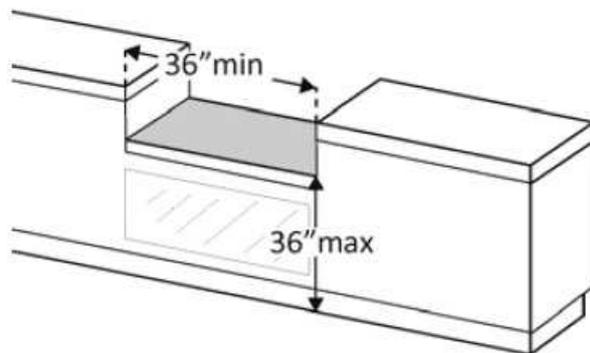
Install new counter section that measures 36 inches maximum in height from the finish floor and lengthen that section of the counter to 36 inches minimum. A clear floor or ground space shall be provided for either a parallel or forward approach complying with section 305 and/or 306 respectively.

Notes:

N/A



Finding 297875 Main Photo



Finding #10 Additional Finding Photos



Finding 297875 Additional Photo

Swink Hall Women's Restroom

Finding: 11

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:

7 lbs of pressure required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

Notes:

N/A



Finding 297905 Main Photo



Swink Hall Women's Restroom

Finding: 12

Relocate trash can or replace with low profile trash can that does not obstruct door opening.

2010 ADAS Section Recommended
None

Citation:

2010 ADAS Section: Recommended

As Built:

Trash can obstructing
circulation path into
restroom

Recommendation:

N/A - Refer to Finding

Notes:

N/A



Swink Hall Women's Restroom

Finding: 13

The baby changing table operating mechanism is outside reach range.

The maximum high reach allowed is 48 inches

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: 308.3.1

As Built:

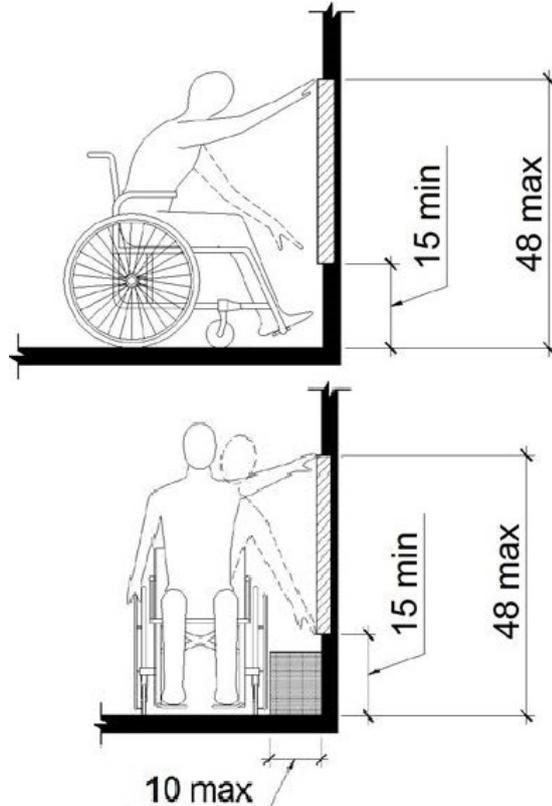
57 inches above finished floor

Recommendation:

Remove and replace existing baby changing station with horizontal baby changing station. Ensure there is a 27 inch knee clearance measured from the finished floor to the bottom edge of the baby changing station and the operable part at a maximum of 48 inches measured from the finished floor.

Notes:

N/A



Finding 297897 Main Photo

Finding #13 Additional Finding Photos



Finding 297897 Additional Photo



Finding 297897 Additional Photo



Finding 297897 Additional Photo

Swink Hall Women's Restroom

Finding: 14

The rear grab bar is too high.

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 609.4

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

Citation:

2010 ADAS Section: 609.4

As Built:

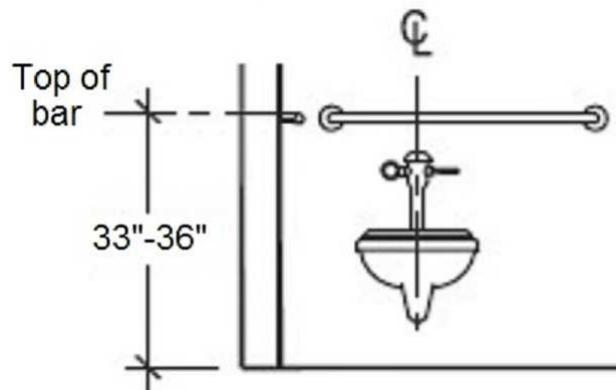
36.25 inches above finished floor

Recommendation:

Re-positon grab bar to measure between 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

Notes:

N/A



Finding 297900 Main Photo

Finding #14 Additional Finding Photos



Finding 297900 Additional Photo

Swink Hall Women's Restroom

Finding: 15

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:

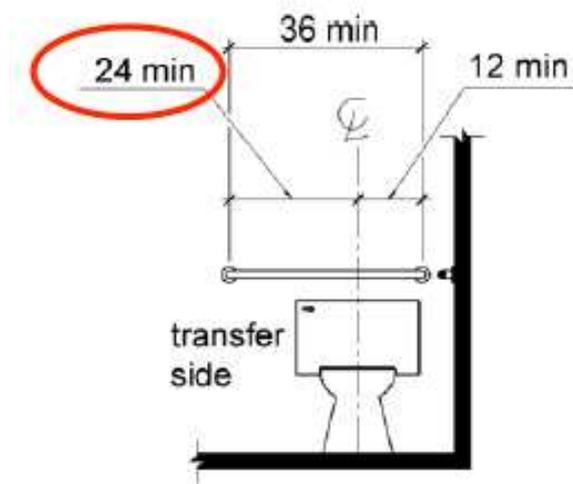
21 inches from centerline of toilet

Recommendation:

Re-position rear grab bar to extend from the centerline of the toilet 12 inches minimum on wall side and 24 inches minimum on the wide side.

Notes:

N/A



Finding 297901 Main Photo

Finding #15 Additional Finding Photos



Finding 297901 Additional Photo

Swink Hall Women's Restroom

Finding: 16

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:

Drain pipes not fully insulated

Recommendation:

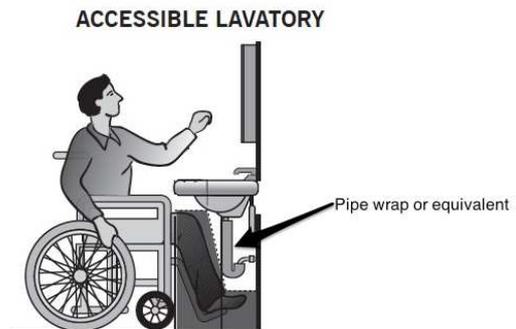
Ensure drain pipes are fully insulated. Exposed piping should be insulated.

Notes:

N/A



Finding 297894 Main Photo



Swink Hall Women's Restroom

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
compartment door

Recommendation:

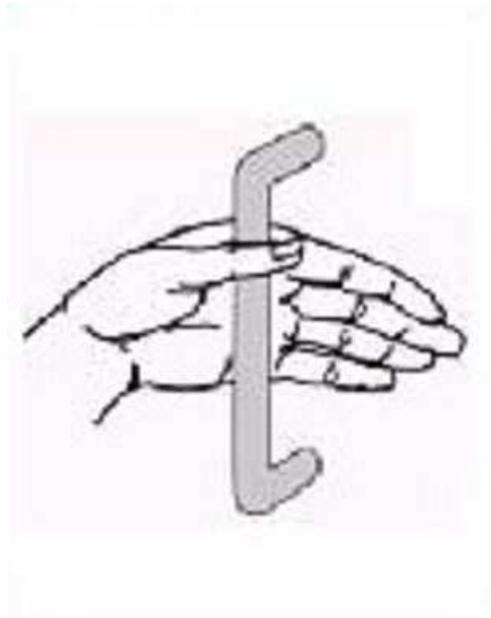
Install loop or U-shaped handle on outside of compartment door.

Notes:

N/A



Finding 297895 Main Photo



Swink Hall Women's Restroom

Finding: 18

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:

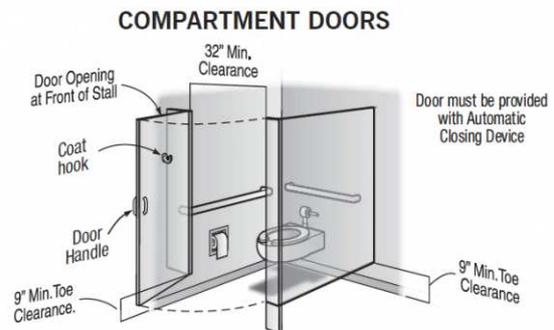
Adjust or install automatic closing hinges.

Notes:

N/A



Finding 297896 Main Photo



Swink Hall Women's Restroom

Finding: 19

The side grab bar is too high.

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 609.4

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

Citation:

2010 ADAS Section: 609.4

As Built:

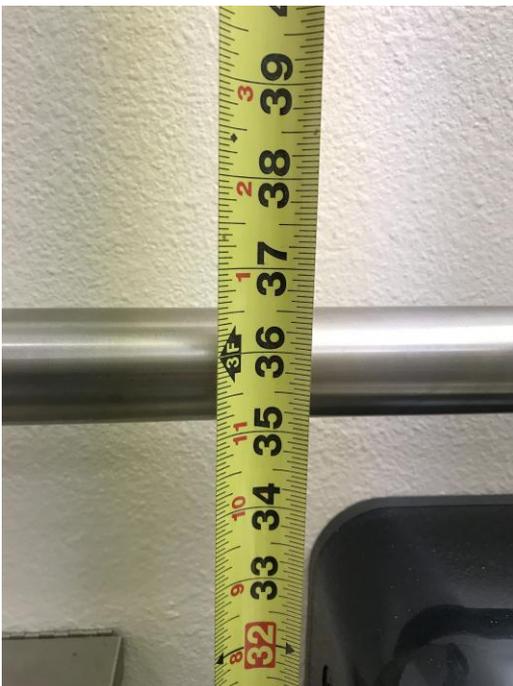
36.5 inches to top of gripping surface

Recommendation:

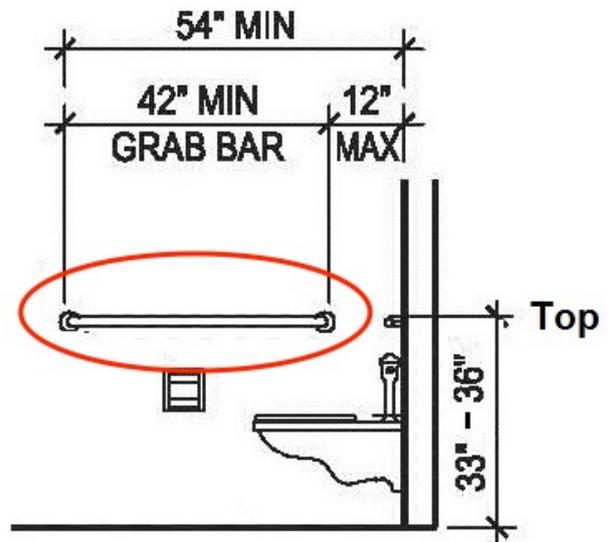
Re-positon grab bar to measure between 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

Notes:

N/A



Finding 297898 Main Photo



Finding #19 Additional Finding Photos



Finding 297898 Additional Photo

Swink Hall Women's Restroom

Finding: 20

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:

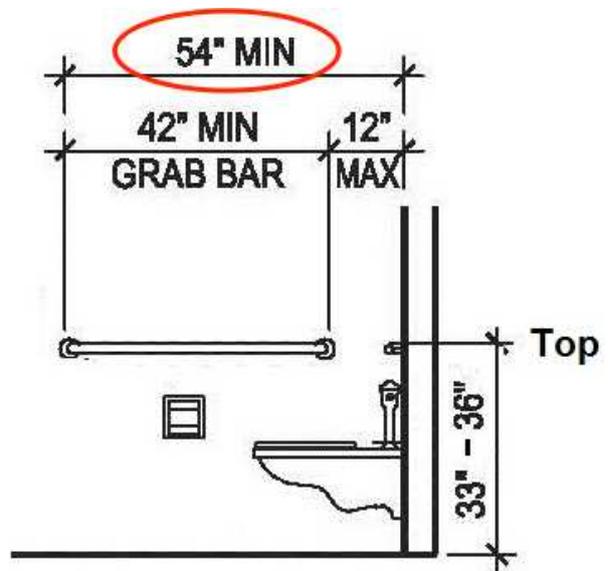
48 inches from rear wall

Recommendation:

Adjust side grab bar no to exceed 12 inches from rear wall. The side grab bar must extend at least 54 inches minimum beyond the rear wall.

Notes:

N/A



Finding 297899 Main Photo

Swink Hall Women's Restroom

Finding: 21

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

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

2010 ADAS Section 604.6

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

Citation:

2010 ADAS Section: 604.6

As Built:

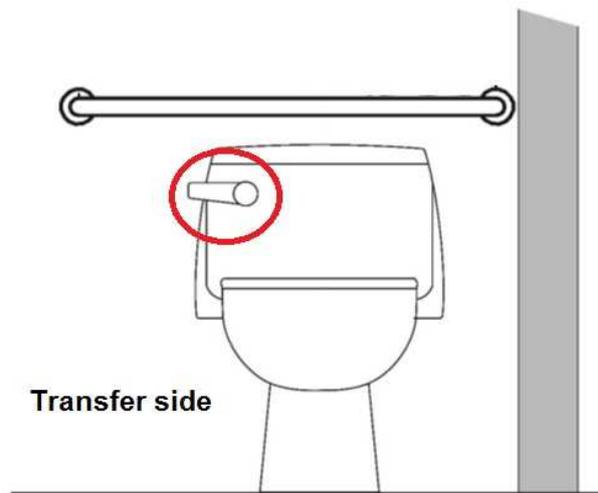
Flush handle located on transfer side of toilet

Recommendation:

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

Notes:

N/A



Finding 297903 Main Photo

Swink Hall Women's Restroom

Finding: 22

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:

1 inch in front of toilet

Recommendation:

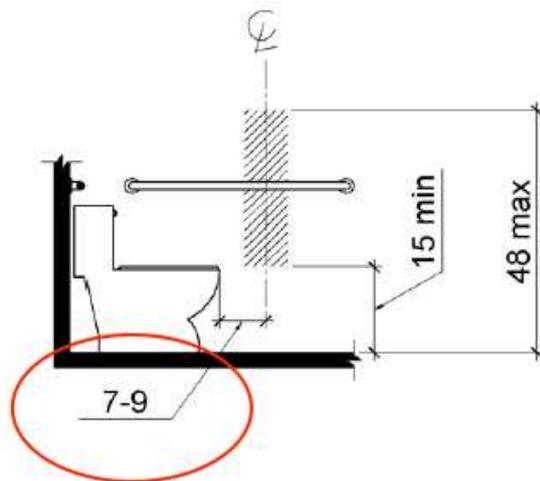
Re-position toilet paper dispenser to be within 7 inches minimum to 9 inches maximum in front of the toilet measured to the centerline of the dispenser.

Notes:

N/A



Finding 297904 Main Photo



Swink Hall Women's Restroom

Finding: 23

Fire alarms must be visual as well as audible. Fire alarms must meet NFPA 72.

2010 ADAS Section 702.1

Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

Citation:

2010 ADAS Section: 702.1

As Built:

Missing fire alarm
visual or audible

Recommendation:

Install fire alarm that is both visual and audible when active if required by code.

Notes:

N/A



Finding 297906 Main Photo

Finding #23 Additional Finding Photos



Finding 297906 Additional Photo

Swink Hall Women's Restroom

Finding: 24

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:

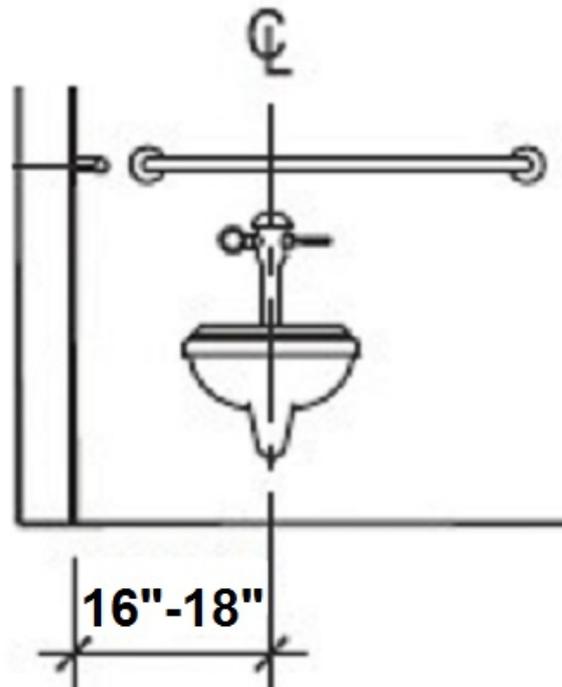
18.75 inches from side wall to centerline of toilet

Recommendation:

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

Notes:

N/A



Finding 297902 Main Photo

Finding #24 Additional Finding Photos



Finding 297902 Additional Photo

Swink Hall Men's Restroom

Finding: 25

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:

7 lbs of pressure required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

Notes:

N/A



Finding 297880 Main Photo

Swink Hall Men's Restroom

Finding: 26

Relocate trash can or replace with low profile trash can that does not obstruct door opening.

2010 ADAS Section Recommended
None

Citation:

2010 ADAS Section: Recommended

As Built:

Trash can obstructing
circulation path into
restroom

Recommendation:

N/A - Refer to Finding

Notes:

N/A



Finding 297881 Main Photo

Swink Hall Men's Restroom

Finding: 27

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:

Drain pipes not fully insulated

Recommendation:

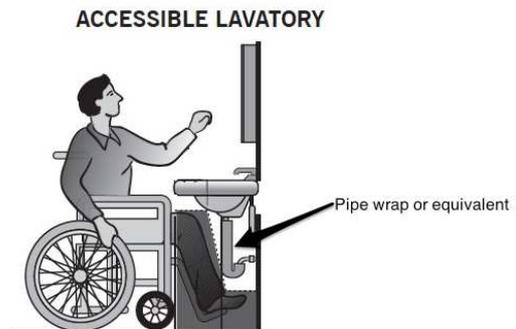
Ensure drain pipes are fully insulated. Exposed piping should be insulated.

Notes:

N/A



Finding 297883 Main Photo



Swink Hall Men's Restroom

Finding: 28

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
compartment door

Recommendation:

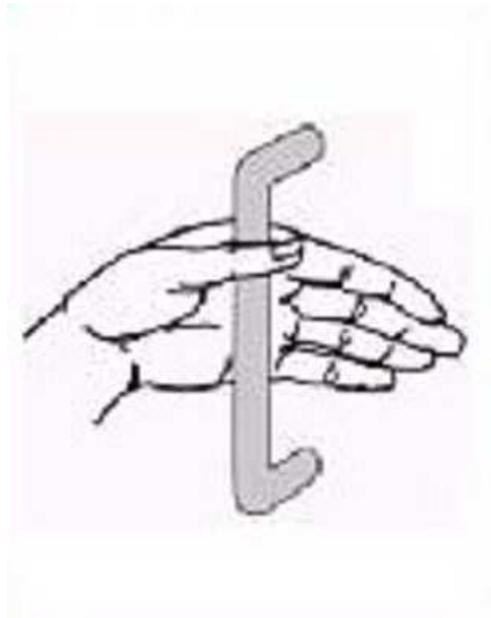
Install loop or U-shaped handle on outside of compartment door.

Notes:

N/A



Finding 297884 Main Photo



Swink Hall Men's Restroom

Finding: 29

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:

21.5 inches from centerline of toilet

Recommendation:

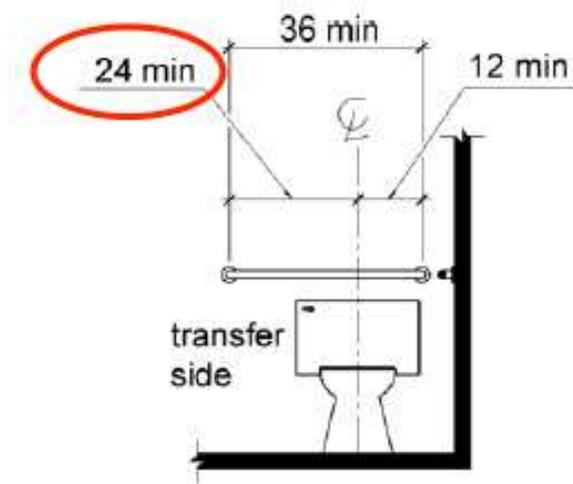
Re-position rear grab bar to extend from the centerline of the toilet 12 inches minimum on wall side and 24 inches minimum on the wide side.

Notes:

N/A



Finding 297889 Main Photo



Finding #29 Additional Finding Photos



Finding 297889 Additional Photo

Swink Hall Men's Restroom

Finding: 30

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:

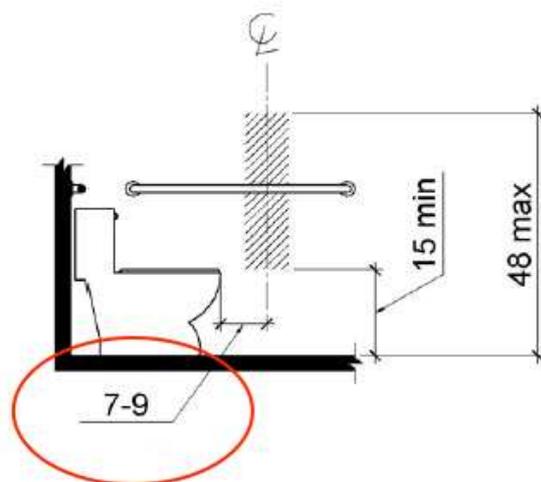
4 inch in front of toilet

Recommendation:

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

Notes:

N/A



Finding 297890 Main Photo

Finding #30 Additional Finding Photos



Finding 297890 Additional Photo

Swink Hall Men's Restroom

Finding: 31

Fire alarms must be visual as well as audible. Fire alarms must meet NFPA 72.

2010 ADAS Section 702.1

Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

Citation:

2010 ADAS Section: 702.1

As Built:

Missing fire alarm
visual or audible

Recommendation:

Install fire alarm that is both visual and audible when active.

Notes:

N/A



Finding 297891 Main Photo

Finding #31 Additional Finding Photos



Finding 297891 Additional Photo

Swink Hall Men's Restroom

Finding: 32

Recommend installing baby changing station due to pedestrian traffic during the annual fair. Also, fair grounds complex supervisor inquired and asked if it would possible to install a changing station due to it's demand during the annual fair.

Install inside compartment stall on adjacent or perpendicular wall.

2010 ADAS Section Recommended
None

Citation:

2010 ADAS Section: Recommended

As Built:

Baby changing table
non existing

Recommendation:

N/A - Refer to Finding

Notes:

N/A



Swink Hall Men's Restroom

Finding: 33

The rim of the urinal is too high.

Wall-hung urinals must be provided with an elongated rim projecting a minimum of 13 1/2 inches from the wall and a maximum of 17 inches above the floor.

2010 ADAS Section 605.2

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

Citation:

2010 ADAS Section: 605.2

As Built:

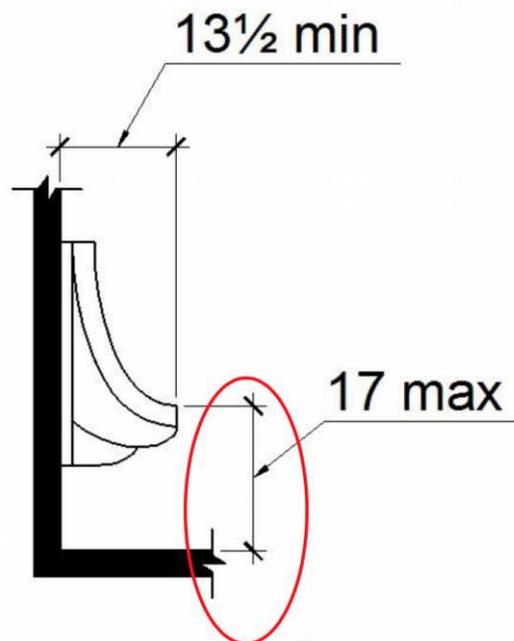
26 inches above finished floor

Recommendation:

Lower urinal to ensure a maximum height of 17 inches above finished floor.

Notes:

N/A



Finding 297882 Main Photo

Finding #33 Additional Finding Photos



Finding 297882 Additional Photo



Finding 297882 Additional Photo

Swink Hall Men's Restroom

Finding: 34

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:

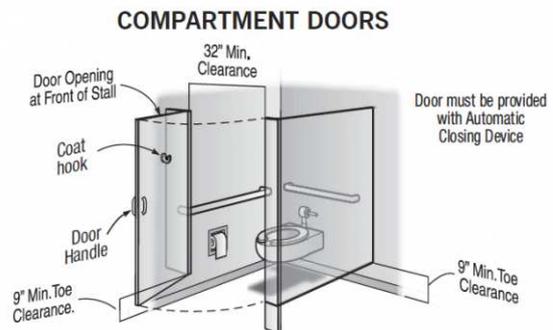
Adjust or install automatic closing hinges.

Notes:

N/A



Finding 297885 Main Photo



Swink Hall Men's Restroom

Finding: 35

The side grab bar is too high.

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 609.4

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

Citation:

2010 ADAS Section: 609.4

As Built:

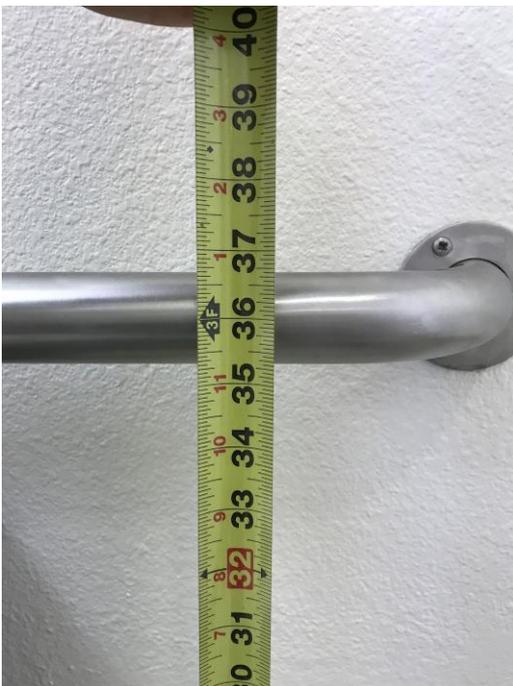
36.75 inches to top of gripping surface

Recommendation:

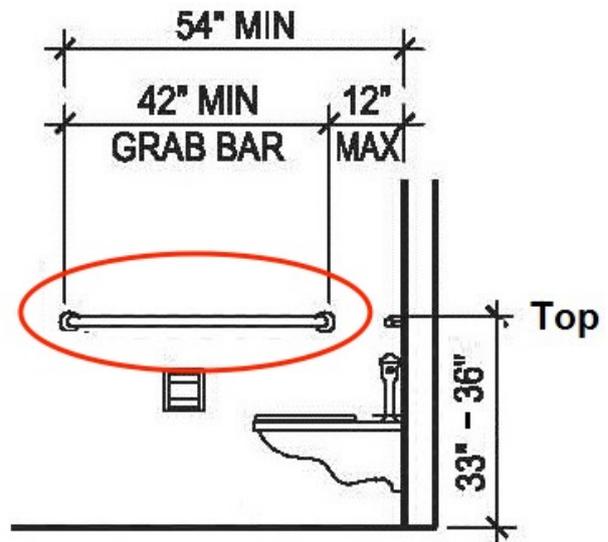
Re-position grab bar to measure between 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

Notes:

N/A



Finding 297886 Main Photo



Finding #35 Additional Finding Photos



Finding 297886 Additional Photo

Swink Hall Men's Restroom

Finding: 36

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:

49 inches from rear wall

Recommendation:

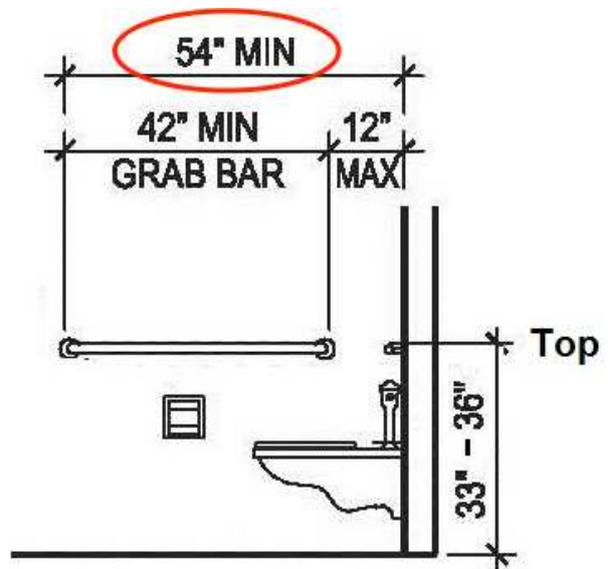
Adjust side grab bar no to exceed 12 inches from rear wall. The side grab bar must extend at least 54 inches minimum beyond the rear wall.

Notes:

N/A



Finding 297887 Main Photo



Finding #36 Additional Finding Photos



Finding 297887 Additional Photo

Swink Hall Men's Restroom

Finding: 37

The rear grab bar is too high.

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 609.4

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

Citation:

2010 ADAS Section: 609.4

As Built:

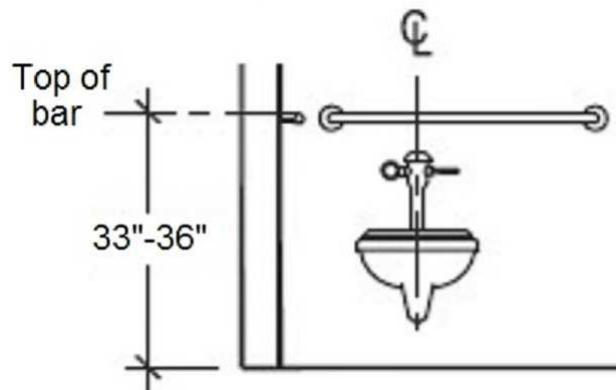
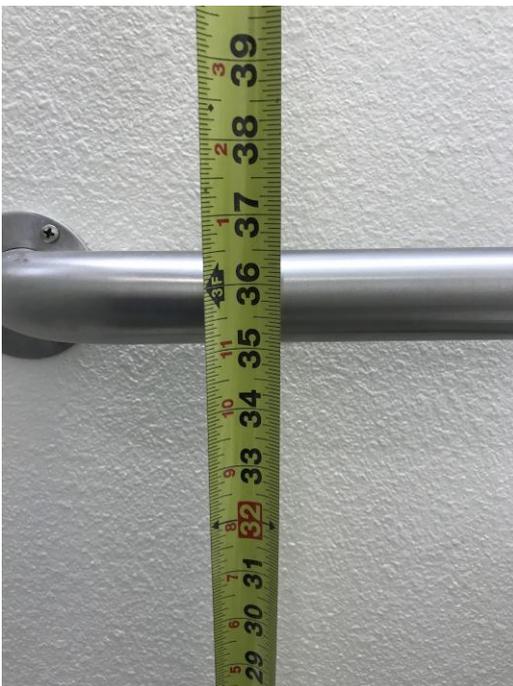
36.5 inches above finished floor

Recommendation:

Re-positon grab bar to measure between 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

Notes:

N/A



Finding 297888 Main Photo

Finding #37 Additional Finding Photos



Finding 297888 Additional Photo

Gazebo/Pavillion

Finding: 38

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:

3.5 inches vertical change

Recommendation:

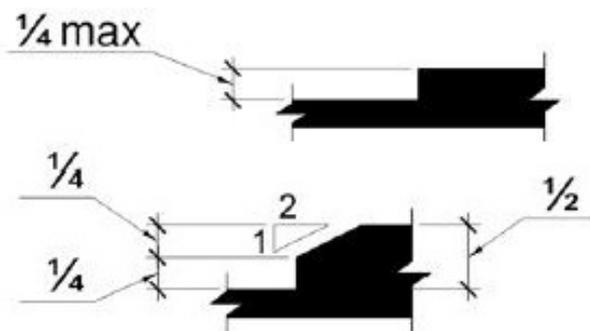
Entrance not accessible to mobility devices due to the obstruction at the entrance. Recommend backfilling dirt/gravel to ensure a change in level no more than 1/4 of an inch or install an ADA ramp as used in school playgrounds or construct concrete ramp.

Notes:

N/A



Finding 297967 Main Photo



Finding #38 Additional Finding Photos



Finding 297967 Additional Photo

Information Lost and Found Booth

Finding: 39

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 904.4.2

A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

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: 904.4.2, 904.4.1

As Built:

45.5 inches above finished floor

Recommendation:

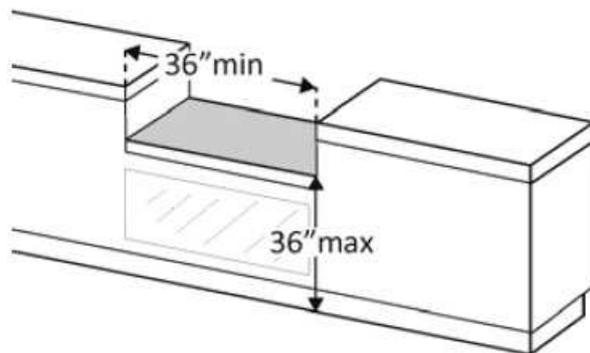
Install new counter section that measures 36 inches maximum in height from the finish floor and lengthen that section of the counter to 36 inches minimum. A clear floor or ground space shall be provided for either a parallel or forward approach complying with section 305 and/or 306 respectively. If forward approach is provided, please ensure knee clearance is also provided.

Notes:

N/A



Finding 297910 Main Photo



Finding #39 Additional Finding Photos



Finding 297910 Additional Photo

Kids Playground

Finding: 40

There is no accessible route/entrance to the playground area.

At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

2010 ADAS Section 206.2.2

At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Citation:

2010 ADAS Section: 206.2.2

As Built:

No accessible entrance to play structure

Recommendation:

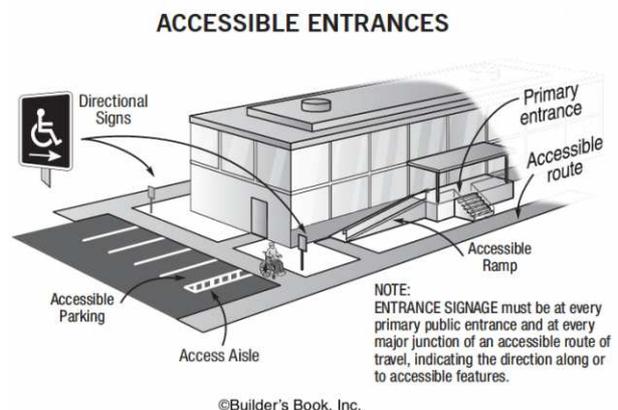
No accessible entrance to playground. Recommend installing an ADA ramp as used in school playgrounds or construct concrete ramp.

Notes:

N/A



Finding 297911 Main Photo



Finding #40 Additional Finding Photos



Finding 297911 Additional Photo



Finding 297911 Additional Photo



Finding 297911 Additional Photo

Kids Playground

Finding: 41

The accessible route contains loose gravel and/or surfaces that do not provide for a stable, firm slip resistant surface.

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: 302.1

As Built:

Rubber mulch not stable nor firm

Recommendation:

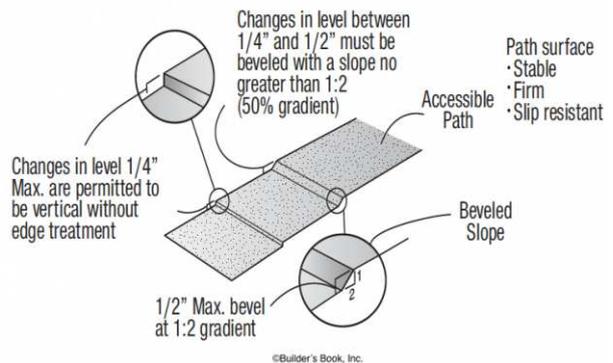
Existing surface material not compliant. Install an accessible route that is firm, stable and slip resistant.

Notes:

N/A



Finding 297914 Main Photo



Finding #41 Additional Finding Photos



Finding 297914 Additional Photo



Finding 297914 Additional Photo

Kids Playground

Finding: 42

There is no accessible route to the seating bench.

At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

2010 ADAS Section 206.2.2

At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Citation:

2010 ADAS Section: 206.2.2

As Built:

No accessible route to seating bench

Recommendation:

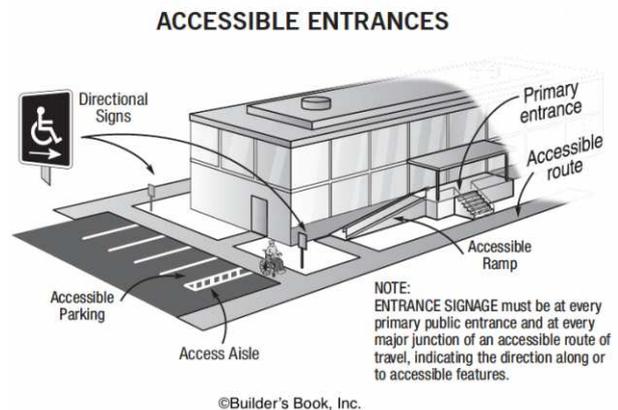
Existing surface material not compliant. Install an accessible route that is firm, stable and slip resistant to the entry and exit points of the play structure and bench.

Notes:

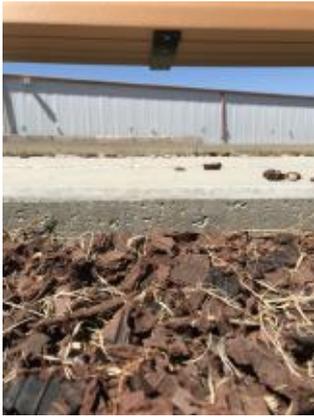
N/A



Finding 297998 Main Photo



Finding #42 Additional Finding Photos



Finding 297998 Additional Photo

Kids Playground

Finding: 43

There is no accessible route to the ground level play components or elevated play structure transfer or exit points.

At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

2010 ADAS Section 206.2.2

At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Citation:

2010 ADAS Section: 206.2.2

As Built:

No accessible route to play components

Recommendation:

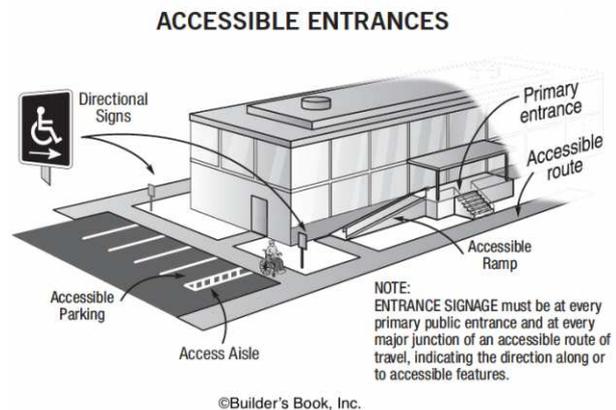
Existing surface material not compliant. Install an accessible route that is firm, stable and slip resistant to the entry and exit points of the play structure.

Notes:

N/A



Finding 297912 Main Photo



Finding #43 Additional Finding Photos



Finding 297912 Additional Photo



Finding 297912 Additional Photo

Grand Stands Women's Restroom North

Finding: 44

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished floor.

2010 ADAS Section 308.2.1

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

Citation:

2010 ADAS Section: 308.2.1

As Built:

60.25 inches above finished floor

Recommendation:

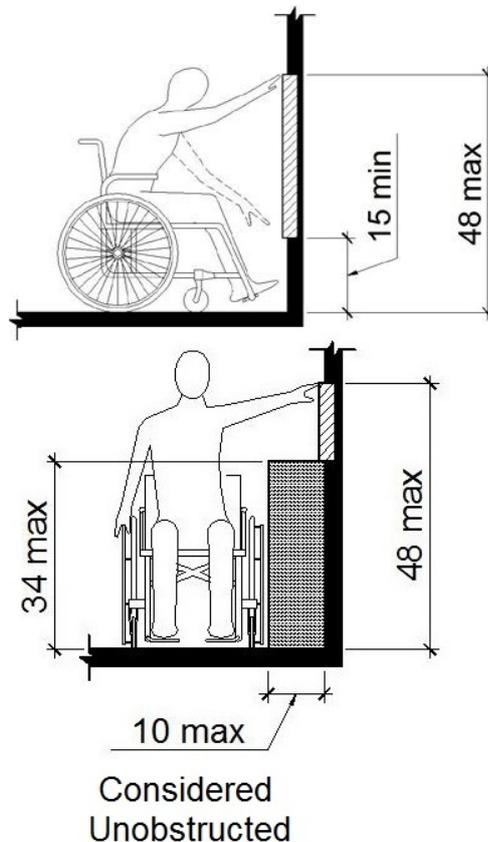
Lower coat hook 15 inches minimum. Not to exceed a maximum height of 48 inches above finished floor.

Notes:

N/A



Finding 297976 Main Photo



Grand Stands Women's Restroom North

Finding: 45

The baby changing table is too high when folded down.

The tops of baby changing surfaces shall be 28 inches minimum and 34 inches maximum above the finish floor or ground.

2010 ADAS Section 902.3

The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 902.3

As Built:

36 inches above finished floor

Recommendation:

Lower baby changing station 3 inches to meet compliance.

Notes:

N/A



Finding 297977 Main Photo

Finding #45 Additional Finding Photos



Finding 297977 Additional Photo

Grand Stands Women's Restroom North

Finding: 46

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

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:

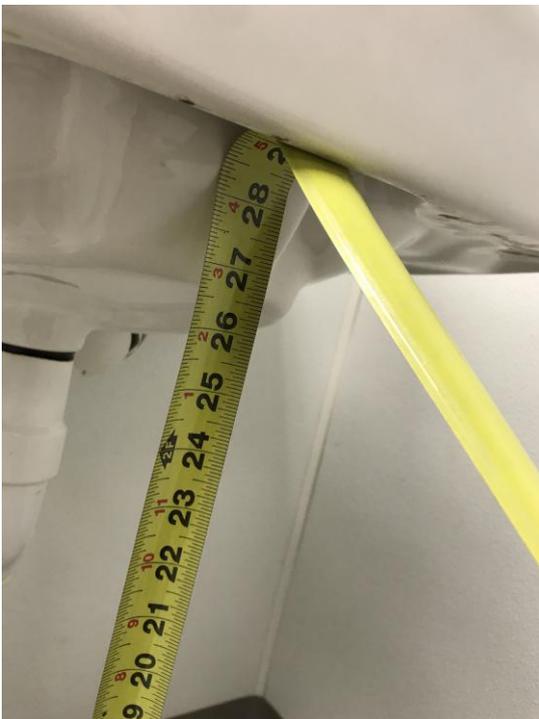
No knee clearance provided under lavatory

Recommendation:

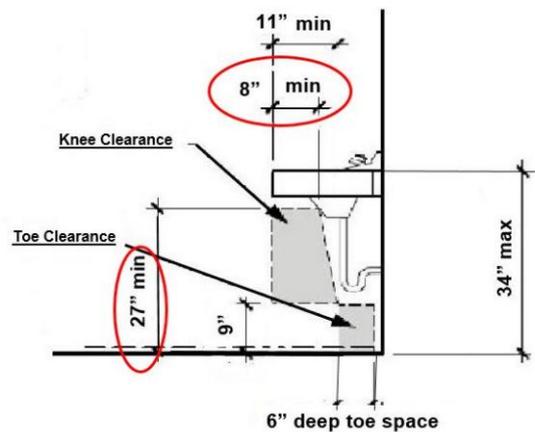
Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

Notes:

N/A



Finding 297999 Main Photo



Finding #46 Additional Finding Photos



Finding 297999 Additional Photo

Grand Stands Women's Restroom North

Finding: 47

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:

8 lbs of pressure required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

Notes:

N/A



Finding 297970 Main Photo

Finding #47 Additional Finding Photos



Finding 297970 Additional Photo

Grand Stands Women's Restroom North

Finding: 48

The side grab bar is too high.

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 609.4

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

Citation:

2010 ADAS Section: 609.4

As Built:

36.75 inches to top of gripping surface

Recommendation:

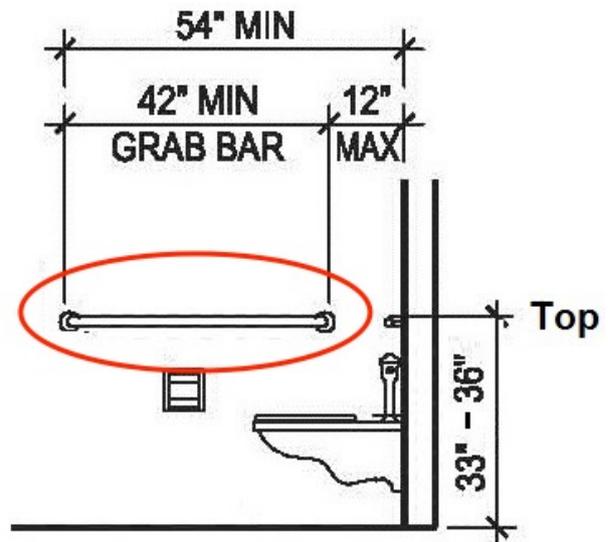
Re-position grab bar to measure between 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

Notes:

N/A



Finding 297972 Main Photo



Finding #48 Additional Finding Photos



Finding 297972 Additional Photo

Grand Stands Women's Restroom North

Finding: 49

The rear grab bar is too high.

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 609.4

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

Citation:

2010 ADAS Section: 609.4

As Built:

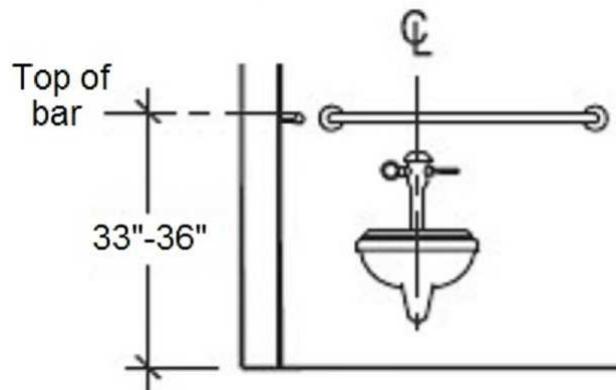
36.25 inches above finished floor

Recommendation:

Re-positon grab bar to measure between 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

Notes:

N/A



Finding 297973 Main Photo

Grand Stands Women's Restroom North

Finding: 50

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:

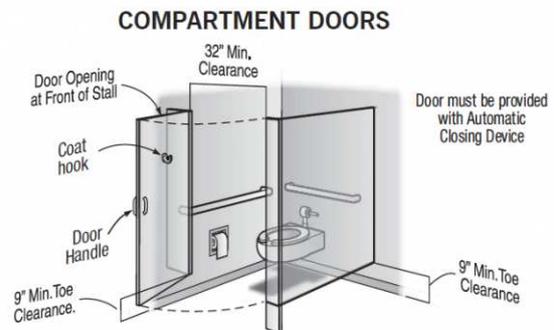
Adjust or install automatic closing hinges.

Notes:

N/A



Finding 297974 Main Photo



Grand Stands Women's Restroom North

Finding: 51

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 handles
on outside of
compartment door

Recommendation:

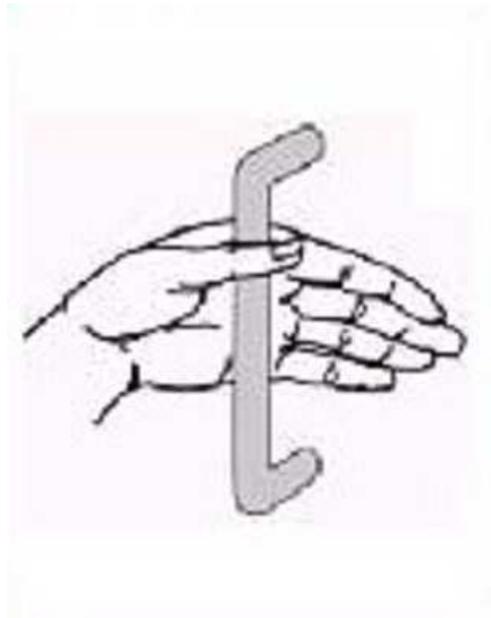
Install loop or U-shaped handle on outside of compartment door.

Notes:

N/A



Finding 297975 Main Photo



Grand Stands Women's Restroom North

Finding: 52

Fire alarms must be visual as well as audible. Fire alarms must meet NFPA 72.

2010 ADAS Section 702.1

Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

Citation:

2010 ADAS Section: 702.1

As Built:

Missing fire alarm
visual or audible

Recommendation:

Install fire alarm that is both visual and audible when active.

Notes:

N/A



Finding 297978 Main Photo

Finding #52 Additional Finding Photos



Finding 297978 Additional Photo

Grand Stands Women's Restroom North

Finding: 53

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:

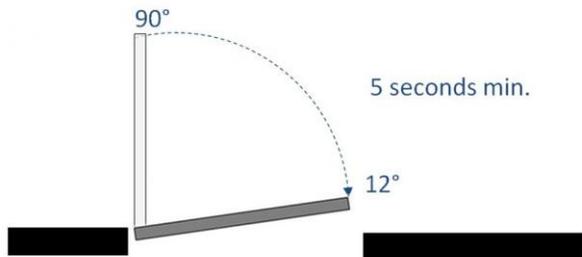
3.18 seconds to closed position

Recommendation:

Adjust door closer to allow a minimum of 5 seconds before returning to a position of 12 degrees from the latch/locking mechanism.

Notes:

N/A



Finding 297971 Main Photo

Grand Stands Men's Restroom North

Finding: 54

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:

8 lbs of pressure required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

Notes:

N/A



Finding 298000 Main Photo

Grand Stands Men's Restroom North

Finding: 55

The side grab bar is too high.

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 609.4

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

Citation:

2010 ADAS Section: 609.4

As Built:

36.5 inches to top of gripping surface

Recommendation:

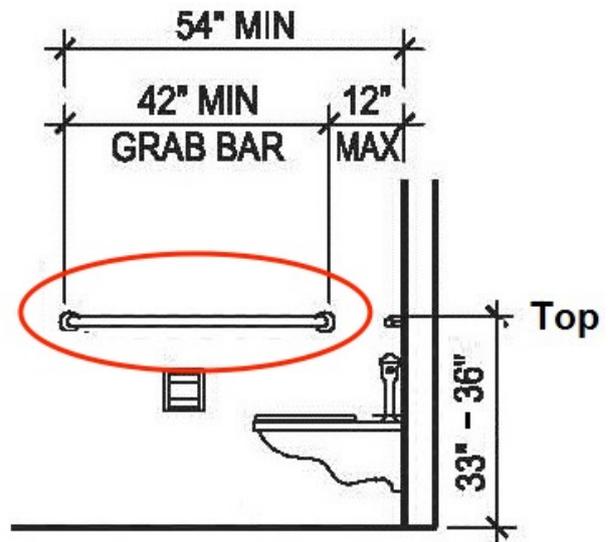
Re-positon grab bar to measure between 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

Notes:

N/A



Finding 298001 Main Photo



Grand Stands Men's Restroom North

Finding: 56

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:

53.5 inches from rear wall

Recommendation:

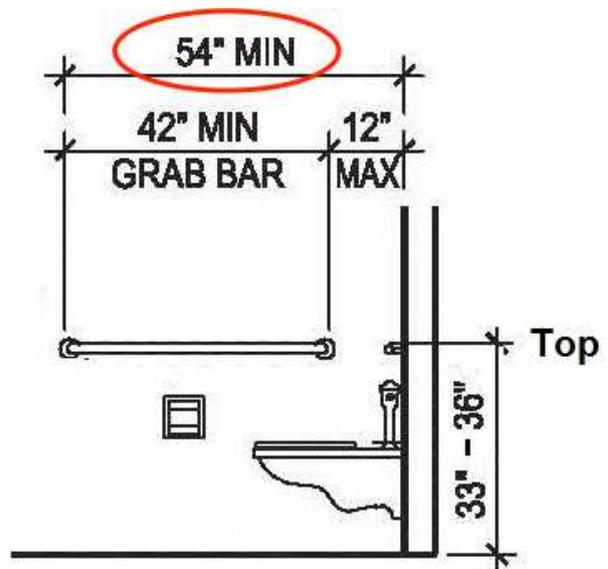
Adjust side grab bar no to exceed 12 inches from rear wall. The side grab bar must extend at least 54 inches minimum beyond the rear wall.

Notes:

N/A



Finding 298002 Main Photo



Finding #56 Additional Finding Photos



Finding 298002 Additional Photo

Grand Stands Men's Restroom North

Finding: 57

The rear grab bar is too high.

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 609.4

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

Citation:

2010 ADAS Section: 609.4

As Built:

36.5 inches above finished floor

Recommendation:

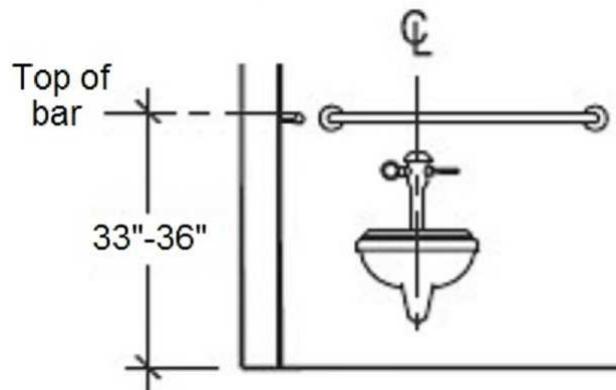
Re-position grab bar to measure between 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

Notes:

N/A



Finding 298003 Main Photo



Grand Stands Men's Restroom North

Finding: 58

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:

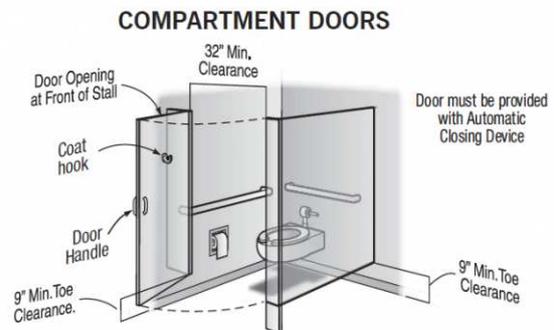
Adjust or install automatic closing hinges.

Notes:

N/A



Finding 298004 Main Photo



Grand Stands Men's Restroom North

Finding: 59

The water closet compartment door is missing loop handles.

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 handles
on compartment door

Recommendation:

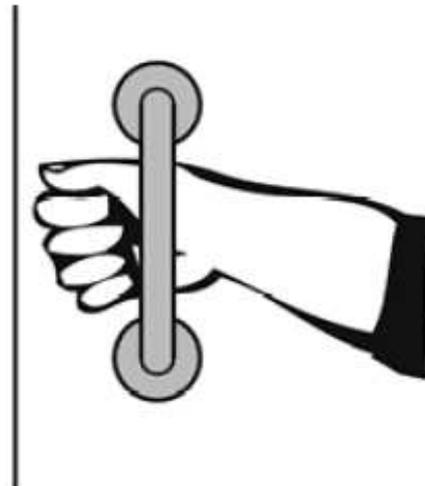
Install loop or U-shaped handles on compartment door.

Notes:

N/A



Finding 298005 Main Photo



Grand Stands Men's Restroom North

Finding: 60

Fire alarms must be visual as well as audible. Fire alarms must meet NFPA 72.

2010 ADAS Section 702.1

Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

Citation:

2010 ADAS Section: 702.1

As Built:

Missing fire alarm
visual or audible

Recommendation:

Install fire alarm that is both visual and audible when active.

Notes:

N/A



Finding 298006 Main Photo

Finding #60 Additional Finding Photos



Finding 298006 Additional Photo

Grand Stands Men's Restroom North

Finding: 61

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:

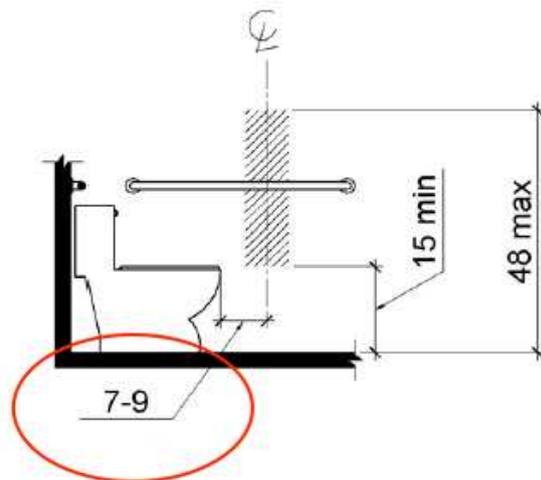
12 inches in front of toilet

Recommendation:

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

Notes:

N/A



Finding 298007 Main Photo

Grand Stands Men's Restroom North

Finding: 62

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:

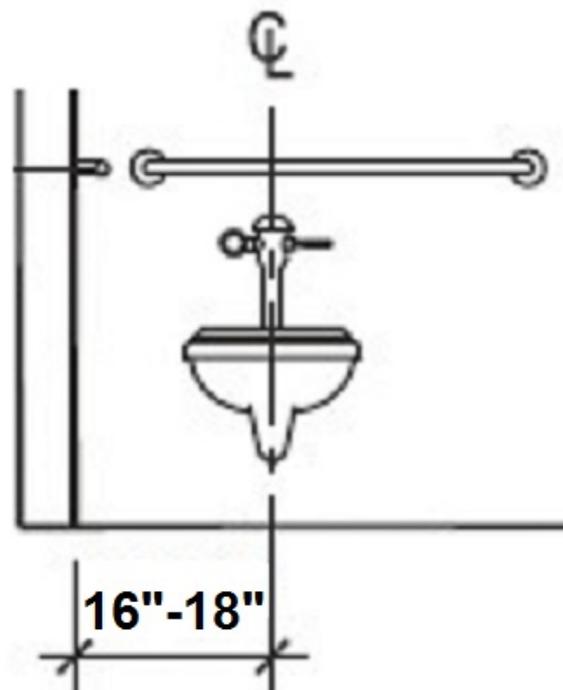
19.25 inches from side wall to centerline of toilet

Recommendation:

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

Notes:

N/A



Finding 298008 Main Photo

Grand Stands Men's Restroom North

Finding: 63

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

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:

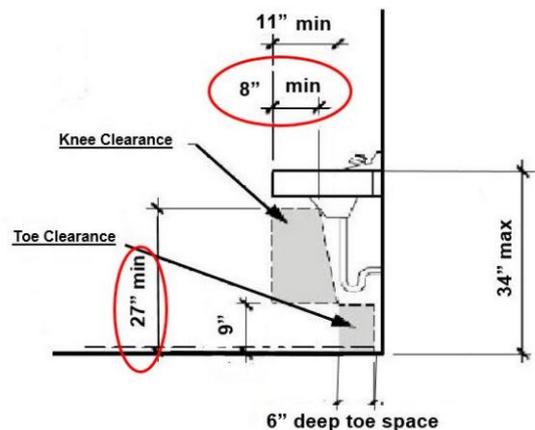
No knee clearance provided under lavatory

Recommendation:

Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

Notes:

N/A



Finding 298009 Main Photo

Finding #63 Additional Finding Photos



Finding 298009 Additional Photo

Grand Stands Men's Restroom North

Finding: 64

Relocate trash can or replace with low profile trash can that does not obstruct door opening.

2010 ADAS Section Recommended
None

Citation:

2010 ADAS Section: Recommended

As Built:

Trash can obstructing
circulation path into
restroom

Recommendation:

N/A - Refer to Finding

Notes:

N/A



Finding 298010 Main Photo

Grand Stands Women's Restroom South

Finding: 65

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:

1.29 seconds to closed position

Recommendation:

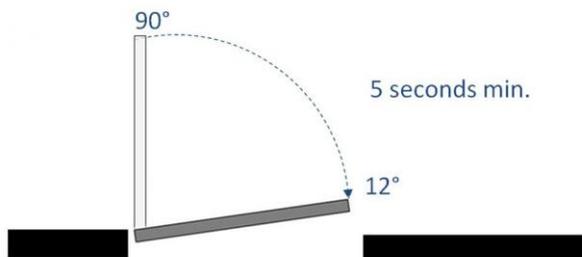
Adjust door closer to allow a minimum of 5 seconds before returning to a position of 12 degrees from the latch/locking mechanism.

Notes:

N/A



Finding 297923 Main Photo



Grand Stands Women's Restroom South

Finding: 66

Fire alarms must be visual as well as audible. Fire alarms must meet NFPA 72.

2010 ADAS Section 702.1

Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

Citation:

2010 ADAS Section: 702.1

As Built:

Missing fire alarm
visual or audible

Recommendation:

Install fire alarm that is both visual and audible when active.

Notes:

N/A



Finding 297926 Main Photo

Finding #66 Additional Finding Photos



Finding 297926 Additional Photo

Grand Stands Women's Restroom South

Finding: 67

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:

16 lbs of pressure required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

Notes:

N/A



Finding 297927 Main Photo

Grand Stands Women's Restroom South

Finding: 68

The side grab bar is too high.

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 609.4

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

Citation:

2010 ADAS Section: 609.4

As Built:

36.25 inches to top of gripping surface

Recommendation:

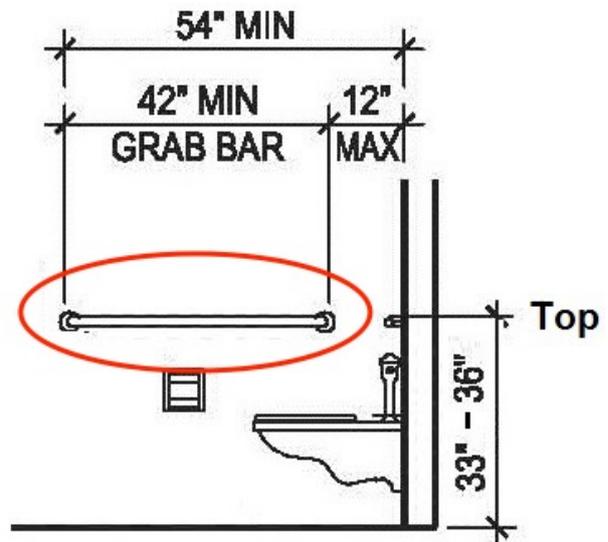
Re-position grab bar to measure between 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

Notes:

N/A



Finding 297928 Main Photo



Grand Stands Women's Restroom South

Finding: 69

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished floor.

2010 ADAS Section 308.2.1

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

Citation:

2010 ADAS Section: 308.2.1

As Built:

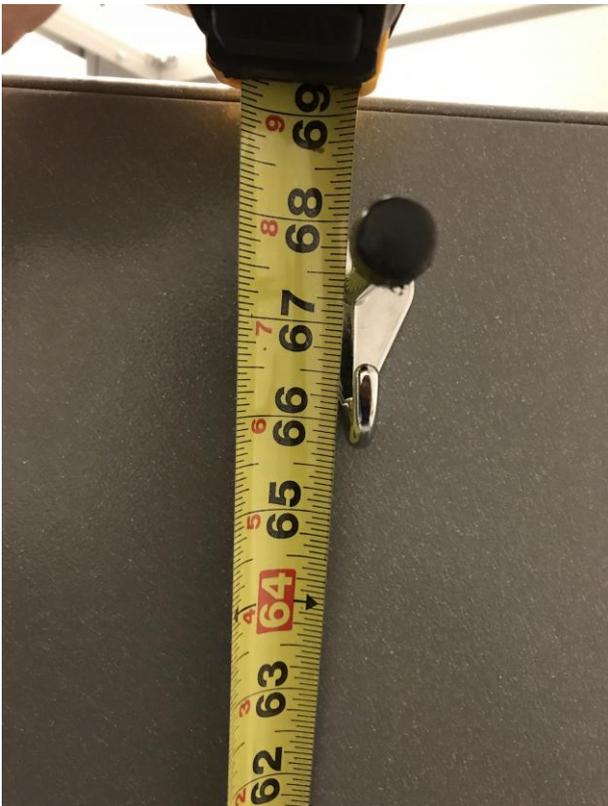
67.5 inches above finished floor

Recommendation:

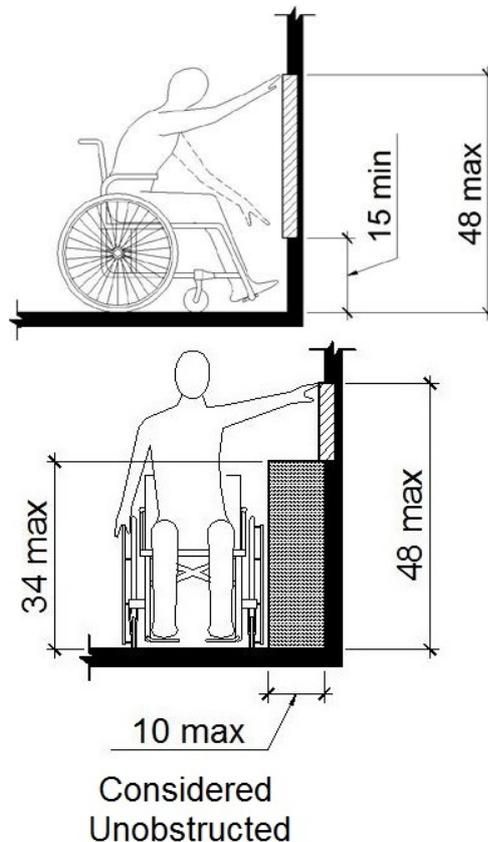
Lower coat hook 20 inches minimum. Not to exceed a maximum height of 48 inches above finished floor.

Notes:

N/A



Finding 297929 Main Photo



Grand Stands Women's Restroom South

Finding: 70

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:

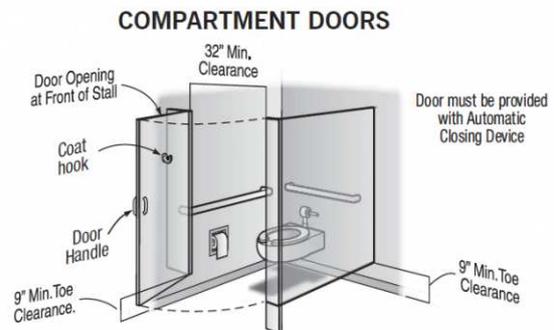
Adjust or install automatic closing hinges.

Notes:

N/A



Finding 297924 Main Photo



Grand Stands Women's Restroom South

Finding: 71

The water closet compartment door is missing a loop handle.

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 handles
on compartment door

Recommendation:

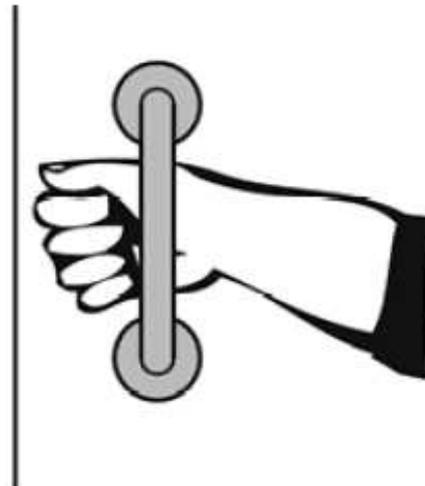
Install loop or U-shape handles on the inside and outside of the compartment door.

Notes:

N/A



Finding 297925 Main Photo



Grand Stands Men's Restroom South

Finding: 72

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:

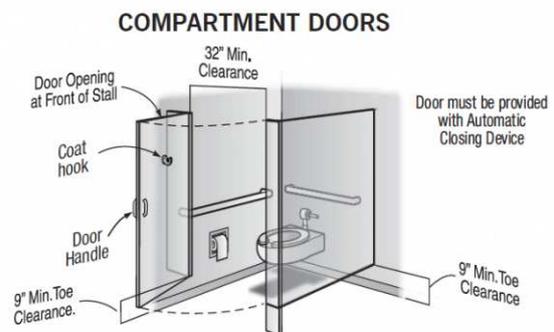
Adjust or install automatic closing hinges.

Notes:

N/A



Finding 297917 Main Photo



Grand Stands Men's Restroom South

Finding: 73

The water closet compartment door is missing a loop handle.

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:

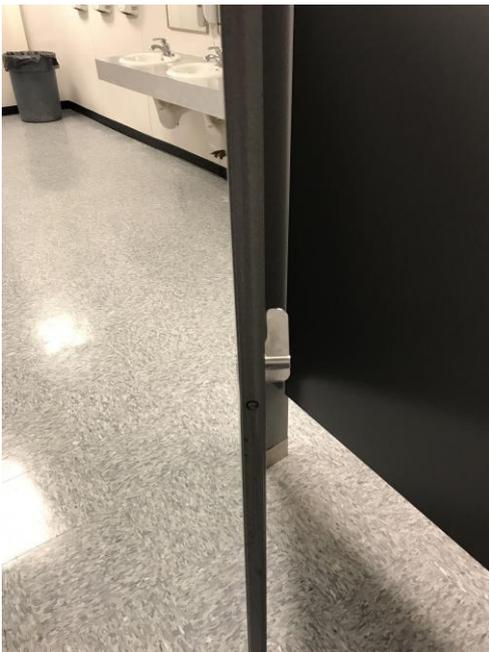
Missing loop handles
on compartment door

Recommendation:

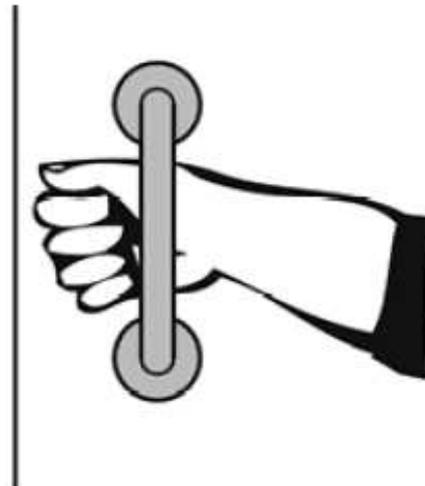
Install loop or U-shape handles on the inside and outside of the compartment door.

Notes:

N/A



Finding 297918 Main Photo



Grand Stands Men's Restroom South

Finding: 74

Fire alarms must be visual as well as audible. Fire alarms must meet NFPA 72.

2010 ADAS Section 702.1

Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

Citation:

2010 ADAS Section: 702.1

As Built:

Missing fire alarm
visual or audible

Recommendation:

Install fire alarm that is both visual and audible when active.

Notes:

N/A



Finding 297919 Main Photo

Finding #74 Additional Finding Photos



Finding 297919 Additional Photo

Grand Stands Men's Restroom South

Finding: 75

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:

1.36 seconds to closed position

Recommendation:

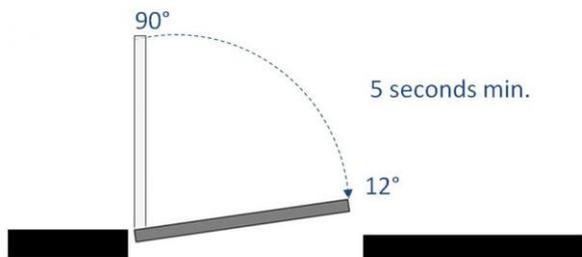
Adjust door closer to allow a minimum of 5 seconds before returning to a position of 12 degrees from the latch/locking mechanism.

Notes:

N/A



Finding 297920 Main Photo



Grand Stands Men's Restroom South

Finding: 76

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:

16 lbs of pressure required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

Notes:

N/A



Finding 297921 Main Photo

Grand Stands Men's Restroom South

Finding: 77

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished floor.

2010 ADAS Section 308.2.1

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

Citation:

2010 ADAS Section: 308.2.1

As Built:

67 inches above finished floor

Recommendation:

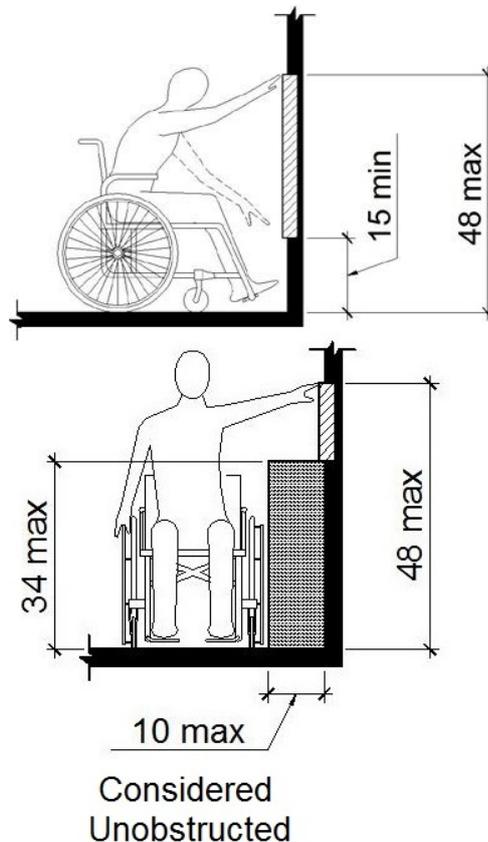
Lower coat hook 20 inches minimum. Not to exceed a maximum height of 48 inches above finished floor.

Notes:

N/A



Finding 297922 Main Photo



Grand Stands Interior Drinking Fountain

Finding: 78

The drinking fountain is not accessible.

Drinking fountains must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space centered on the unit that allows a forward approach to the drinking fountain.

At "hi-low" type fountains, the center line of the 30 inch by 48 inch clear floor space must be centered on the "low" fountain. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

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.

Citation:

2010 ADAS Section: 403.5.1

As Built:

Non compliant

Recommendation:

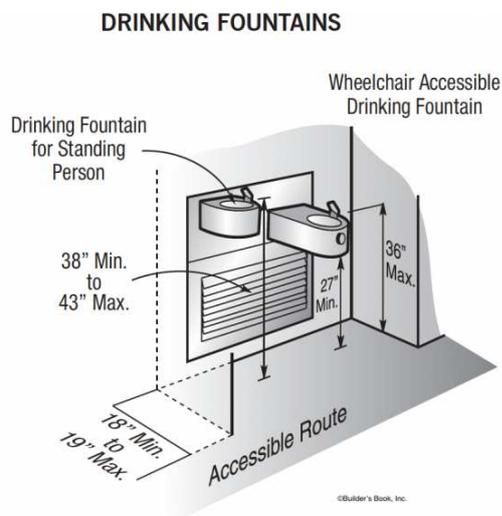
Replace existing drinking fountain with a HiLo drinking to meet ADA compliance. Ensure knee compliance is met and set at 27 inches exactly from bottoe edge of drinking fountain to finished floor.

Notes:

N/A



Finding 297981 Main Photo



Grand Stands North Food Counter

Finding: 79

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 904.4.2

A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

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: 904.4.2, 904.4.1

As Built:

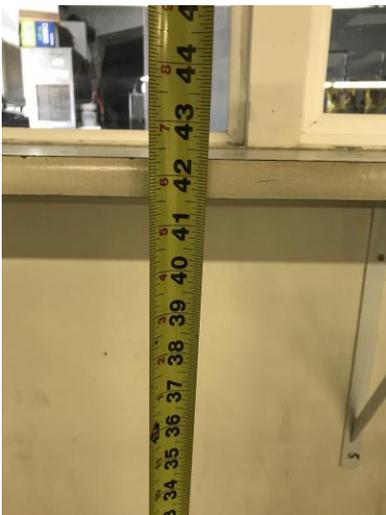
42.25 inches above finished floor

Recommendation:

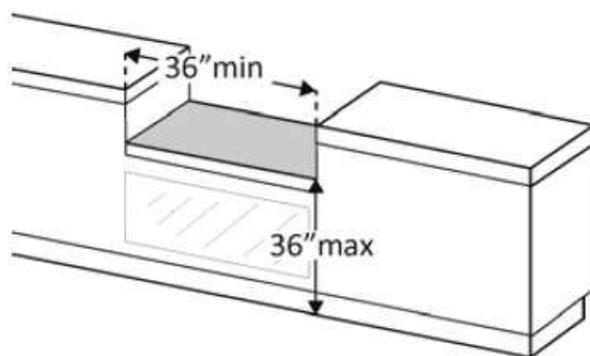
Install new counter section that measures 36 inches maximum in height from the finish floor and lengthen that section of the counter to 36 inches minimum. A clear floor or ground space shall be provided for either a parallel or forward approach complying with section 305 and/or 306 respectively.

Notes:

N/A



Finding 297980 Main Photo



Finding #79 Additional Finding Photos



Finding 297980 Additional Photo

Grand Stands South Food Counter

Finding: 80

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 904.4.2

A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

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: 904.4.2, 904.4.1

As Built:

42.5 inches above finished floor

Recommendation:

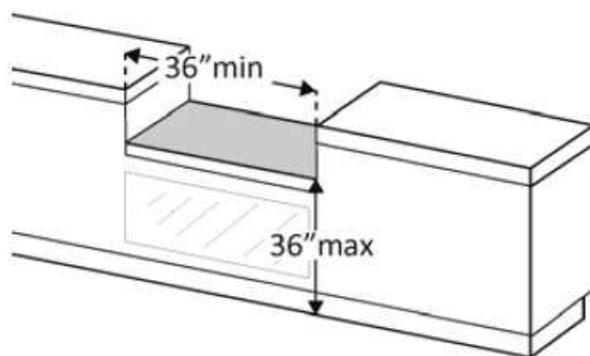
Install new counter section that measures 36 inches maximum in height from the finish floor and lengthen that section of the counter to 36 inches minimum. A clear floor or ground space shall be provided for either a parallel or forward approach complying with section 305 and/or 306 respectively.

Notes:

N/A



Finding 297979 Main Photo



Finding #80 Additional Finding Photos



Finding 297979 Additional Photo

Poultry Barn

Finding: 81

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:

.75 inch vertical change and abrupt vertical edges and/or variations over a 1/4 inch

Recommendation:

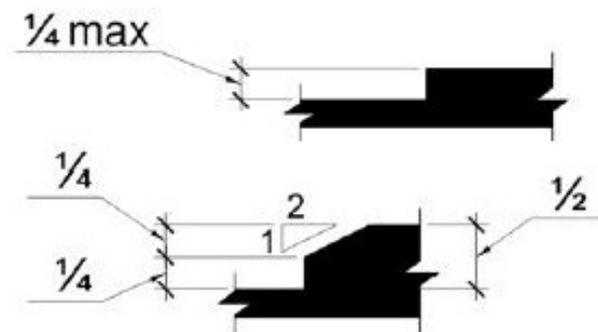
Recommend installing an ADA ramp as used in school playgrounds or construct permanent concrete ADA compliant ramp.

Notes:

N/A



Finding 297997 Main Photo



Finding #81 Additional Finding Photos



Finding 297997 Additional Photo



Finding 297997 Additional Photo

Pygmy Goat Barn

Finding: 82

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:

2 inches vertical change

Recommendation:

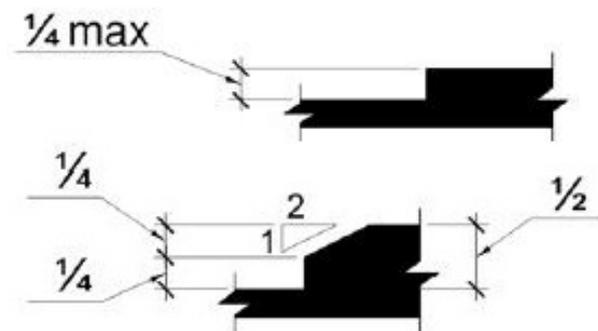
Both entrances to the pygmy goat barn are not accessible to mobility devices due to the obstruction at the entrance. Recommend backfilling dirt/gravel to ensure a change in level no more than 1/4 of an inch or install an ADA ramp as used in school playgrounds or construct permanent concrete ADA compliant ramp.

Notes:

N/A



Finding 297892 Main Photo



Finding #82 Additional Finding Photos



Finding 297892 Additional Photo



Finding 297892 Additional Photo



Finding 297892 Additional Photo



Finding 297892 Additional Photo



Finding 297892 Additional Photo

Rabbit Barn

Finding: 83

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:

.75 inch vertical change and 12.9% running slope

Recommendation:

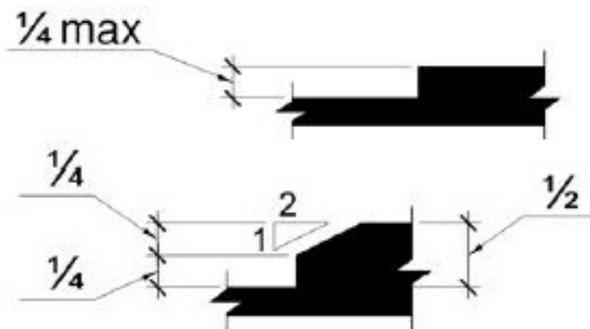
Recommend installing an ADA ramp as used in school playgrounds or construct permanent concrete ADA compliant ramp.

Notes:

N/A



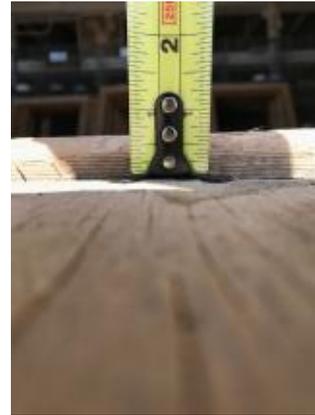
Finding 297893 Main Photo



Finding #83 Additional Finding Photos



Finding 297893 Additional Photo



Finding 297893 Additional Photo



Finding 297893 Additional Photo



Finding 297893 Additional Photo

Livestock Arena Men's Restroom

Finding: 84

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:

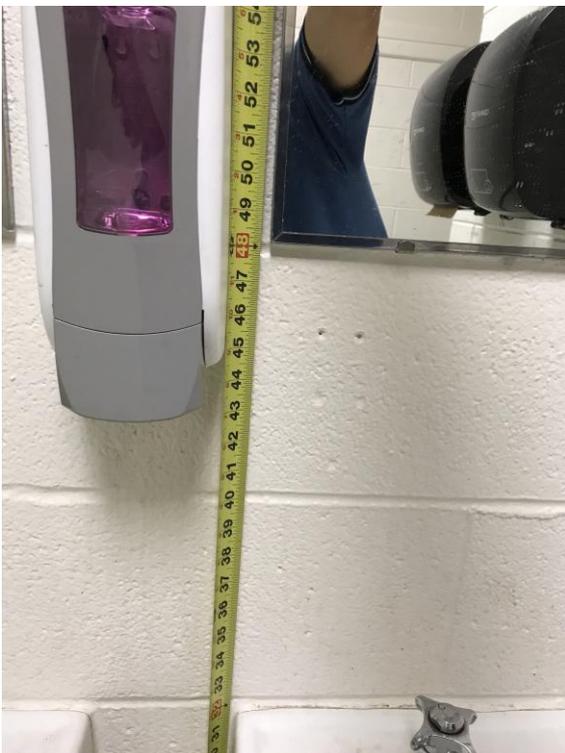
48.5 inches above finished floor

Recommendation:

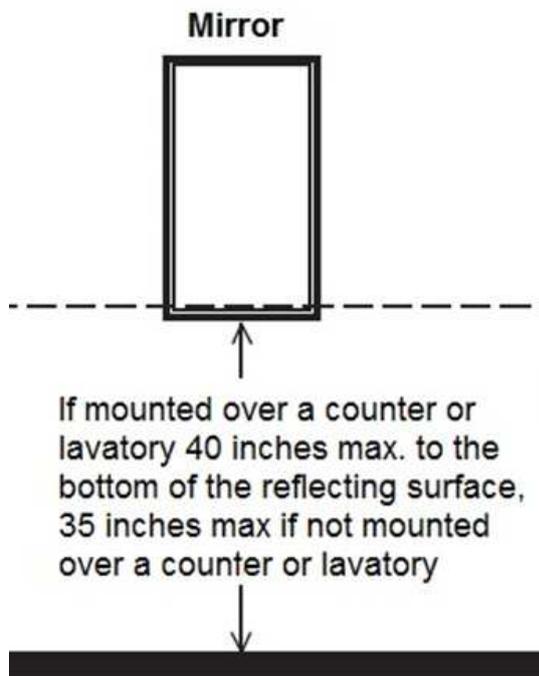
Lower mirror to a maximum of 40 inches above finished floor measured to the bottom edge of the reflective surface. Recommend lowering mirror a 9 inches.

Notes:

N/A



Finding 297952 Main Photo



Finding #84 Additional Finding Photos



Finding 297952 Additional Photo

Livestock Arena Men's Restroom

Finding: 85

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

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

2010 ADAS Section 308.2.1

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

Citation:

2010 ADAS Section: 308.2.1

As Built:

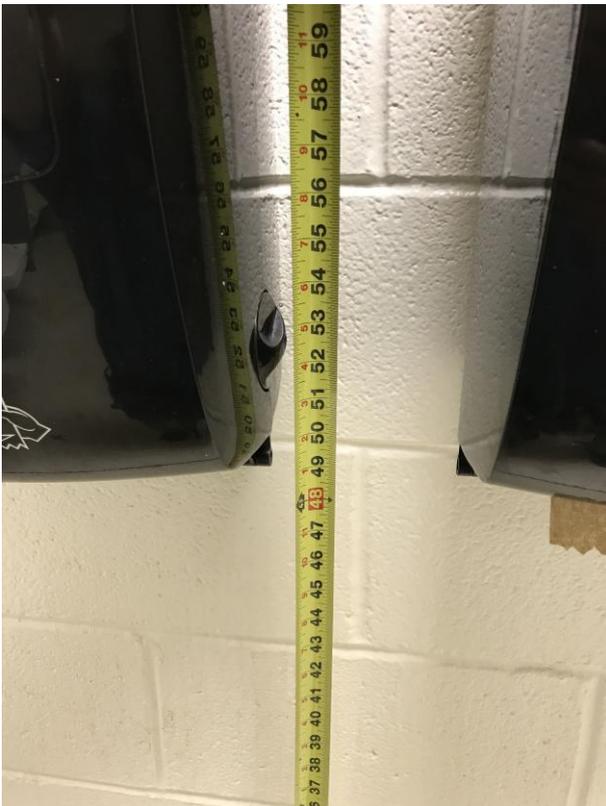
52.5 inches above finished floor to operable part

Recommendation:

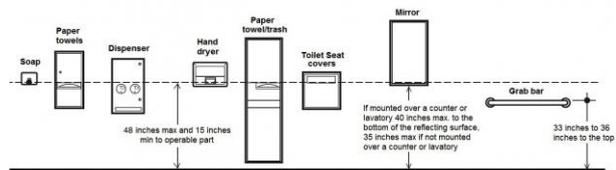
Lower paper towel dispenser 6 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

Notes:

N/A



Finding 297954 Main Photo



Finding #85 Additional Finding Photos



Finding 297954 Additional Photo

Livestock Arena Men's Restroom

Finding: 86

The toilet compartment is not wide enough.

Toilet compartments must be a minimum of 60 inches in width.

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:

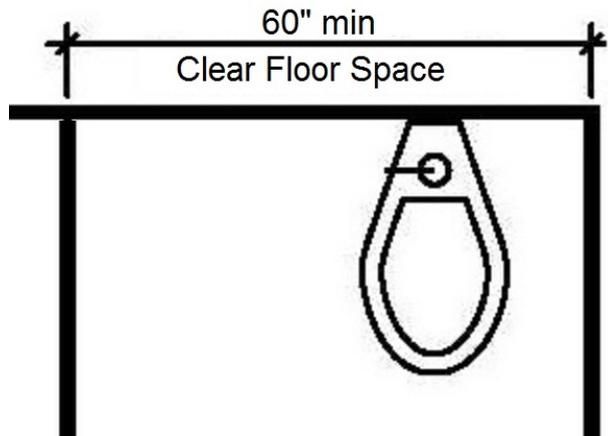
32 inches wide

Recommendation:

Remove adjacent toilet to make toilet compartment compliant (check building code) or install directional signage outside of restrooms informing public of accessible restrooms locations.

Notes:

N/A



Finding 297955 Main Photo

Finding #86 Additional Finding Photos



Finding 297955 Additional Photo

Livestock Arena Men's Restroom

Finding: 87

The toilet stall is not deep enough.

Wheelchair accessible compartments shall be 59 inches deep minimum measured from the back wall for floor mount water closets.

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:

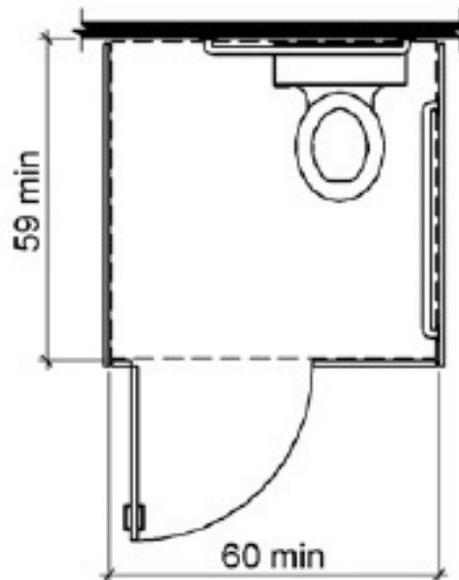
55.5 inches deep

Recommendation:

Remove adjacent toilet to make toilet compartment compliant (check building code) or install directional signage outside of restrooms informing public of accessible restrooms locations.

Notes:

N/A



Finding 297956 Main Photo

Finding #87 Additional Finding Photos



Finding 297956 Additional Photo



Finding 297956 Additional Photo

Livestock Arena Men's Restroom

Finding: 88

The compartment door does not have an unobstructed clear opening width of 32 inches.

The water closet compartment shall be equipped with a door that has an automatic-closing device, and must have a clear, unobstructed opening width 32 inches.

2010 ADAS Section 404.2.3

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Citation:

2010 ADAS Section: 404.2.3

As Built:

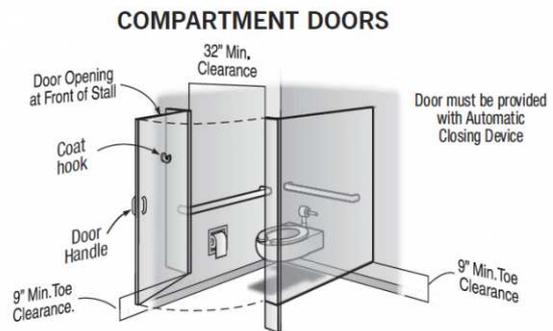
20 inches wide

Recommendation:

Remove adjacent toilet to make toilet compartment compliant (check building code) or install directional signage outside of restrooms informing public of accessible restrooms locations.

Notes:

N/A



Finding 297957 Main Photo

Livestock Arena Men's Restroom

Finding: 89

Accessible toilets must have grab bars installed.

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.

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

2010 ADAS Section 604.5

Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

Citation:

2010 ADAS Section: 604.5

As Built:

Rear and side grab bars missing

Recommendation:

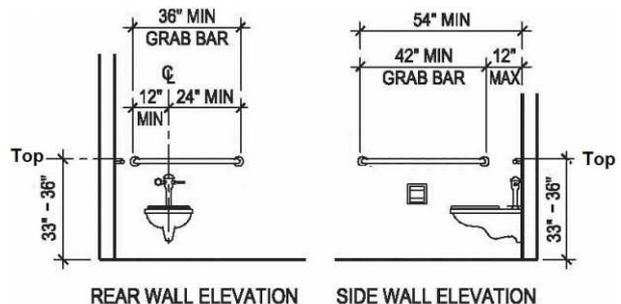
Remove adjacent toilet to make toilet compartment compliant (check building code) or install directional signage outside of restrooms informing public of accessible restrooms locations.

Notes:

N/A



Finding 297958 Main Photo



Livestock Arena Men's Restroom

Finding: 90

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:

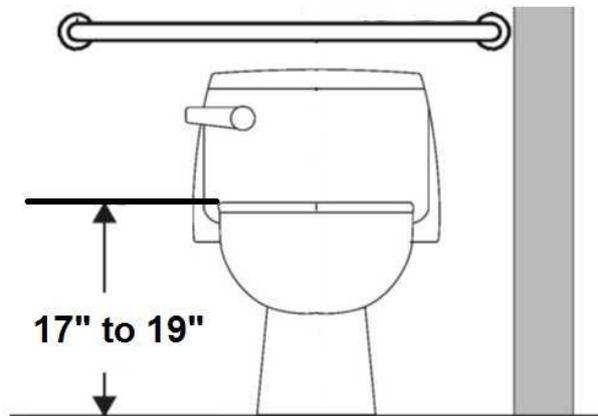
16 inches above finished floor

Recommendation:

Adjust toilet height, replace toilet or replace toilet seat with one that will meet the minimum height requirement of 17 inches.

Notes:

N/A



Finding 297959 Main Photo

Livestock Arena Men's Restroom

Finding: 91

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:

1 inch in front of toilet

Recommendation:

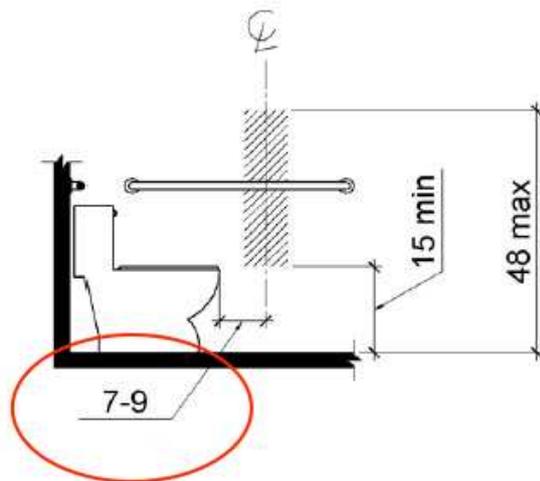
Re-position toilet paper dispenser to be within 7 inches minimum to 9 inches maximum in front of the toilet measured to the centerline of the dispenser.

Notes:

N/A



Finding 297960 Main Photo



Livestock Arena Men's Restroom

Finding: 92

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:

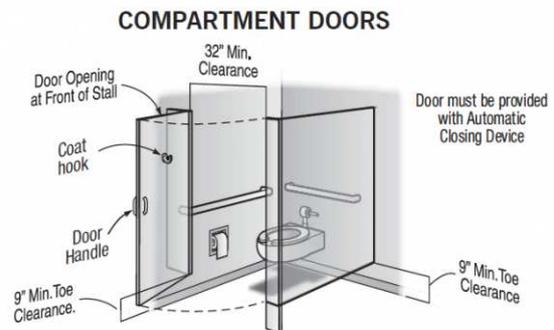
Adjust or install automatic closing hinges.

Notes:

N/A



Finding 297961 Main Photo



Livestock Arena Men's Restroom

Finding: 93

The water closet compartment door is missing a loop handle.

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 handles
on both sides of
compartment door

Recommendation:

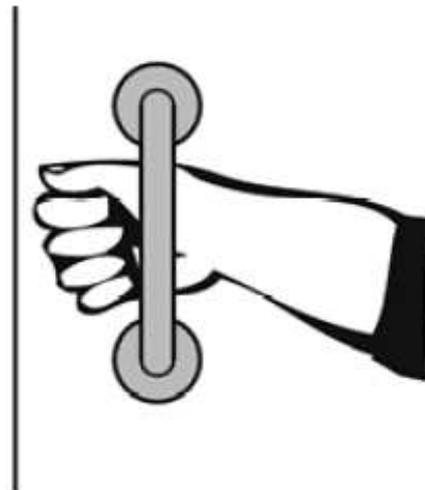
Install loop or U-shape handles on the inside and outside of the compartment door.

Notes:

N/A



Finding 297962 Main Photo



Livestock Arena Men's Restroom

Finding: 94

Fire alarms must be visual as well as audible. Fire alarms must meet NFPA 72.

2010 ADAS Section 702.1

Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

Citation:

2010 ADAS Section: 702.1

As Built:

Missing fire alarm
visual or audible

Recommendation:

Install fire alarm that is both visual and audible when active.

Notes:

N/A



Finding 297964 Main Photo

Finding #94 Additional Finding Photos



Finding 297964 Additional Photo

Livestock Arena Men's Restroom

Finding: 95

The rim of the urinal is too high.

Wall-hung urinals must be provided with an elongated rim projecting a minimum of 13 1/2 inches from the wall and a maximum of 17 inches above the floor.

2010 ADAS Section 605.2

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

Citation:

2010 ADAS Section: 605.2

As Built:

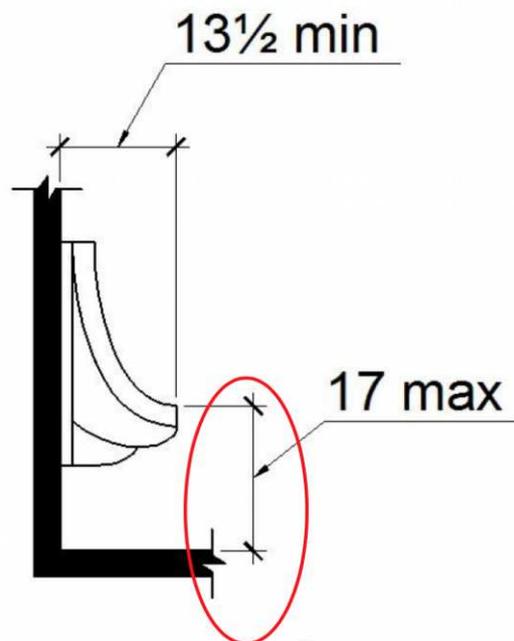
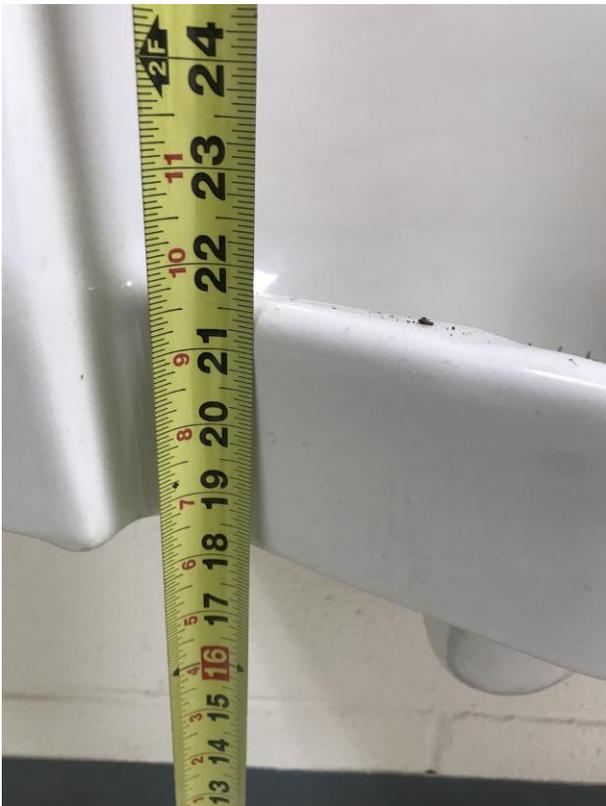
21.5 inches above finished floor

Recommendation:

Lower urinal to ensure a maximum height of 17 inches above finished floor.

Notes:

N/A



Finding 297965 Main Photo

Finding #95 Additional Finding Photos



Finding 297965 Additional Photo

Livestock Arena Men's Restroom

Finding: 96

This restroom is not accessible.

Where existing toilet rooms or bathing rooms do not comply, directional signs indicating the location of the nearest accessible toilet room or bathing room within the facility shall be provided. Signs shall include the International Symbol of Accessibility.

Where existing toilet rooms or bathing rooms do comply), the accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Where clustered single user toilet rooms or bathing facilities are permitted, accessible toilet rooms or bathing facilities shall be identified by the International Symbol of Accessibility unless all toilet rooms and bathing facilities are accessible.

2010 ADAS Section 216.8

Where existing toilet rooms or bathing rooms do not comply with 603, directional signs indicating the location of the nearest toilet room or bathing room complying with 603 within the facility shall be provided. Signs shall comply with 703.5 and shall include the International Symbol of Accessibility complying with 703.7.2.1. Where existing toilet rooms or bathing rooms do not comply with 603, the toilet rooms or bathing rooms complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Where clustered single user toilet rooms or bathing facilities are permitted to use exceptions to 213.2, toilet rooms or bathing facilities complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1 unless all toilet rooms and bathing facilities comply with 603.

Citation:

2010 ADAS Section: 216.8

As Built:

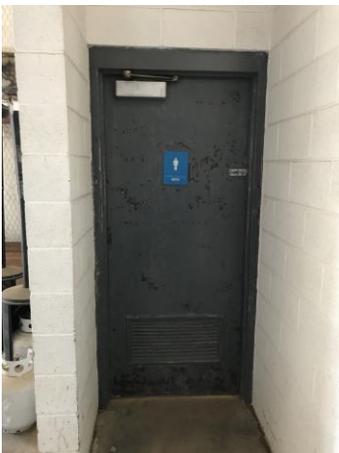
No directional sign indicating location to accessible restrooms

Recommendation:

Install directional signage outside of restrooms informing public of accessible restroom locations.

Notes:

N/A



Finding 297966 Main Photo



Finding #96 Additional Finding Photos



Finding 297966 Additional Photo



Finding 297966 Additional Photo

Livestock Arena Men's Restroom

Finding: 97

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

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:

No knee clearance provided under lavatory

Recommendation:

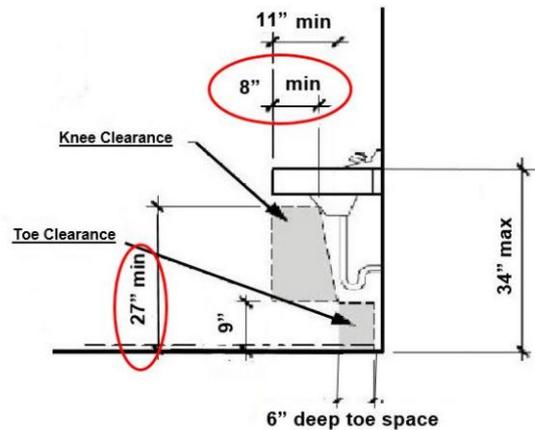
Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

Notes:

N/A



Finding 297953 Main Photo



Finding #97 Additional Finding Photos



Finding 297953 Additional Photo

Livestock Arena Men's Restroom

Finding: 98

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:

7 lbs of pressure required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

Notes:

N/A



Finding 297949 Main Photo

Livestock Arena Men's Restroom

Finding: 99

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:

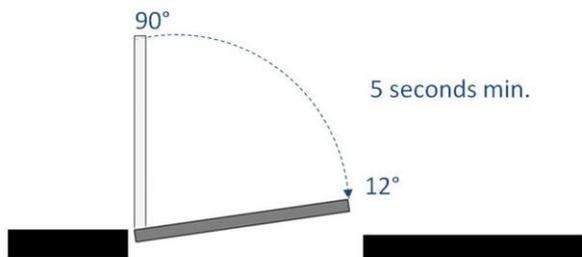
4.5 seconds to closed position

Recommendation:

Adjust door closer to allow a minimum of 5 seconds before returning to a position of 12 degrees from the latch/locking mechanism.

Notes:

N/A



Finding 297950 Main Photo

Livestock Arena Men's Restroom

Finding: 100

The faucet controls require 9 lbs of pressure to operate or pinching and 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:

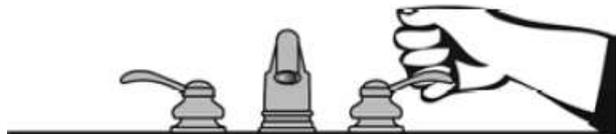
Faucet push buttons requires 9 pounds of pressure to operate or pinching and twisting of the wrist

Recommendation:

Install lever type faucet controls that do not require tight grasping, pinching or twisting of the wrist.

Notes:

N/A



Finding 297951 Main Photo

Livestock Arena Men's Restroom

Finding: 101

The door has a locking mechanism that requires tight grasping, pinching or twisting of the wrist.

Door locking mechanisms should be push button and release upon activation of the door hardware.

2010 ADAS Section 309.3

Operable parts shall be placed within one or more of the reach ranges specified in 308.

Citation:

2010 ADAS Section: 309.3

As Built:

Locking hardware requires twisting and pinching of the wrist

Recommendation:

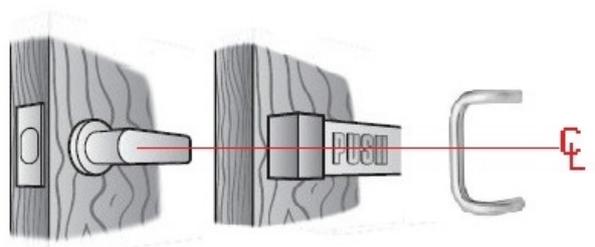
Replace locking hardware with locking lever that does not require tight grasping, tight pinching or twisting of the wrist to operate.

Notes:

N/A



Finding 297963 Main Photo



Lever Panic Bar Loop Handle

Operating hardware must be centered between 34" and 44" above the floor or ground

Livestock Arena Men's Restroom

Finding: 102

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:

Drain pipes not fully insulated

Recommendation:

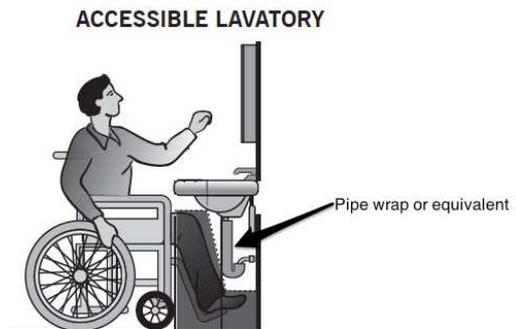
Ensure drain pipes are fully insulated. Exposed piping should be insulated.

Notes:

N/A



Finding 298011 Main Photo



Livestock Arena Women's Restroom

Finding: 103

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:

8 lbs of pressure required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

Notes:

N/A



Finding 297933 Main Photo



Livestock Arena Women's Restroom

Finding: 104

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:

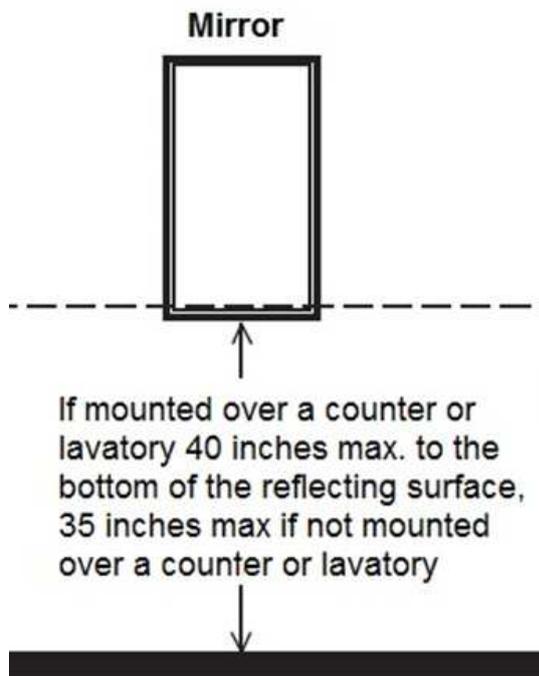
45.5 inches above finished floor

Recommendation:

Lower mirror to a maximum of 40 inches above finished floor measured to the bottom edge of the reflective surface. Recommend lowering mirror a 6 inches.

Notes:

N/A



Finding 297935 Main Photo

Finding #104 Additional Finding Photos



Finding 297935 Additional Photo

Finding #105 Additional Finding Photos



Finding 297940 Additional Photo

Livestock Arena Women's Restroom

Finding: 106

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:

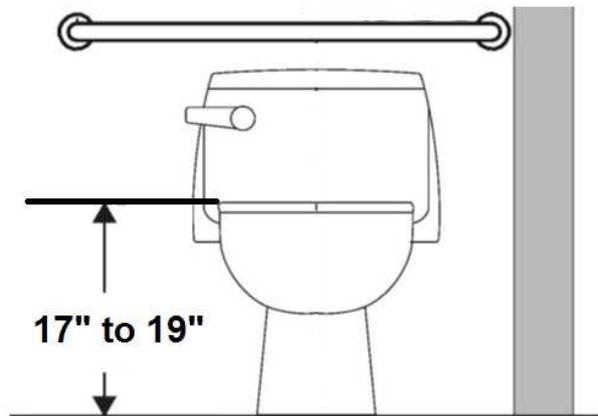
16 inches above
finished floor

Recommendation:

Adjust toilet height, replace toilet or replace toilet seat with one that will meet the minimum height requirement of 17 inches.

Notes:

N/A



Finding 297942 Main Photo

Livestock Arena Women's Restroom

Finding: 107

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:

1 inch in front of toilet

Recommendation:

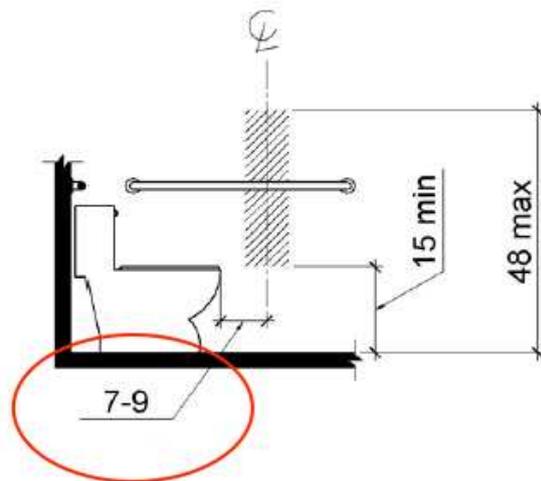
Re-position toilet paper dispenser to be within 7 inches minimum to 9 inches maximum in front of the toilet measured to the centerline of the dispenser.

Notes:

N/A



Finding 297943 Main Photo



Livestock Arena Women's Restroom

Finding: 108

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:

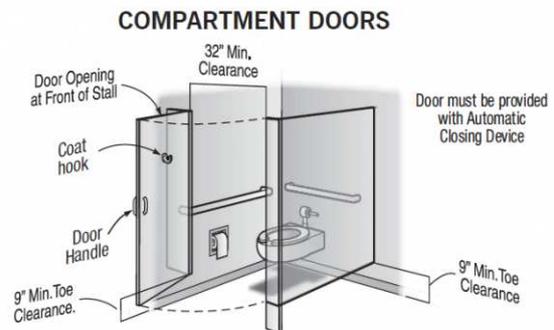
Adjust or install automatic closing hinges.

Notes:

N/A



Finding 297944 Main Photo



Livestock Arena Women's Restroom

Finding: 109

The water closet compartment door is missing a loop handle.

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 handles
on both sides of
compartment door

Recommendation:

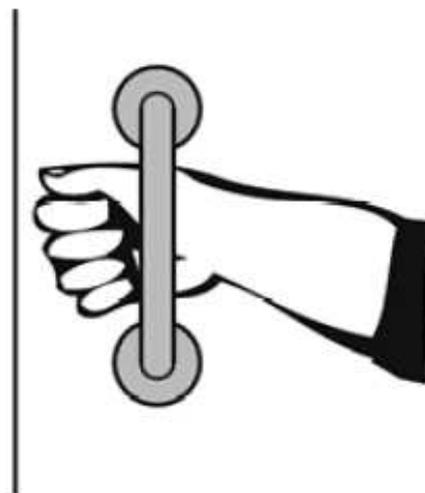
Install loop or U-shape handles on the inside and outside of the compartment door.

Notes:

N/A



Finding 297945 Main Photo



Livestock Arena Women's Restroom

Finding: 110

The door has a locking mechanism that requires tight grasping, pinching or twisting of the wrist.

Door locking mechanisms should be push button and release upon activation of the door hardware.

2010 ADAS Section 309.3

Operable parts shall be placed within one or more of the reach ranges specified in 308.

Citation:

2010 ADAS Section: 309.3

As Built:

Locking hardware
requires twisting and
pinching of the wrist

Recommendation:

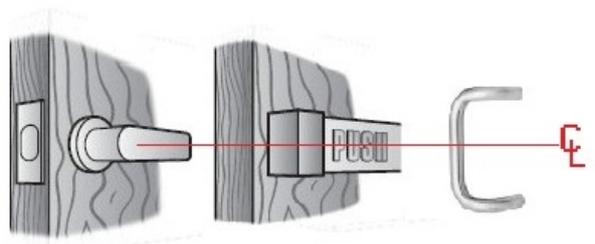
Replace locking hardware with locking lever that does not require tight grasping, tight pinching or twisting of the wrist to operate.

Notes:

N/A



Finding 297946 Main Photo



Lever Panic Bar Loop Handle

Operating hardware must be
centered between 34" and 44"
above the floor or ground

Livestock Arena Women's Restroom

Finding: 111

Fire alarms must be visual as well as audible. Fire alarms must meet NFPA 72.

2010 ADAS Section 702.1

Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

Citation:

2010 ADAS Section: 702.1

As Built:

Missing fire alarm
visual or audible

Recommendation:

Install fire alarm that is both visual and audible when active.

Notes:

N/A



Finding 297947 Main Photo

Finding #111 Additional Finding Photos



Finding 297947 Additional Photo

Livestock Arena Women's Restroom

Finding: 112

This restroom is not accessible.

Where existing toilet rooms or bathing rooms do not comply, directional signs indicating the location of the nearest accessible toilet room or bathing room within the facility shall be provided. Signs shall include the International Symbol of Accessibility.

Where existing toilet rooms or bathing rooms do comply), the accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Where clustered single user toilet rooms or bathing facilities are permitted, accessible toilet rooms or bathing facilities shall be identified by the International Symbol of Accessibility unless all toilet rooms and bathing facilities are accessible.

2010 ADAS Section 216.8

Where existing toilet rooms or bathing rooms do not comply with 603, directional signs indicating the location of the nearest toilet room or bathing room complying with 603 within the facility shall be provided. Signs shall comply with 703.5 and shall include the International Symbol of Accessibility complying with 703.7.2.1. Where existing toilet rooms or bathing rooms do not comply with 603, the toilet rooms or bathing rooms complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Where clustered single user toilet rooms or bathing facilities are permitted to use exceptions to 213.2, toilet rooms or bathing facilities complying with 603 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1 unless all toilet rooms and bathing facilities comply with 603.

Citation:

2010 ADAS Section: 216.8

As Built:

No directional sign indicating location to accessible restrooms

Recommendation:

Install directional signage outside of restrooms informing public of accessible restroom locations.

Notes:

N/A



Finding 297948 Main Photo



Finding #112 Additional Finding Photos



Finding 297948 Additional Photo



Finding 297948 Additional Photo

Livestock Arena Women's Restroom

Finding: 113

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:

Drain pipes not fully insulated

Recommendation:

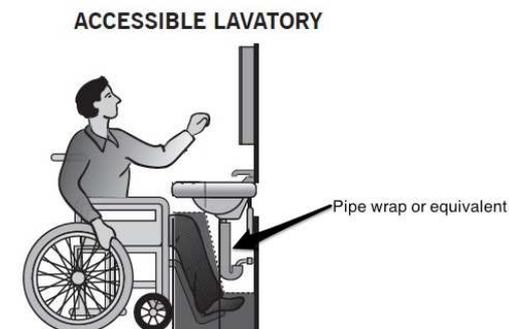
Ensure drain pipes are fully insulated. Exposed piping should be insulated.

Notes:

N/A



Finding 297968 Main Photo



Livestock Arena Women's Restroom

Finding: 114

The faucet controls require 9 lbs of pressure to operate.

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:

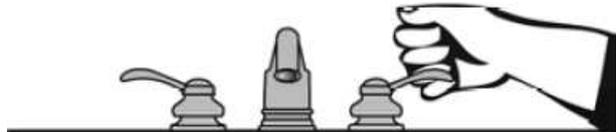
Faucet push buttons require 9 pounds of pressure to operate

Recommendation:

Install lever type faucet controls that do not require tight grasping, pinching or twisting of the wrist.

Notes:

N/A



Finding 297934 Main Photo

Livestock Arena Women's Restroom

Finding: 115

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

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:

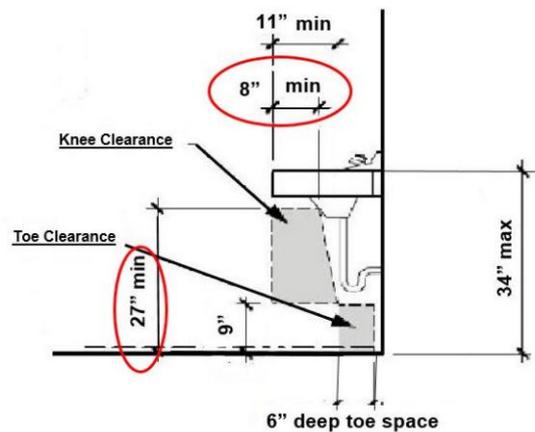
No knee clearance provided under lavatory

Recommendation:

Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

Notes:

N/A



Finding 297936 Main Photo

Finding #115 Additional Finding Photos



Finding 297936 Additional Photo

Livestock Arena Women's Restroom

Finding: 116

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

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

2010 ADAS Section 308.2.1

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

Citation:

2010 ADAS Section: 308.2.1

As Built:

53 inches above finished floor to operable part

Recommendation:

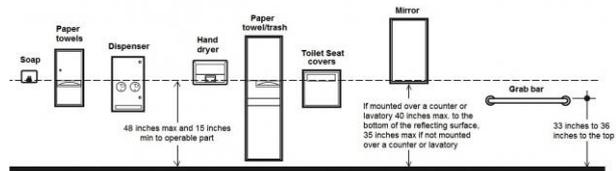
Lower paper towel dispenser 6 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

Notes:

N/A



Finding 297937 Main Photo



Finding #116 Additional Finding Photos



Finding 297937 Additional Photo

Livestock Arena Women's Restroom

Finding: 117

The toilet compartment is not wide enough.

Toilet compartments must be a minimum of 60 inches in width.

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:

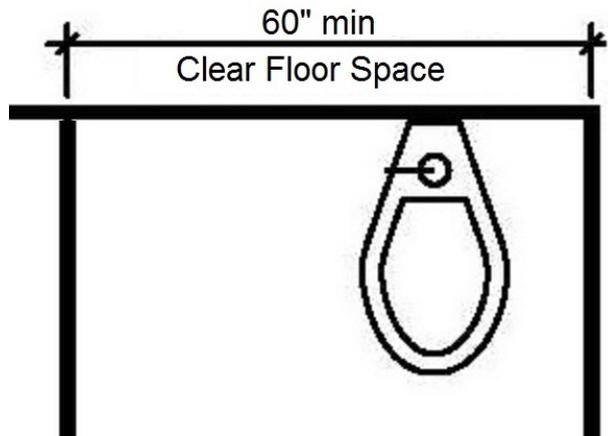
30.5 inches wide

Recommendation:

Remove adjacent toilet to make toilet compartment compliant (check building code) or install directional signage outside of restrooms informing public of accessible restrooms locations.

Notes:

N/A



Finding 297938 Main Photo

Finding #117 Additional Finding Photos



Finding 297938 Additional Photo

Livestock Arena Women's Restroom

Finding: 118

The toilet stall is not deep enough.

Wheelchair accessible compartments shall be 59 inches deep minimum measured from the back wall for floor mount water closets.

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:

55.5 inches deep

Recommendation:

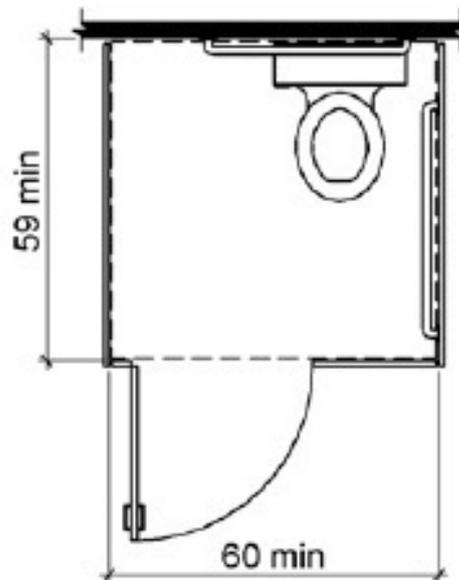
Remove adjacent toilet to make toilet compartment compliant (check building code) or install directional signage outside of restrooms informing public of accessible restrooms locations.

Notes:

N/A



Finding 297939 Main Photo



Finding #118 Additional Finding Photos



Finding 297939 Additional Photo

Livestock Arena Women's Restroom

Finding: 119

Accessible toilets must have grab bars installed.

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.

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

2010 ADAS Section 604.5

Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

Citation:

2010 ADAS Section: 604.5

As Built:

Rear and side grab bars missing

Recommendation:

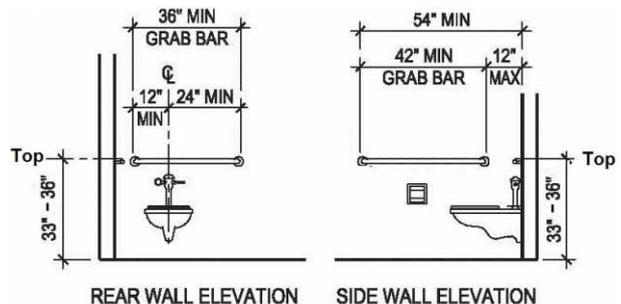
Remove adjacent toilet to make toilet compartment compliant (check building code) or install directional signage outside of restrooms informing public of accessible restrooms locations.

Notes:

N/A



Finding 297941 Main Photo



Livestock Arena

Finding: 120

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:

1.75 inches vertical change

Recommendation:

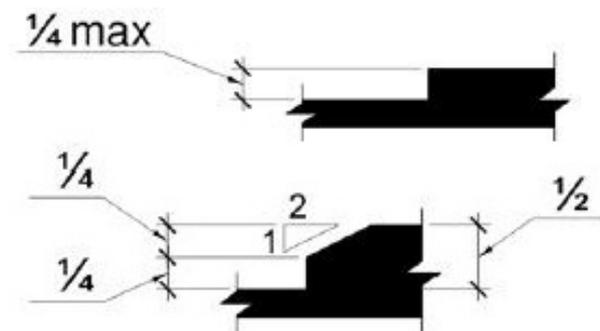
South entrance to the livestock arena not accessible to mobility devices due to the obstruction at the entrance. Recommend backfilling dirt/gravel to ensure a change in level no more than 1/4 of an inch or install an ADA ramp as used in school playgrounds or construct permanent concrete ADA compliant ramp.

Notes:

N/A



Finding 297930 Main Photo



Finding #120 Additional Finding Photos



Finding 297930 Additional Photo

Livestock Arena

Finding: 121

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 904.4.2

A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

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: 904.4.2, 904.4.1

As Built:

41 inches above finished floor

Recommendation:

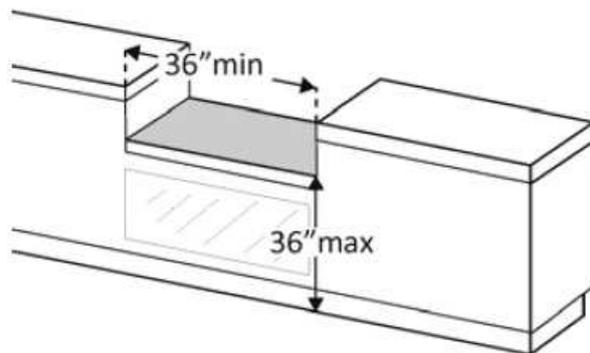
Install new counter section that measures 36 inches maximum in height from the finish floor and lengthen that section of the counter to 36 inches minimum. A clear floor or ground space shall be provided for either a parallel or forward approach complying with section 305 and/or 306 respectively.

Notes:

N/A



Finding 297931 Main Photo



Finding #121 Additional Finding Photos



Finding 297931 Additional Photo

Livestock Arena

Finding: 122

The drinking fountain is not accessible.

Drinking fountains must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space centered on the unit that allows a forward approach to the drinking fountain.

At "hi-low" type fountains, the center line of the 30 inch by 48 inch clear floor space must be centered on the "low" fountain. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

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.

Citation:

2010 ADAS Section: 403.5.1

As Built:

Out order and non compliant

Recommendation:

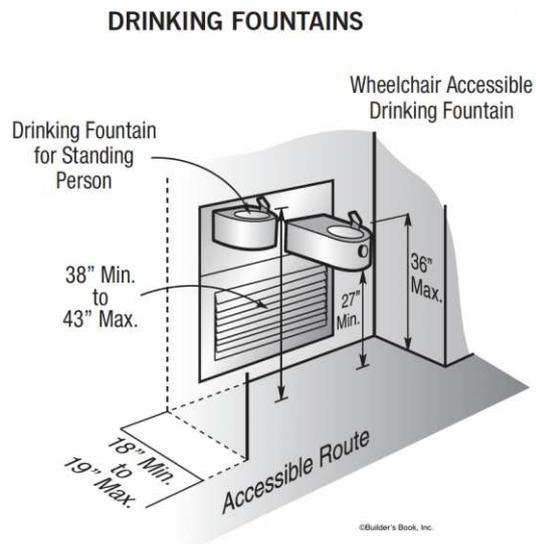
Remove fountain. Water piping inside concrete walls permanently damaged.

Notes:

N/A



Finding 297932 Main Photo



Finding #122 Additional Finding Photos



Finding 297932 Additional Photo

Beer Garden

Finding: 123

There are no accessible tables.

At least 5% of each type in each functional area of dining surfaces must be accessible and must be dispersed throughout the space or facility containing dining surfaces. An accessible table must be on an accessible route (36 inches minimum) and have knee and toe spaces at least 27 inches high, 30 inches wide and 17 inches deep. The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.

2010 ADAS Section 226.1

Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with 902. In addition, where work surfaces are provided for use by other than employees, at least 5 percent shall comply with 902.

Citation:

2010 ADAS Section: 226.1

As Built:

No accessible tables

Recommendation:

Replace 2 of the existing tables with one that provides knee and toe space at least 27 inches high, 30 inches wide and 17 inches deep.

Notes:

N/A



Finding 297915 Main Photo

Finding #123 Additional Finding Photos



Finding 297915 Additional Photo

Beer Garden

Finding: 124

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 904.4.2

A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

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: 904.4.2, 904.4.1

As Built:

47 inches above finished floor

Recommendation:

Install new counter section that measures 36 inches maximum in height from the finish floor and lengthen that section of the counter to 36 inches minimum. A clear floor or ground space shall be provided for either a parallel or forward approach complying with section 305 and/or 306 respectively.

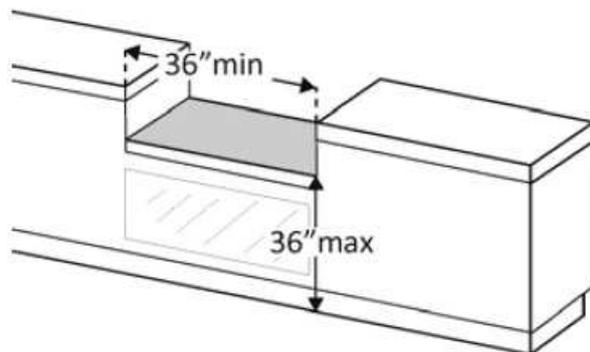
If forward approach is provided, please ensure knee clearance is also provided.

Notes:

N/A



Finding 297916 Main Photo



Finding #124 Additional Finding Photos



Finding 297916 Additional Photo

Whittemore Women's Restroom

Finding: 125

The rear grab bar is too low.

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 609.4

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

Citation:

2010 ADAS Section: 609.4

As Built:

32.75 inches to top of gripping surface

Recommendation:

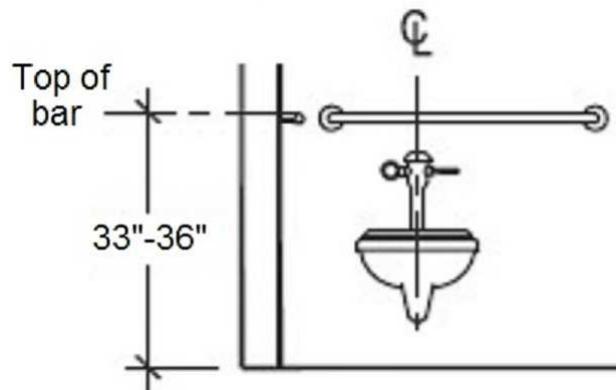
Re-position grab bar to measure between 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

Notes:

N/A



Finding 298288 Main Photo



Whittemore Women's Restroom

Finding: 126

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:

7 lbs of pressure required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

Notes:

N/A



Finding 298059 Main Photo

Whittemore Women's Restroom

Finding: 127

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:

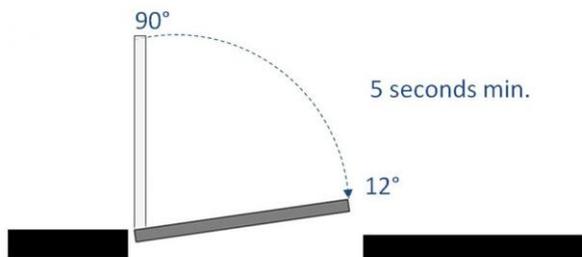
3.86 seconds to closed position

Recommendation:

Adjust door closer to allow a minimum of 5 seconds before returning to a position of 12 degrees from the latch/locking mechanism.

Notes:

N/A



Finding 298060 Main Photo

Whittemore Women's Restroom

Finding: 128

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

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:

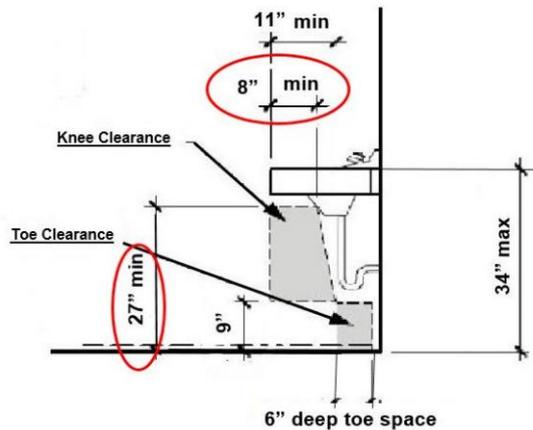
No knee clearance provided under lavatory

Recommendation:

Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

Notes:

N/A



Finding 298061 Main Photo

Finding #128 Additional Finding Photos



Finding 298061 Additional Photo

Whittemore Women's Restroom

Finding: 129

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

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

2010 ADAS Section 308.2.1

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

Citation:

2010 ADAS Section: 308.2.1

As Built:

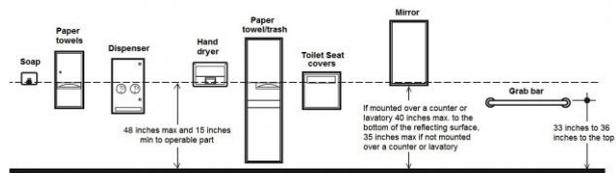
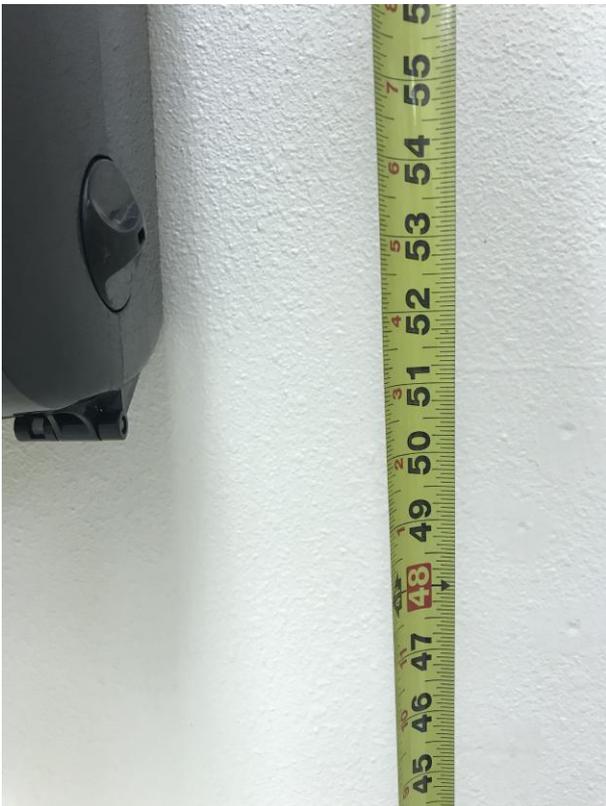
53.5 inches above finished floor to operable part

Recommendation:

Lower paper towel dispenser 6 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

Notes:

N/A



Finding 298062 Main Photo

Finding #129 Additional Finding Photos



Finding 298062 Additional Photo

Whittemore Women's Restroom

Finding: 130

The toilet compartment is not wide enough.

Toilet compartments must be a minimum of 60 inches in width.

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:

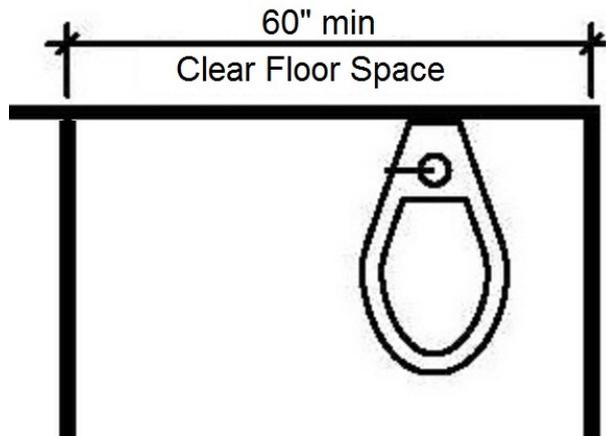
43 inches wide

Recommendation:

Remove adjacent toilet to make toilet compartment compliant (check building code) or install directional signage outside of restrooms informing public of accessible restrooms locations.

Notes:

N/A



Finding 298063 Main Photo

Finding #130 Additional Finding Photos



Finding 298063 Additional Photo

Whittemore Women's Restroom

Finding: 131

The toilet stall is not deep enough.

Wheelchair accessible compartments shall be 59 inches deep minimum measured from the back wall for floor mount water closets.

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:

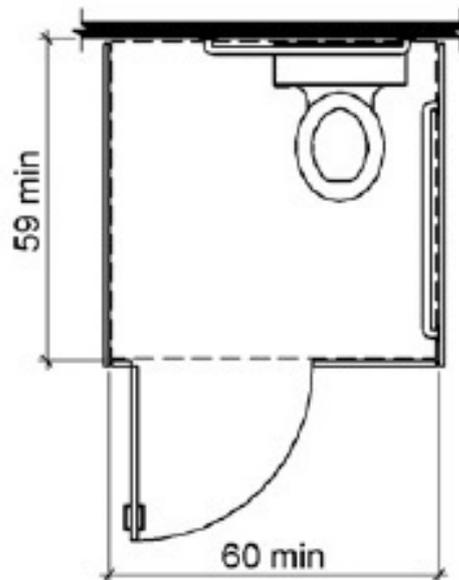
58.5 inches deep

Recommendation:

Remove adjacent toilet to make toilet compartment compliant (check building code) or install directional signage outside of restrooms informing public of accessible restrooms locations.

Notes:

N/A



Finding 298064 Main Photo

Finding #131 Additional Finding Photos



Finding 298064 Additional Photo

Whittemore Women's Restroom

Finding: 132

The side grab bar is too low.

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 609.4

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

Citation:

2010 ADAS Section: 609.4

As Built:

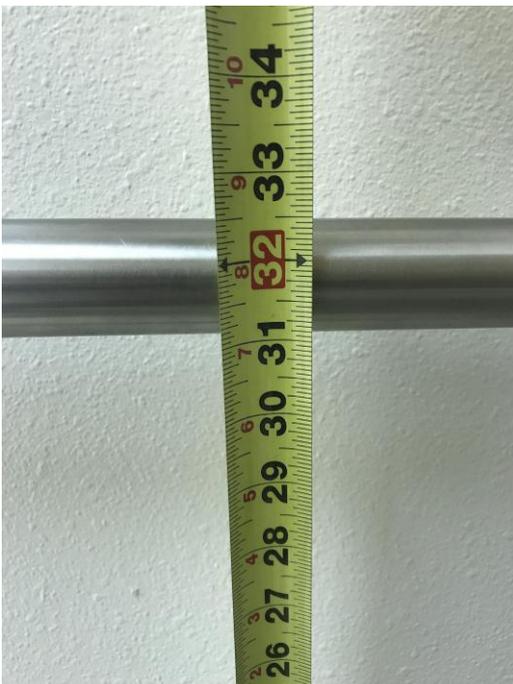
32.5 inches to top of gripping surface

Recommendation:

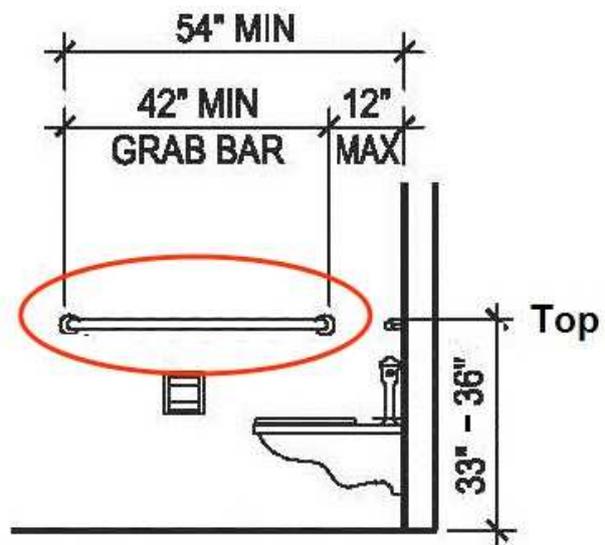
Re-position grab bar to measure between 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

Notes:

N/A



Finding 298065 Main Photo



Whittemore Women's Restroom

Finding: 133

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:

47.25 inches from rear wall

Recommendation:

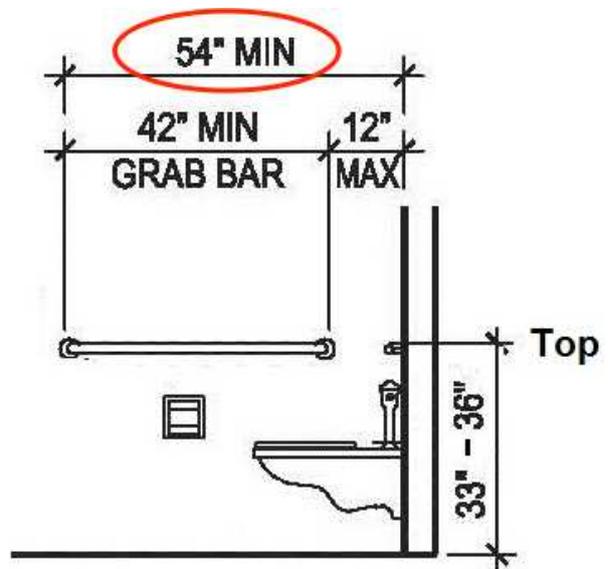
Adjust side grab bar no to exceed 12 inches from rear wall. The side grab bar must extend at least 54 inches minimum beyond the rear wall.

Notes:

N/A



Finding 298066 Main Photo



Finding #133 Additional Finding Photos



Finding 298066 Additional Photo

Whittemore Women's Restroom

Finding: 134

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:

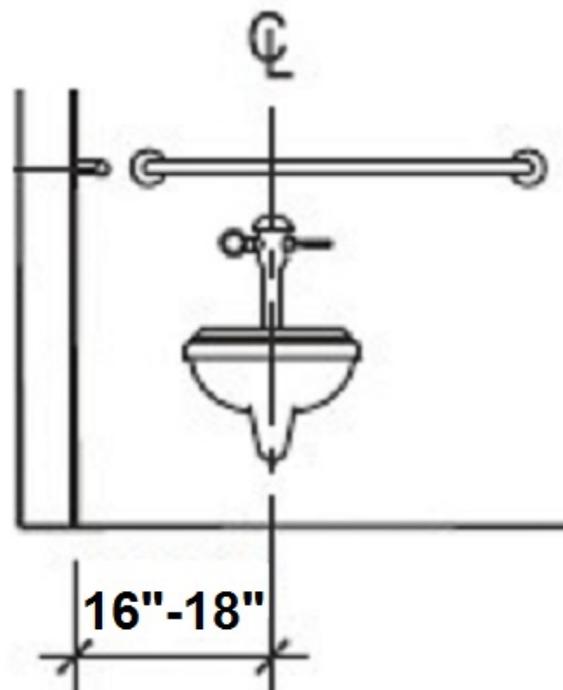
25.25 inches from side wall to centerline of toilet

Recommendation:

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

Notes:

N/A



Finding 298067 Main Photo

Whittemore Women's Restroom

Finding: 135

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:

1 inch in front of toilet

Recommendation:

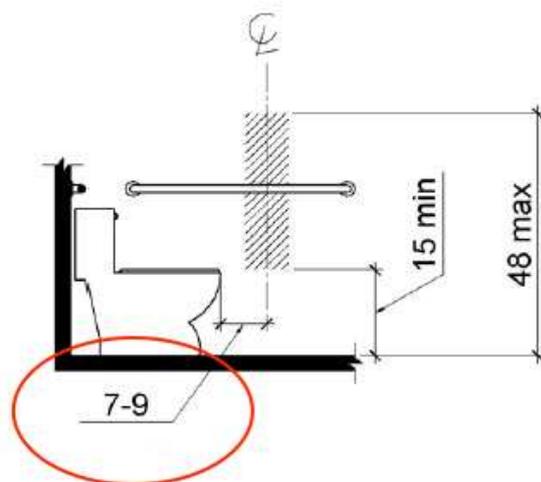
Re-position toilet paper dispenser to be within 7 inches minimum to 9 inches maximum in front of the toilet measured to the centerline of the dispenser.

Notes:

N/A



Finding 298068 Main Photo



Whittemore Women's Restroom

Finding: 136

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:

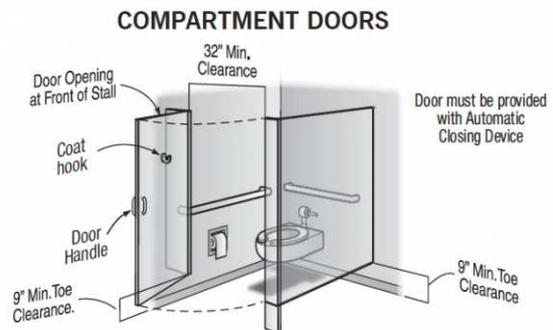
Adjust or install automatic closing hinges.

Notes:

N/A



Finding 298069 Main Photo



Whittemore Women's Restroom

Finding: 137

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 compartment door

Recommendation:

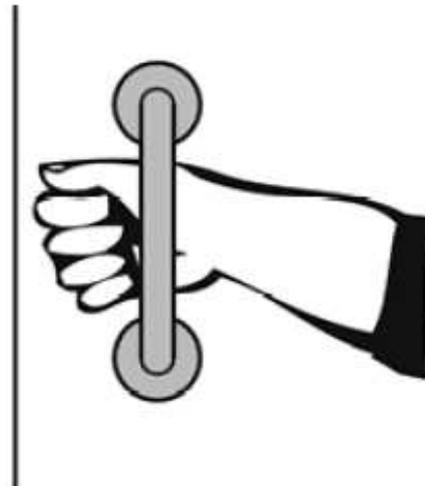
Install loop or U-shape handle on the inside of the compartment door.

Notes:

N/A



Finding 298070 Main Photo



Whittemore Women's Restroom

Finding: 138

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:

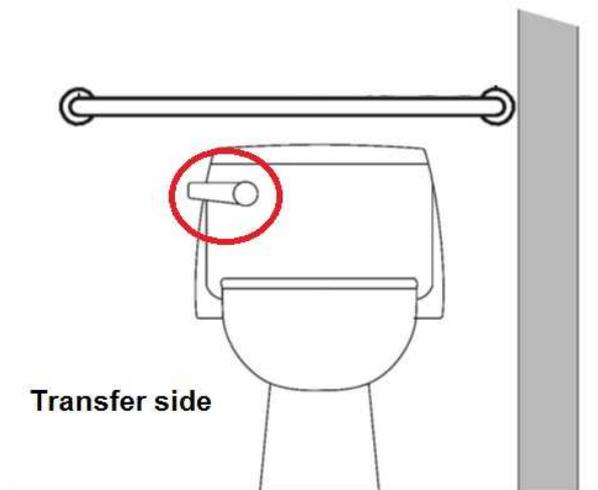
Flush handle located on transfer side of toilet

Recommendation:

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

Notes:

N/A



Finding 298071 Main Photo

Whittemore Women's Restroom

Finding: 139

The shelf extends down too close to the route of travel.

Any obstruction that overhangs a circulation route must be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction.

2010 ADAS Section 307.3

Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.

Citation:

2010 ADAS Section: 307.3

As Built:

64 inches above finished floor

Recommendation:

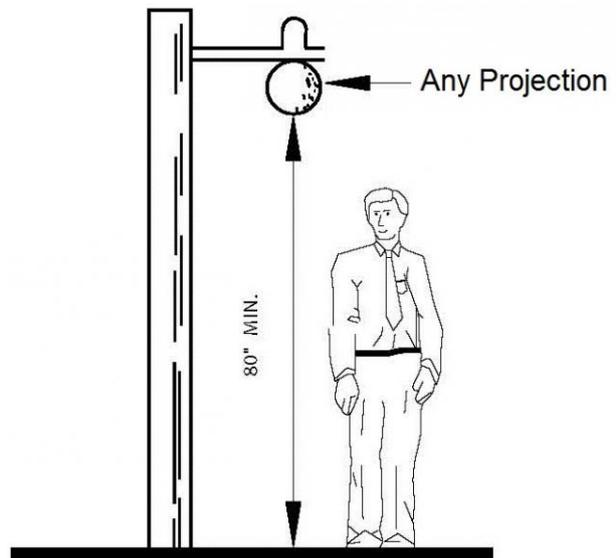
Reposition shelf height to ensure any protrusion of 4 inches or more is at 80 inches minimum above finished floor.

Notes:

N/A



Finding 298072 Main Photo



Finding #139 Additional Finding Photos



Finding 298072 Additional Photo

Whittemore Women's Restroom

Finding: 140

There are no accessible bathing or shower facilities.

Where facilities for bathing are provided for the public, clients or employees, including showers or bathtubs, at least one shower or bathtub and support facilities such as lockers, and not less than 1 percent of all facilities, shall be accessible.

2010 ADAS Section 213.3.6

Where bathtubs or showers are provided, at least one bathtub complying with 607 or at least one shower complying with 608 shall be provided.

Citation:

2010 ADAS Section: 213.3.6

As Built:

Missing grab bars,
shower seat and non
accessible shower
pan

Recommendation:

Remodel one of the existing showers to ADA standards that provide grab bars, shower seat, lower shower controls and an unobstructed entrance of no more 1/4 inch of rise.

Notes:

N/A



Finding 298073 Main Photo

Finding #140 Additional Finding Photos



Finding 298073 Additional Photo



Finding 298073 Additional Photo



Finding 298073 Additional Photo

Whittemore Women's Restroom

Finding: 141

The baby changing table is too high when folded down.

The tops of baby changing surfaces shall be 28 inches minimum and 34 inches maximum above the finish floor or ground.

2010 ADAS Section 902.3

The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 902.3

As Built:

35.75 inches above
finished floor

Recommendation:

Lower baby changing station to meet the 27 inches minimum required under an element for knee clearance and 48 inches maximum to operable part.

Notes:

N/A



Finding 298074 Main Photo

Whittemore Women's Restroom

Finding: 142

The faucet controls require 9 lbs of pressure to operate or pinching and 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:

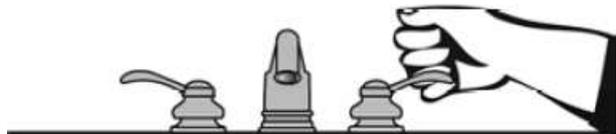
Faucet push buttons requires 9 pounds of pressure to operate or pinching and twisting of the wrist

Recommendation:

Adjust faucet lever to no more than 5 lbs of pressure.

Notes:

N/A



Finding 298075 Main Photo

Whittemore Women's Restroom

Finding: 143

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:

Drain pipes not insulated

Recommendation:

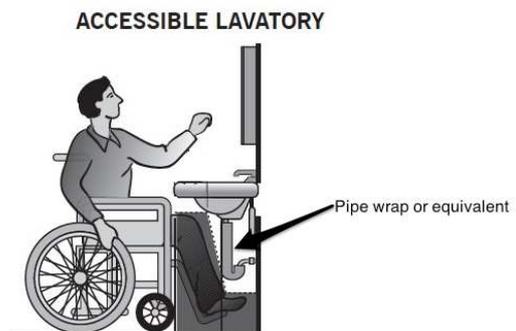
Ensure drain pipes are fully insulated. Exposed piping should be insulated.

Notes:

N/A



Finding 298076 Main Photo



Whittemore Women's Restroom

Finding: 144

Fire alarms must be visual as well as audible. Fire alarms must meet NFPA 72.

2010 ADAS Section 702.1

Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

Citation:

2010 ADAS Section: 702.1

As Built:

Missing fire alarm
visual or audible

Recommendation:

Install fire alarm that is both visual and audible when active if required per code.

Notes:

N/A



Finding 298281 Main Photo

Finding #144 Additional Finding Photos



Finding 298281 Additional Photo

Whittemore Men's Restroom

Finding: 145

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:

7 lbs of pressure required

Recommendation:

Adjust door closer to 5 lbs of pressure or less.

Notes:

N/A



Finding 298289 Main Photo

Whittemore Men's Restroom

Finding: 146

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:

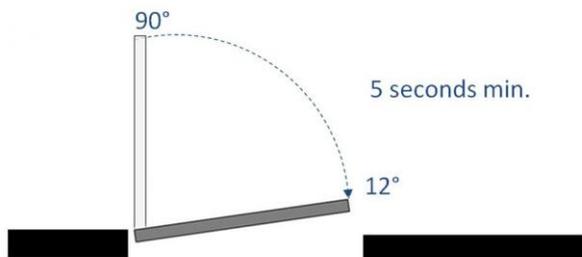
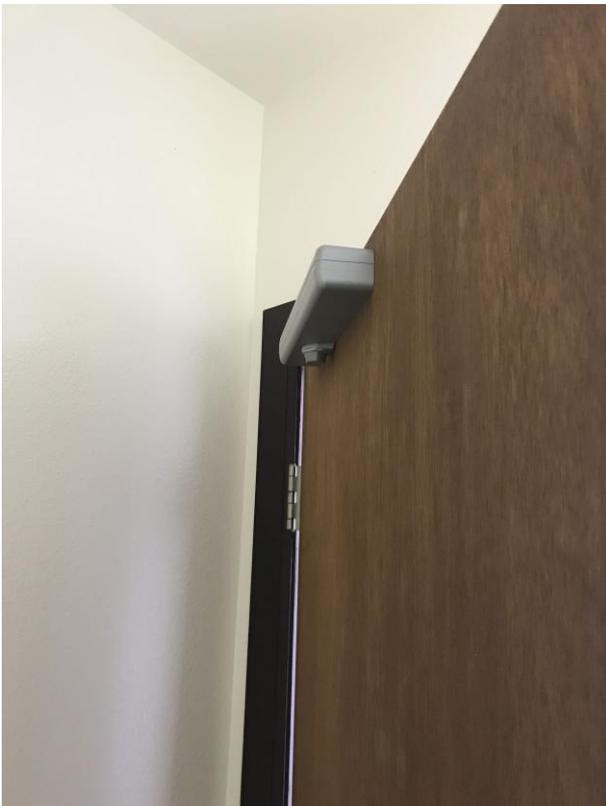
3.3 seconds to closed position

Recommendation:

Adjust door closer to allow a minimum of 5 seconds before returning to a position of 12 degrees from the latch/locking mechanism.

Notes:

N/A



Finding 298290 Main Photo

Whittemore Men's Restroom

Finding: 147

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:

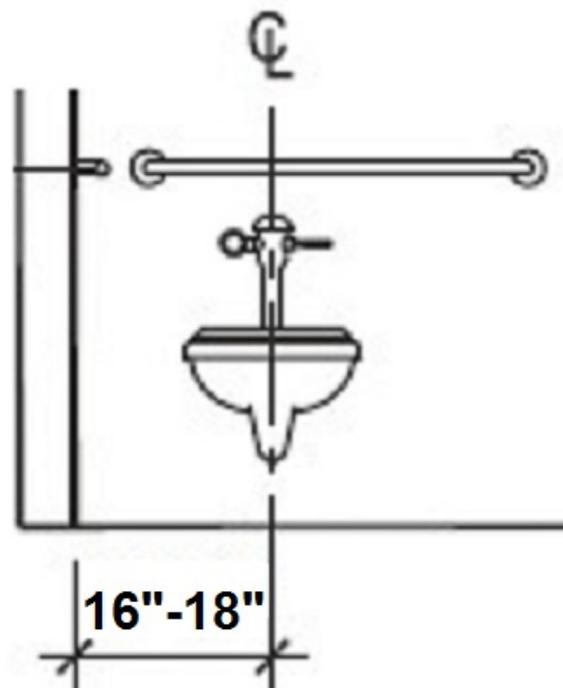
25 inches from side wall to centerline of toilet

Recommendation:

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

Notes:

N/A



Finding 298291 Main Photo

Finding #147 Additional Finding Photos



Finding 298291 Additional Photo

Whittemore Men's Restroom

Finding: 148

The rear grab bar is too low.

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 609.4

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

Citation:

2010 ADAS Section: 609.4

As Built:

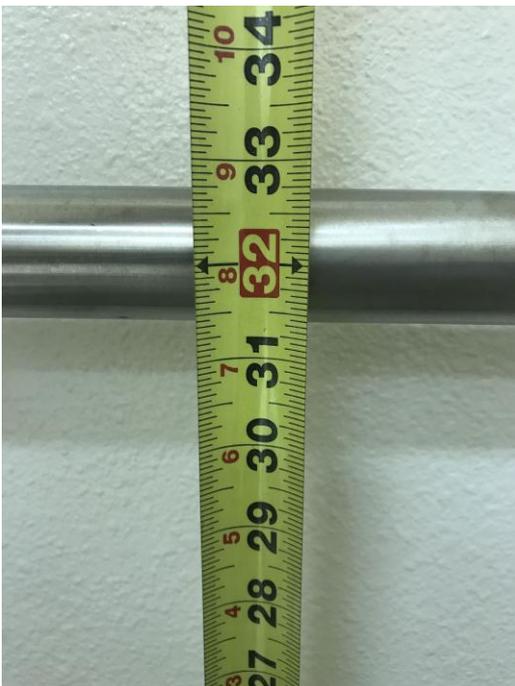
32.75 inches to top of gripping surface

Recommendation:

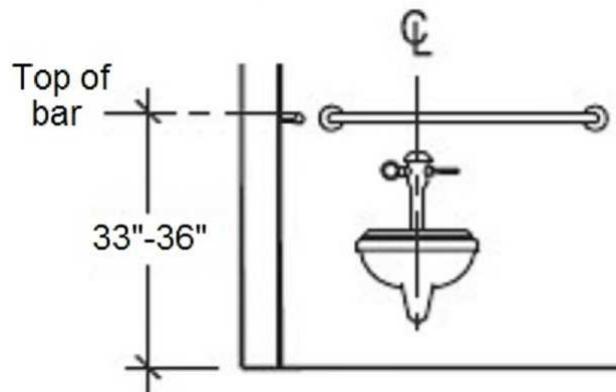
Re-position grab bar to measure between 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

Notes:

N/A



Finding 298292 Main Photo



Whittemore Men's Restroom

Finding: 149

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

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:

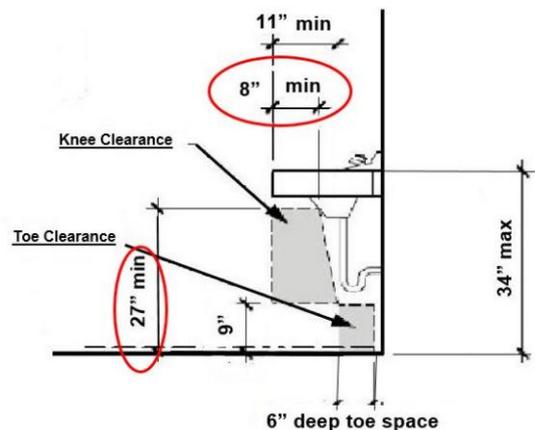
No knee clearance provided under lavatory

Recommendation:

Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

Notes:

N/A



Finding 298293 Main Photo

Finding #149 Additional Finding Photos



Finding 298293 Additional Photo

Whittemore Men's Restroom

Finding: 150

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:

Drain pipes not insulated

Recommendation:

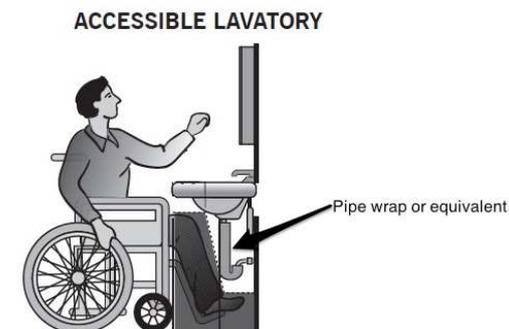
Ensure drain pipes are fully insulated. Exposed piping should be insulated.

Notes:

N/A



Finding 298294 Main Photo



Whittemore Men's Restroom

Finding: 151

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

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

2010 ADAS Section 308.2.1

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

Citation:

2010 ADAS Section: 308.2.1

As Built:

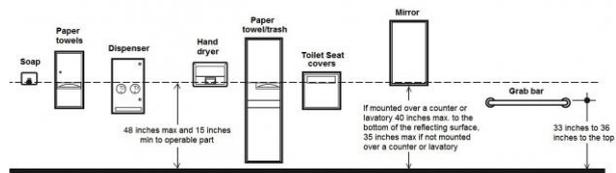
53 inches above finished floor to operable part

Recommendation:

Lower paper towel dispenser 6 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

Notes:

N/A



Finding 298295 Main Photo

Finding #151 Additional Finding Photos



Finding 298295 Additional Photo

Whittemore Men's Restroom

Finding: 152

The toilet stall is not deep enough.

Wheelchair accessible compartments shall be 59 inches deep minimum measured from the back wall for floor mount water closets.

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:

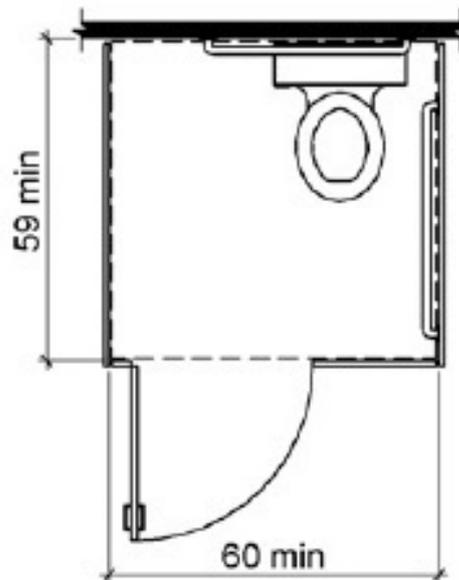
58.25 inches deep

Recommendation:

Remove adjacent toilet to make toilet compartment compliant (check building code) or install directional signage outside of restrooms informing public of accessible restrooms locations.

Notes:

N/A



Finding 298270 Main Photo

Finding #152 Additional Finding Photos



Finding 298270 Additional Photo

Whittemore Men's Restroom

Finding: 153

The side grab bar is too low.

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 609.4

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

Citation:

2010 ADAS Section: 609.4

As Built:

32.75 inches to top of gripping surface

Recommendation:

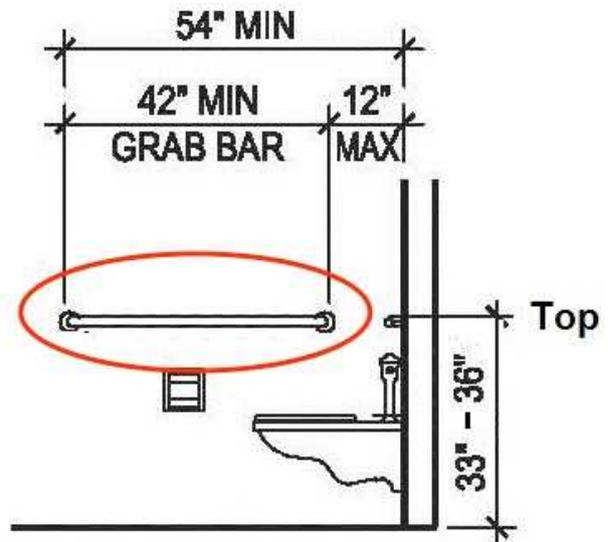
Re-position grab bar to measure between 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

Notes:

N/A



Finding 298271 Main Photo



Whittemore Men's Restroom

Finding: 154

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:

47 inches from rear wall

Recommendation:

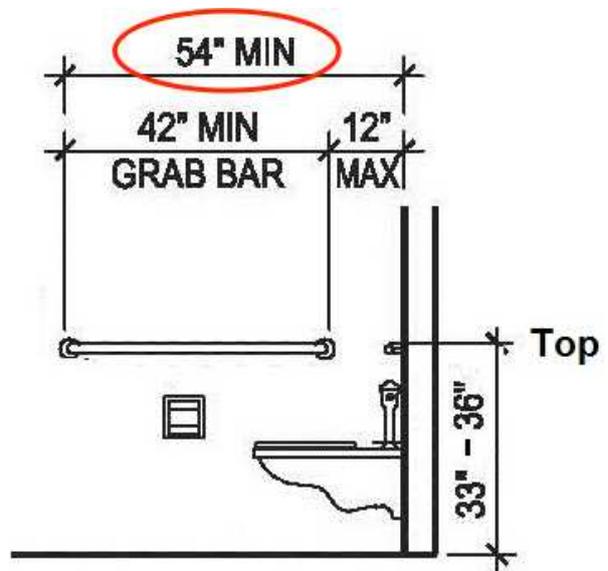
Adjust side grab bar no to exceed 12 inches from rear wall. The side grab bar must extend at least 54 inches minimum beyond the rear wall.

Notes:

N/A



Finding 298272 Main Photo



Finding #154 Additional Finding Photos



Finding 298272 Additional Photo

Whittemore Men's Restroom

Finding: 155

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:

1 inch in front of toilet

Recommendation:

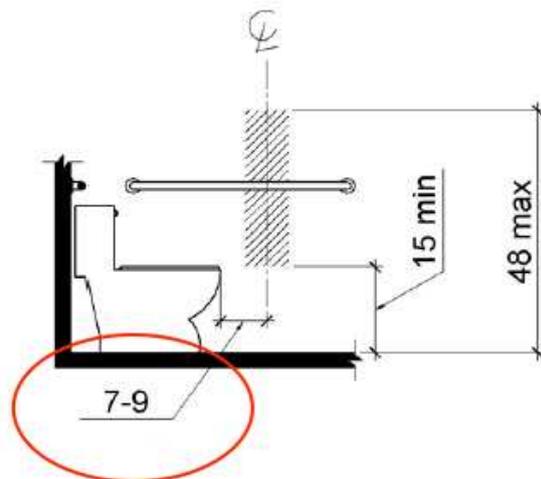
Re-position toilet paper dispenser to be within 7 inches minimum to 9 inches maximum in front of the toilet measured to the centerline of the dispenser.

Notes:

N/A



Finding 298273 Main Photo



Whittemore Men's Restroom

Finding: 156

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:

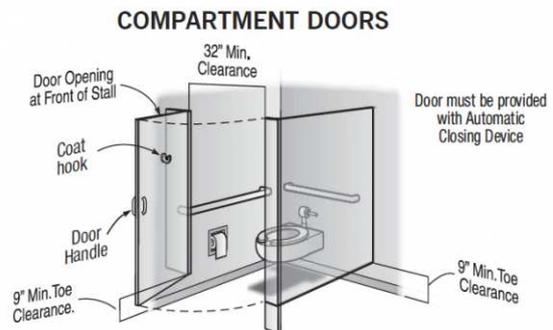
Adjust or install automatic closing hinges.

Notes:

N/A



Finding 298274 Main Photo



Whittemore Men's Restroom

Finding: 157

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 compartment door

Recommendation:

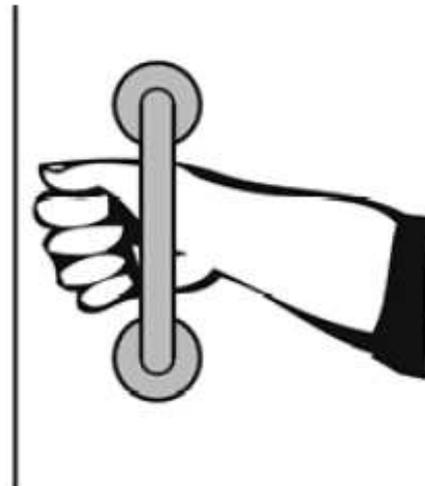
Install loop or U-shape handle on the inside of the compartment door.

Notes:

N/A



Finding 298275 Main Photo



Whittemore Men's Restroom

Finding: 158

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:

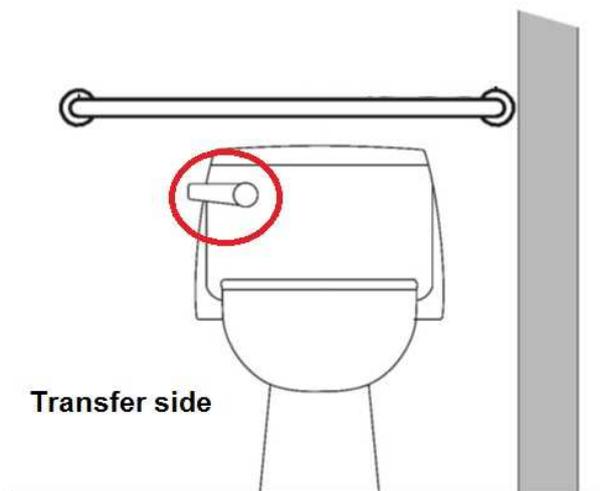
Flush handle located on transfer side of toilet

Recommendation:

Adjust faucet lever to no more than 5 lbs of pressure.

Notes:

N/A



Finding 298276 Main Photo

Whittemore Men's Restroom

Finding: 159

There are no accessible bathing or shower facilities.

Where facilities for bathing are provided for the public, clients or employees, including showers or bathtubs, at least one shower or bathtub and support facilities such as lockers, and not less than 1 percent of all facilities, shall be accessible.

2010 ADAS Section 213.3.6

Where bathtubs or showers are provided, at least one bathtub complying with 607 or at least one shower complying with 608 shall be provided.

Citation:

2010 ADAS Section: 213.3.6

As Built:

Missing grab bars,
shower seat and non
accessible shower
pan

Recommendation:

Remodel one of the existing showers to ADA standards that provide grab bars, shower seat, lower shower controls and an unobstructed entrance of no more 1/4 inch of rise.

Notes:

N/A



Finding 298277 Main Photo

Finding #159 Additional Finding Photos



Finding 298277 Additional Photo



Finding 298277 Additional Photo

Whittemore Men's Restroom

Finding: 160

The baby changing table is too high when folded down.

The tops of baby changing surfaces shall be 28 inches minimum and 34 inches maximum above the finish floor or ground.

2010 ADAS Section 902.3

The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 902.3

As Built:

35.5 inches above
finished floor

Recommendation:

Lower baby changing station to meet the 27 inches minimum required under an element for knee clearance and 48 inches maximum to operable part.

Notes:

N/A



Finding 298278 Main Photo

Whittemore Men's Restroom

Finding: 161

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:

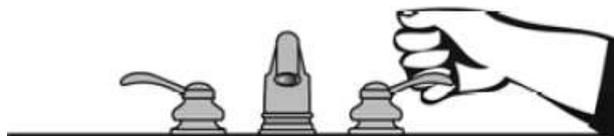
Faucet push buttons requires 9 pounds of pressure to operate or pinching and twisting of the wrist

Recommendation:

Adjust faucet lever to no more than 5 lbs of pressure.

Notes:

N/A



Finding 298279 Main Photo

Whittemore Men's Restroom

Finding: 162

Fire alarms must be visual as well as audible. Fire alarms must meet NFPA 72.

2010 ADAS Section 702.1

Fire alarm systems shall have permanently installed audible and visible alarms complying with NFPA 72 (1999 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1), except that the maximum allowable sound level of audible notification appliances complying with section 4-3.2.1 of NFPA 72 (1999 edition) shall have a sound level no more than 110 dB at the minimum hearing distance from the audible appliance. In addition, alarms in guest rooms required to provide communication features shall comply with sections 4-3 and 4-4 of NFPA 72 (1999 edition) or sections 7.4 and 7.5 of NFPA 72 (2002 edition).

Citation:

2010 ADAS Section: 702.1

As Built:

Missing fire alarm
visual or audible

Recommendation:

Install fire alarm that is both visual and audible when active if required per code.

Notes:

N/A



Finding 298280 Main Photo

Finding #162 Additional Finding Photos



Finding 298280 Additional Photo

Whittemore Men's Restroom

Finding: 163

The door has a locking mechanism that requires tight grasping, pinching or twisting of the wrist.

Door locking mechanisms should be push button and release upon activation of the door hardware.

2010 ADAS Section 309.3

Operable parts shall be placed within one or more of the reach ranges specified in 308.

Citation:

2010 ADAS Section: 309.3

As Built:

Locking hardware
requires twisting and
pinching of the wrist

Recommendation:

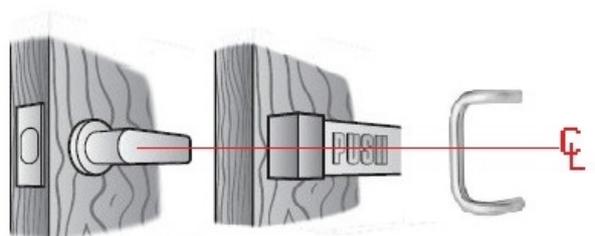
Replace locking hardware with locking lever that does not require tight grasping, pinching or twisting of the wrist to operate.

Notes:

N/A



Finding 298282 Main Photo



Lever Panic Bar Loop Handle

Operating hardware must be centered between 34" and 44" above the floor or ground

Whittemore Main Entrance

Finding: 164

The building entrance is not located on an accessible route.

When a building, or portion of a building, is required to be accessible, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances and between the building and the public way.

All walks, halls, corridors, aisles, skywalks, tunnels, and other spaces that are part of an accessible route must comply. An accessible route of travel must not pass through kitchens, storage rooms, restrooms, closets or other spaces used for similar purposes. At least one accessible route within the boundary of the site must be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance they serve.

The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements.

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:

Obstructions
throughout path of
travel to side entrance

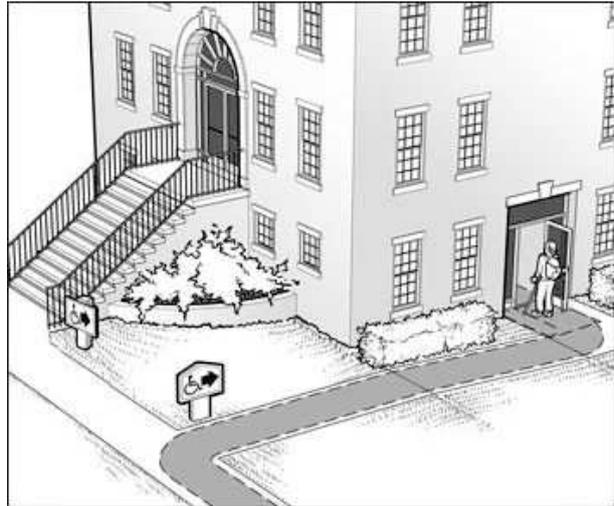
Recommendation:

Remove existing obstructing elements. Also provide an accessible ramp with handrails at the entrance due to existing 8 inch curb restricting/blocking wheelchairs and other power mobility devices from entering building at main entrance.

Notes:

N/A

Finding #164 Continued



Finding 298286 Main Photo

Finding #164 Additional Finding Photos



Finding 298286 Additional Photo



Finding 298286 Additional Photo



Finding 298286 Additional Photo

Whittemore Main Entrance

Finding: 165

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:

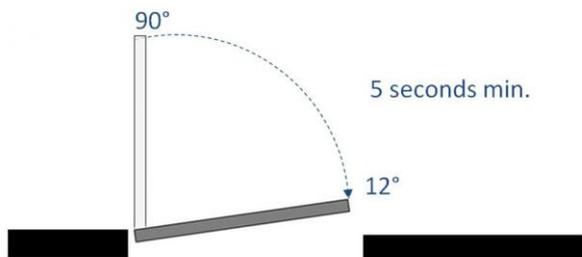
2.95 seconds to closed position

Recommendation:

Adjust door closer to allow a minimum of 5 seconds before returning to a position of 12 degrees from the latch/locking mechanism.

Notes:

N/A



Finding 298285 Main Photo

Finding #165 Additional Finding Photos



Finding 298285 Additional Photo

South Gate Entrance

Finding: 166

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 904.4.2

A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

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: 904.4.2, 904.4.1

As Built:

42 inches above finished floor

Recommendation:

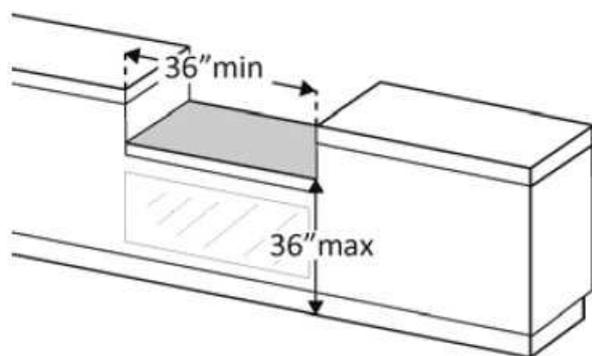
Install new counter section that measures 36 inches maximum in height from the finish floor and lengthen that section of the counter to 36 inches minimum. A clear floor or ground space shall be provided for either a parallel or forward approach complying with section 305 and/or 306 respectively.

Notes:

N/A



Finding 298296 Main Photo



Finding #166 Additional Finding Photos



Finding 298296 Additional Photo

South Gate Entrance

Finding: 167

Non-accessible entrance/s signage missing.

An identification sign identifying that this entrance is not accessible and directional signage pointing in the direction to the accessible entrance is needed. If an accessible entrance is not available and is not "readily achievable" to provide, we suggest signage indicating that curbside service is available upon request or that services may be provided at a different accessible location. We recommend that this sign have a working phone number that is always answered during regular business hours. Another option for consideration would be the installation of a door bell located at an accessible location on the exterior of the business that will alert an attendant.

2010 ADAS Section 216.6

Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404.

Citation:

2010 ADAS Section: 216.6

As Built:

7 inch curb exists at
South Gate entrance

Recommendation:

Remove existing obstructing elements. Also provide an accessible pedestrian ramp at the south gate entrance due to existing 7 inch curb restricting/blocking wheelchairs and other power mobility devices from entering building at main entrance.

Notes:

N/A



Finding 298287 Main Photo

Finding #167 Additional Finding Photos



Finding 298287 Additional Photo



Finding 298287 Additional Photo

Whittermore Side Entrance

Finding: 168

The building entrance is not located on an accessible route.

When a building, or portion of a building, is required to be accessible, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances and between the building and the public way.

All walks, halls, corridors, aisles, skywalks, tunnels, and other spaces that are part of an accessible route must comply. An accessible route of travel must not pass through kitchens, storage rooms, restrooms, closets or other spaces used for similar purposes. At least one accessible route within the boundary of the site must be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance they serve.

The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements.

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:

Obstructions
throughout path of
travel to side entrance

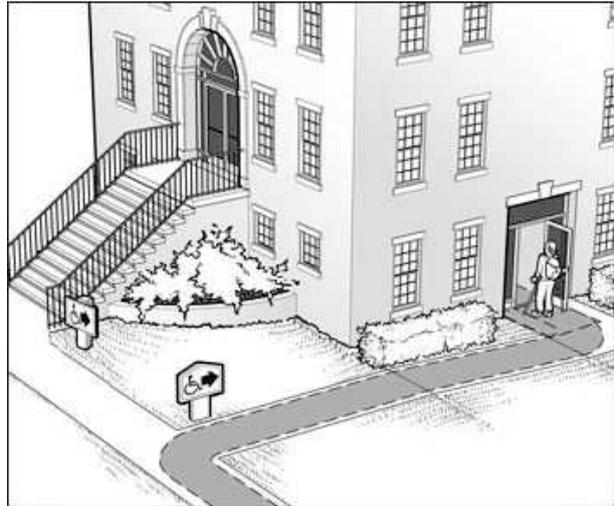
Recommendation:

Remove existing obstructing elements. Also provide additional turning space at side entrance in front of doors due to doors blocking the circulation path. Ensure additional turning space is firm, stable and slip resistant.

Notes:

N/A

Finding #168 Continued

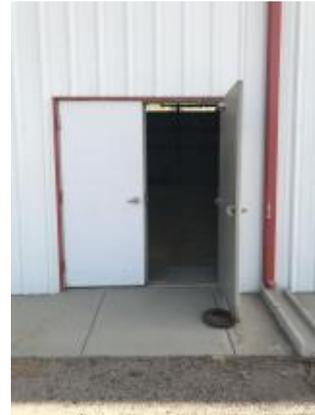


Finding 298054 Main Photo

Finding #168 Additional Finding Photos



Finding 298054 Additional Photo



Finding 298054 Additional Photo

Whittermore Side Entrance

Finding: 169

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:

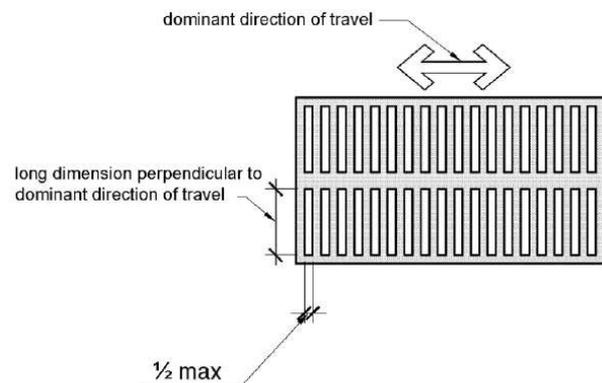
.75 inches wide

Recommendation:

Crack fill expansion joint.

Notes:

N/A



Finding 298055 Main Photo

Finding #169 Additional Finding Photos



Finding 298055 Additional Photo

Whittermore Side Entrance

Finding: 170

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:

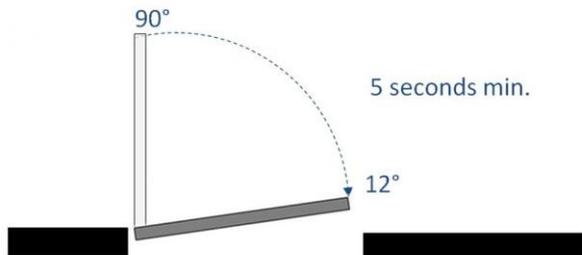
2.46 seconds to closed position

Recommendation:

Adjust door closer to allow a minimum of 5 seconds before returning to a position of 12 degrees from the latch/locking mechanism.

Notes:

N/A



Finding 298056 Main Photo

Finding #170 Additional Finding Photos



Finding 298056 Additional Photo

Fairgrounds Floor Surface

Finding: 171

The accessible route contains loose gravel and/or surfaces that do not provide for a stable, firm slip resistant surface.

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: 302.1

As Built:

Loose gravel throughout fairgrounds

Recommendation:

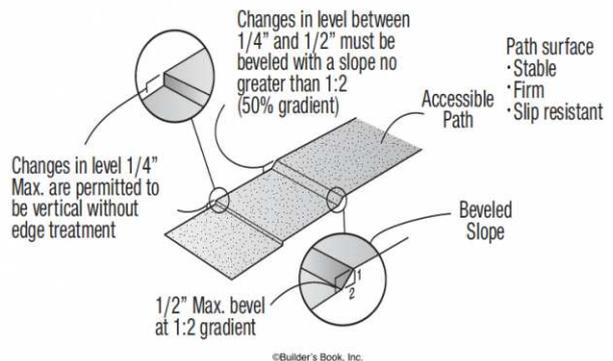
Construct a firm, stable, and slip resistant 5 feet wide path of travel throughout the complex to the various different elements the complex provides. Project will depend heavily on future budgeting availability.

Notes:

N/A



Finding 298057 Main Photo



Finding #171 Additional Finding Photos



Finding 298057 Additional Photo



Finding 298057 Additional Photo



Finding 298057 Additional Photo



Finding 298057 Additional Photo



Finding 298057 Additional Photo



Finding 298057 Additional Photo



Finding 298057 Additional Photo



Finding 298057 Additional Photo

Finding #171 Additional Finding Photos



Finding 298057 Additional Photo



Finding 298057 Additional Photo



Finding 298057 Additional Photo



Finding 298057 Additional Photo