

Site Accessibility Evaluation



Homestead Ranch Regional Park

16444 Gollihar Rd
Peyton, CO 80831

Accessibility Evaluation

Inspection Date: 01/30/2018

Inspector: David Mejia

Prepared By



(719) 520 - 6866

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Parking Area

Finding: 1

There are no accessible parking stalls.

Each lot where parking is provided for the public as clients, guests or employees, shall provide accessible parking and shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance.

Inspected, measured and evaluated parking lot to determine the amount of parking stalls required based on measurements of the unpaved parking lot perimeter and to designate and provide accessible aisles, accessible parking stalls and van accessible parking stalls as required per the 2010 ADAS.

2010 ADAS Section 208.2

Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Citation:

2010 ADAS Section: 208.2

As Built:

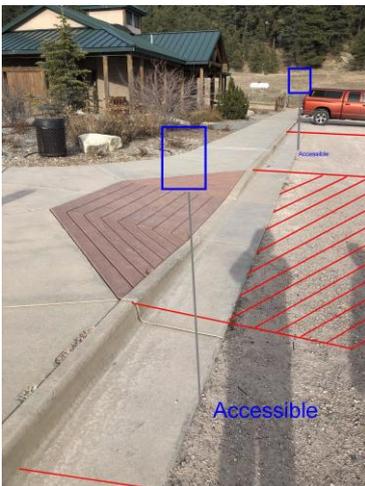
No accessible aisles
nor accessible stalls.

Recommendation:

Based on 9 ft - width parking stall measurements it was determined that there are 50 stalls available, which would require two accessible parking stalls. Recommend making both Van accessible w/proper international symbol of accessibility signage. This means that the area that needs to be paved would include two accessible parking stalls with accessible aisle leading directly to pedestrian ramp.

Notes:

Corrective Action:



Finding 99591 Main Photo

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

Curb Ramp from Main Parking Lot

Finding: 2

The curb ramp slope exceeds the maximum running slope (direction of travel) allowable of 8.33%.

Curb ramps should have the least possible slope but in no case more than 8.3% (1:12).

2010 ADAS Section 406.1

Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

Citation:

2010 ADAS Section: 406.1

As Built:

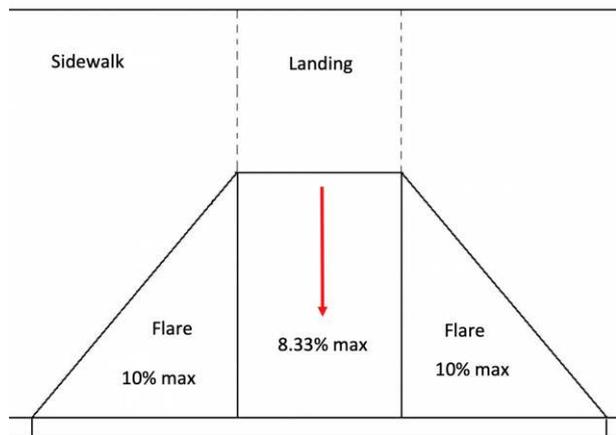
Curb ramp slope is
10.07%

Recommendation:

Curb ramp must be reconstructed to meet the maximum running slope allowed of 8.33%.

Notes:

Corrective Action:



Finding 100876 Main Photo

Curb Ramp from Main Parking Lot

Finding: 3

The curb ramp side flares are too steep.

The sides of curb ramps (curb ramp flares) where provided, shall not be steeper than 1:10. Budget range is reflected from finding 2, which would include flares.

2010 ADAS Section 406.1

Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

Citation:

2010 ADAS Section: 406.1

As Built:

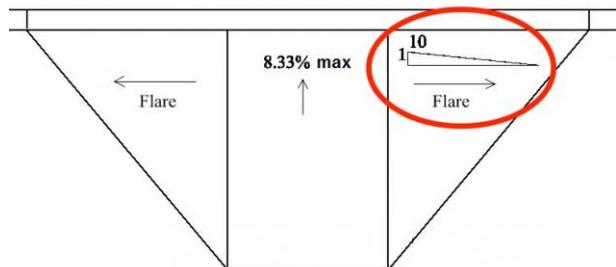
Ramp flares exceed the maximum allowed. Left 12.19% and Right 11.13%

Recommendation:

Reconstruct flares/ramp to meet the maximum 1:10 slope.

Notes:

Corrective Action:



Finding 100878 Main Photo

Main Path of Travel to Restrooms and Play Areas

Finding: 4

The accessible route contains running slopes greater than 5 percent and cross slopes greater than 2 percent across the width of the walk and has not been constructed as a ramp (i.e. handrails, wheel guides, etc.).

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

2010 ADAS Section 403.3

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

Citation:

2010 ADAS Section: 403.3

As Built:

Some sections of the route exceed the maximum running and cross slope allowed.

Recommendation:

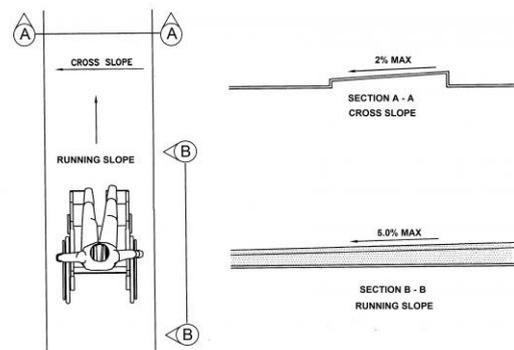
Replace and/or adjust each section to meet ADA requirements.

Notes:

Corrective Action:



Finding 103411 Main Photo



Women's Restroom

Finding: 5

The tactile sign is incorrectly installed behind acrylic polymer.

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.

2010 ADAS Section 703.4.2

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

Citation:

2010 ADAS Section: 703.4.2

As Built:

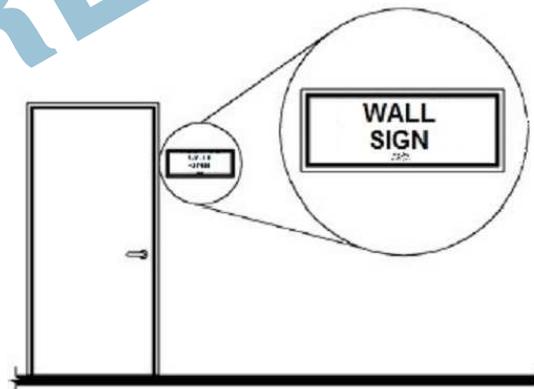
Sign installed behind acrylic polymer

Recommendation:

Remove acrylic polymer.

Notes:

Corrective Action: work order # 420302 submitted on 1/31/18.



Finding 100797 Main Photo

Women's Restroom

Finding: 6

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:

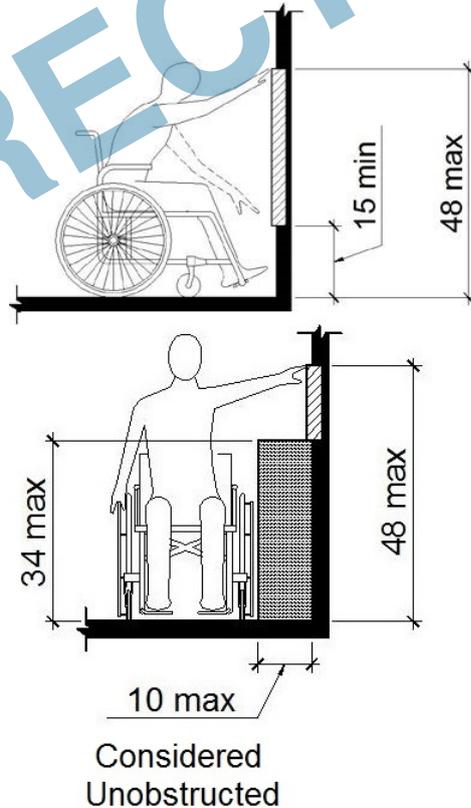
Coat hook is installed at 60 inches above finished floor.

Recommendation:

Remove and relocate coat hook at 48 inches maximum above finished floor or install a second coat hook between 15 and 48 inches.

Notes:

Corrective Action: work order # 420303 submitted on 1/31/18.



Finding 100806 Main Photo

Women's Restroom

Finding: 7

The top rim of the lavatory is too high.

All lavatories that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

2010 ADAS Section 606.3

Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 606.3

As Built:

Lavatory installed at 35 inches.

Recommendation:

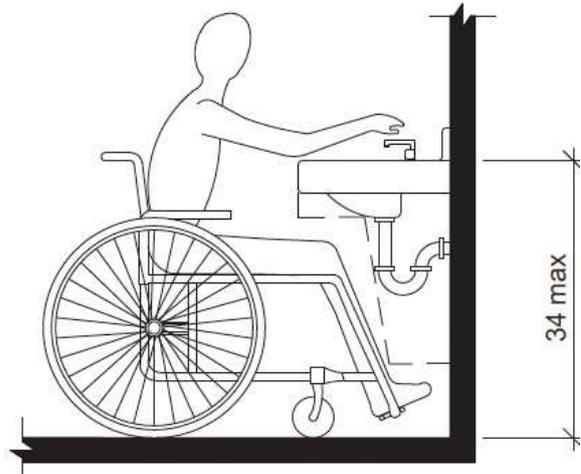
Lower to 2010 ADAS of 34 inches maximum above finished floor.

Notes:

Corrective Action: work order # 420305 submitted on 1/31/18.



Finding 100809 Main Photo



Women's Restroom

Finding: 8

The force required to operate the element exceeds the maximum.

The force required to activate operable parts is 5 pounds maximum.

2010 ADAS Section 309.4

Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Citation:

2010 ADAS Section: 309.4

As Built:

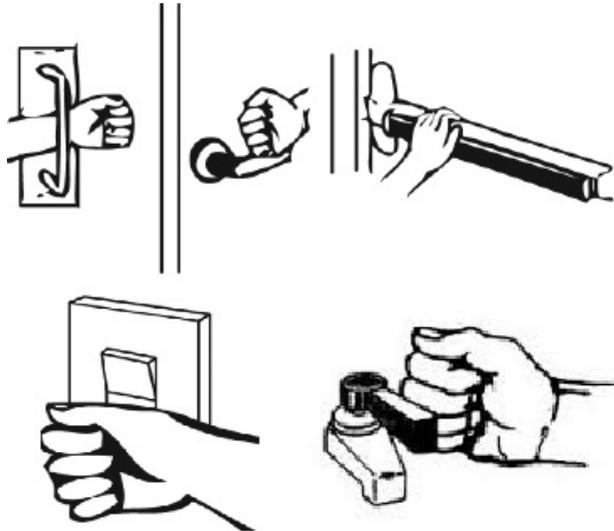
Flush control force to operate is set at 10 lbs.

Recommendation:

Adjust flush control force to activate to 5 lbs maximum force.

Notes:

Corrective Action: work order # 420304 submitted on 1/31/18.



Finding 100815 Main Photo

Women's Restroom

Finding: 9

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 44 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 control not located on open side of water closet.

Recommendation:

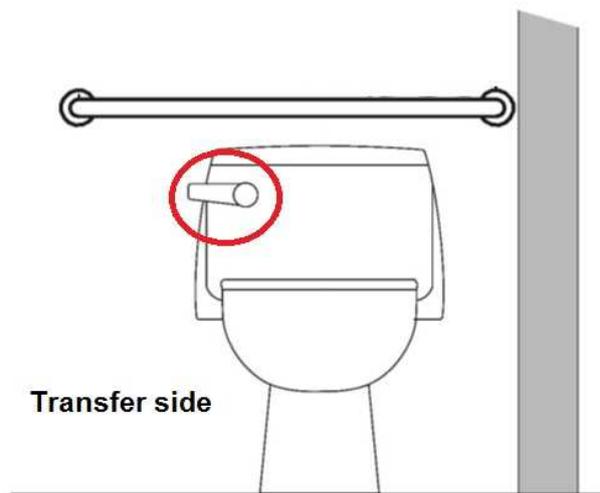
Install flush control on open side of water closet no more than 44 inches above finished floor.

Notes:

Corrective Action: work order # 420301 submitted on 1/31/18.



Finding 100817 Main Photo



Women's Restroom

Finding: 10

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:

Not self closing.

Recommendation:

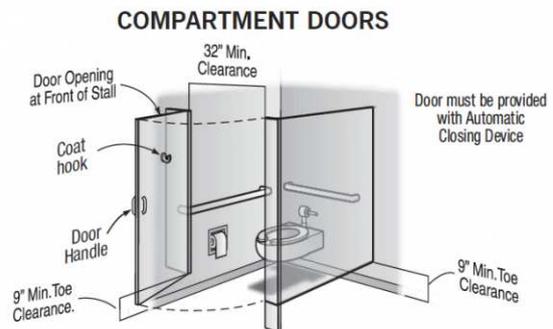
Install an automatic self closing device to toilet compartment door.

Notes:

Corrective Action: work order # 420355 submitted on 1/31/2018



Finding 100819 Main Photo



Women's Restroom

Finding: 11

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:

No loop handle installed.

Recommendation:

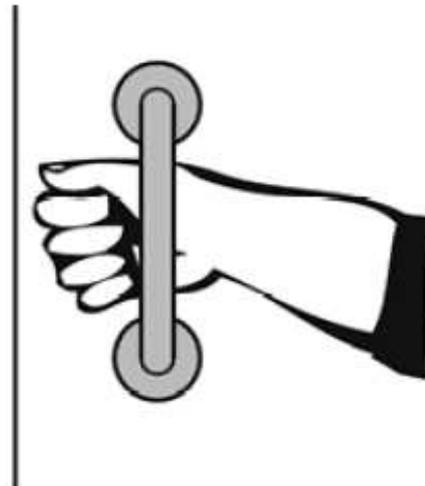
Install loop handle on inside of toilet compartment door.

Notes:

Corrective Action: work order # 420354 submitted on 1/31/2018



Finding 100823 Main Photo



Men's Restroom

Finding: 12

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:

Coat hook is installed at 60 inches above finished floor.

Recommendation:

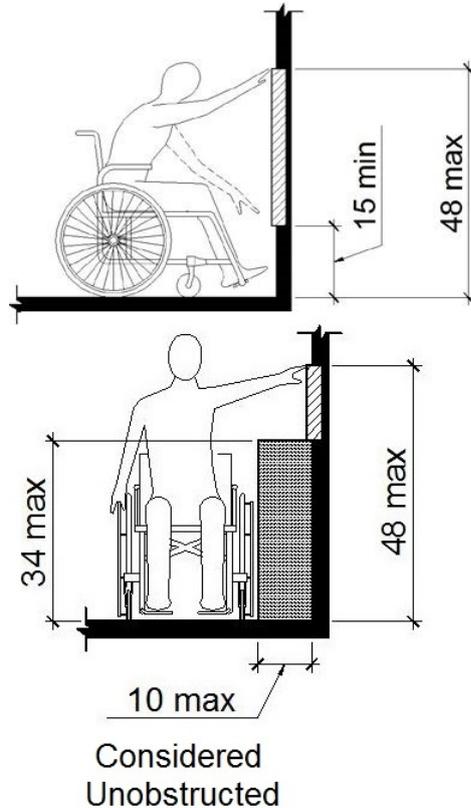
Remove and relocate coat hook at 48 inches maximum above finished floor or install a second coat hook between 15 and 48 inches.

Notes:

Corrective Action: work order # 420353 submitted on 1/31/2018



Finding 100807 Main Photo



Men's Restroom

Finding: 13

The top rim of the lavatory is too high.

All lavatories that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

2010 ADAS Section 606.3

Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 606.3

As Built:

Lavatory installed at 35 inches.

Recommendation:

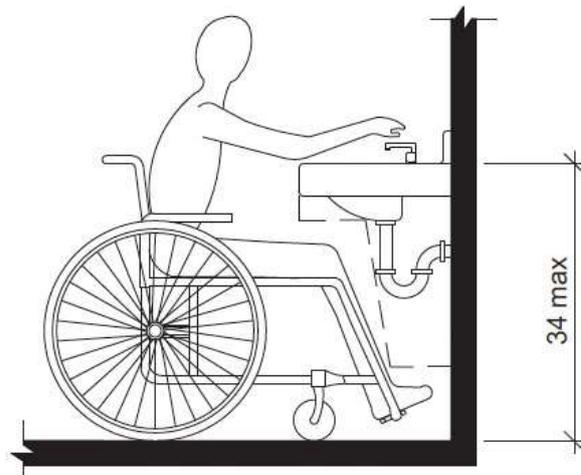
Lower to 2010 ADAS of 34 inches maximum above finished floor.

Notes:

Corrective Action: work order # 420352 submitted on 1/31/2018



Finding 100810 Main Photo



Men's Restroom

Finding: 14

The force required to operate the element exceeds the maximum.

The force required to activate operable parts is 5 pounds maximum.

2010 ADAS Section 309.4

Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Citation:

2010 ADAS Section: 309.4

As Built:

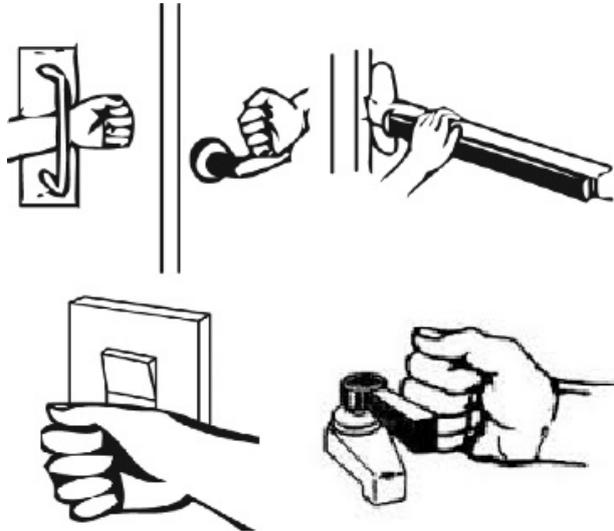
Flush control force to operate is set at 17 lbs.

Recommendation:

Adjust flush control force to activate to 5 lbs maximum force.

Notes:

Corrective Action: work order # 420351 submitted on 1/31/2018



Finding 100816 Main Photo

Men's Restroom

Finding: 15

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 44 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 control not located on open side of water closet.

Recommendation:

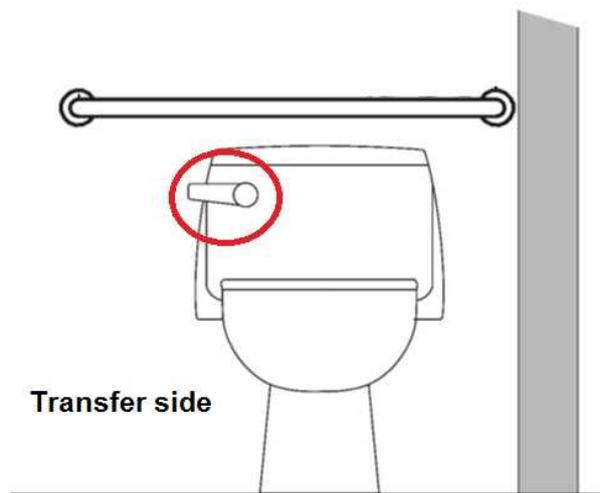
Install flush control on open side of water closet no more than 44 inches above finished floor.

Notes:

Corrective Action: work order # 420331 submitted on 1/31/2018



Finding 100818 Main Photo



Men's Restroom

Finding: 16

The compartment door is not self closing.

The water closet compartment shall be equipped with a door that has an automatic-closing device.

2010 ADAS Section 604.8.1.2

Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

Citation:

2010 ADAS Section: 604.8.1.2

As Built:

Not self closing.

Recommendation:

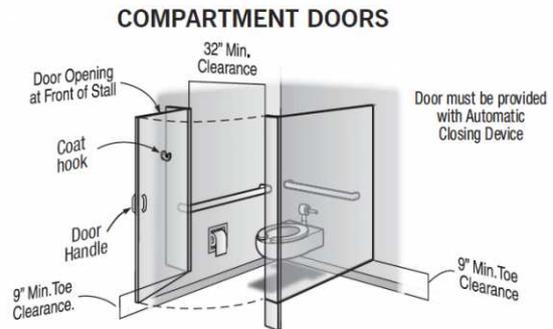
Install an automatic self closing device to toilet compartment door.

Notes:

Corrective Action: work order # 420330 submitted on 1/31/2018



Finding 100820 Main Photo



Men's Restroom

Finding: 17

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:

No loop handle installed.

Recommendation:

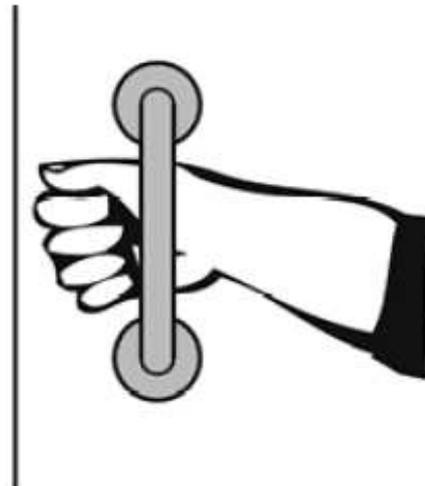
Install loop handle on inside of toilet compartment door.

Notes:

Corrective Action: work order # 420329 submitted on 1/31/2018



Finding 100824 Main Photo



Play Area

Finding: 18

There is no accessible route to the play 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 route.

Recommendation:

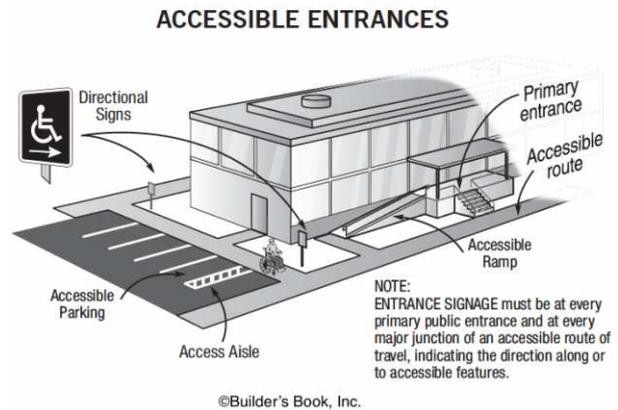
Install accessible ramp to play area.

Notes:

Corrective Action:



Finding 111564 Main Photo



Play Area

Finding: 19

Compliance with ASTM F 1951 for accessibility for ground surfaces on accessible routes, clear floor or ground spaces, and turning spaces has not been determined.

Ground surfaces shall comply with ASTM F 1951. Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951.

2010 ADAS Section 1008.2.6.1

Ground surfaces shall comply with ASTM F 1951 (incorporated by reference, see "Referenced Standards" in Chapter 1). Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951.

Citation:

2010 ADAS Section: 1008.2.6.1

As Built:

Ground surfaces not compliant with ASTM F 1951.

Recommendation:

Provide a compliant ground surface that meets the minimum ASTM standard on the entry and exit points of the elevated play structure and ground level components. Note: Budget range is reflective of what type of material will be used such as Engineered Wood Fiber (EWF), Poured in Place Rubber (PPR), or Recycled Rubber Tiles (RRT) and whether the County or contractor will install.

Notes:

Corrective Action:



Finding 106756 Main Photo

Play Area

Finding: 20

There are not enough accessible ground level play components based on the number of elevated play components.

There should be a minimum of six accessible ground level play components including 3 that are different types. (Budget range is based on amount and type of components).

2010 ADAS Section 240.2.1.2

Where elevated play components are provided, ground level play components shall be provided in accordance with Table 240.2.1.2 and shall comply with 1008.4.

Citation:

2010 ADAS Section: 240.2.1.2

As Built:

Large elevated play composite structure with 18 elevated play components but no ground level components exist.

Recommendation:

Provide 6 ground level play components to include 3 that are different play experiences.

Notes:

Corrective Action:



Table 240.2.1.2 Number and Types of Ground Level Play Components Required to be on Accessible Routes

Number of Elevated Play Components Provided	Minimum Number of Ground Level Play Components Required to be on an Accessible Route	Minimum Number of Different Types of Ground Level Play Components Required to be on an Accessible Route
1	Not applicable	Not applicable
2 to 4	1	1
5 to 7	2	2
8 to 10	3	3
11 to 13	4	3
14 to 16	5	3
17 to 19	6	3
20 to 22	7	4
23 to 25	8	4
26 and over	8, plus 1 for each additional 3, or fraction thereof, over 25	5

Finding 106742 Main Photo

Play Area

Finding: 21

There are not enough accessible ground level play components based on the number of elevated play components.

There should be a minimum of four accessible ground level play components including 3 that are different types. (Budget range is based on amount and type of components).

2010 ADAS Section 240.2.1.2

Where elevated play components are provided, ground level play components shall be provided in accordance with Table 240.2.1.2 and shall comply with 1008.4.

Citation:

2010 ADAS Section: 240.2.1.2

As Built:

Small elevated play composite structure with 11 elevated play components but no ground level components exist.

Recommendation:

Provide 4 ground level play components to include 3 that are different play experiences.

Notes:

Corrective Action:



Table 240.2.1.2 Number and Types of Ground Level Play Components Required to be on Accessible Routes

Number of Elevated Play Components Provided	Minimum Number of Ground Level Play Components Required to be on an Accessible Route	Minimum Number of Different Types of Ground Level Play Components Required to be on an Accessible Route
1	Not applicable	Not applicable
2 to 4	1	1
5 to 7	2	2
8 to 10	3	3
11 to 13	4	3
14 to 16	5	3
17 to 19	6	3
20 to 22	7	4
23 to 25	8	4
26 and over	8, plus 1 for each additional 3, or fraction thereof, over 25	5

Finding 106743 Main Photo

Upper Play Area

Finding: 22

There is no accessible route to the play 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 route.

Recommendation:

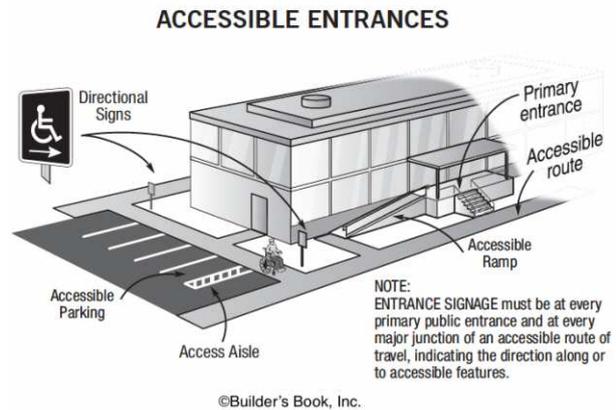
Install accessible ramp to play area.

Notes:

Corrective Action:



Finding 106784 Main Photo



Upper Play Area

Finding: 23

Compliance with ASTM F 1951 for accessibility for ground surfaces on accessible routes, clear floor or ground spaces, and turning spaces has not been determined.

Ground surfaces shall comply with ASTM F 1951. Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951.

2010 ADAS Section 1008.2.6.1

Ground surfaces shall comply with ASTM F 1951 (incorporated by reference, see "Referenced Standards" in Chapter 1). Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951.

Citation:

2010 ADAS Section: 1008.2.6.1

As Built:

Ground surfaces not compliant with ASTM F 1951.

Recommendation:

Provide a compliant ground surface that meets the minimum ASTM standard at the entry and exit point of at least one compliant swing seat. Note: Budget range is reflective of what type of material will be used such as Engineered Wood Fiber (EWF), Poured in Place Rubber (PPR), or Recycled Rubber Tiles (RRT) and whether the County or contractor will install.

Notes:

Corrective Action:



Finding 106762 Main Photo