

Site Accessibility Evaluation



Sahwatch Parking Garage

**255 Sahwatch St
Colorado Springs, CO
80903**

Accessibility Evaluation

Inspection Date: 08/27/2019

Inspector: David Mejia

Prepared By



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Parking Garage 1st Floor North

Finding: 1

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:

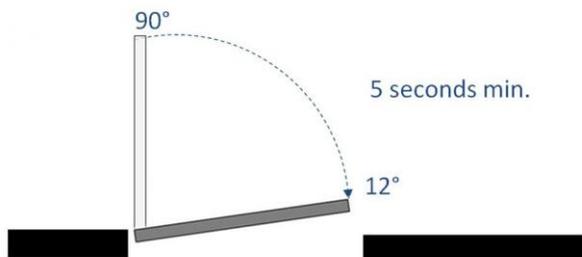
2.5 seconds to closed position

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 297982 Main Photo

Finding #1 Additional Finding Photos



Finding 297982 Additional Photo

Parking Garage 1st Floor North

Finding: 2

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 297983 Main Photo

Finding #2 Additional Finding Photos



Finding 297983 Additional Photo

Parking Garage 1st Floor North

Finding: 3

The parking sign is mounted too low.

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

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

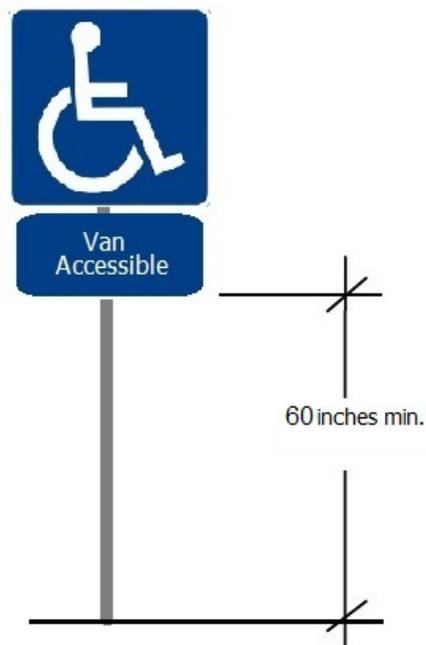
39.5 inches above finished floor

Recommendation:

Ensure new ISA van sign is placed no lower than 60 inches minimum measured from the bottom edge of the sign above the finished floor.

Notes:

N/A



Finding 297984 Main Photo

Finding #3 Additional Finding Photos



Finding 297984 Additional Photo

Parking Garage 1st Floor North

Finding: 4

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

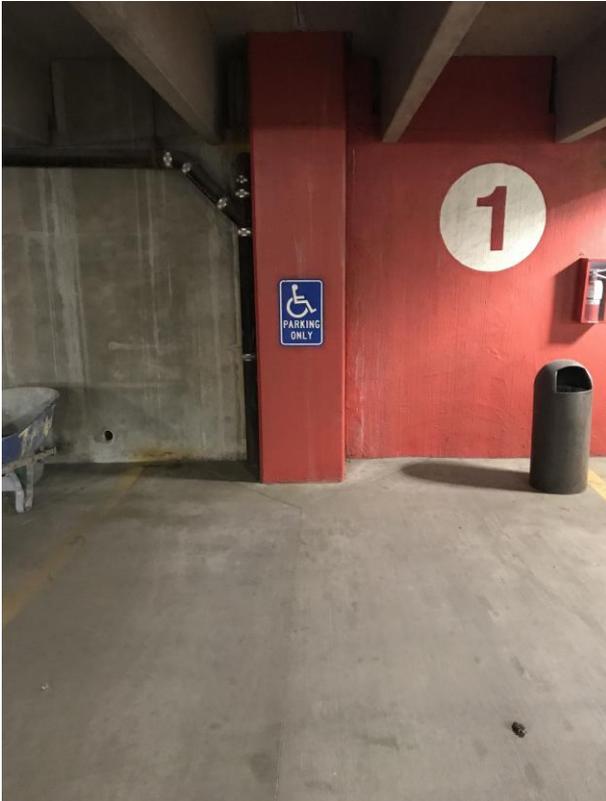
Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 297985 Main Photo

Finding #4 Additional Finding Photos



Finding 297985 Additional Photo

Parking Garage 1st Floor North

Finding: 5

The vehicle route to the accessible parking contains vertical clearances less than 98 inches.

A minimum vertical clearance of 98 inches must be provided at accessible parking spaces and along at least one vehicle access route to such spaces from site entrances and exits.

2010 ADAS Section 502.5

Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum.

Citation:

2010 ADAS Section: 502.5

As Built:

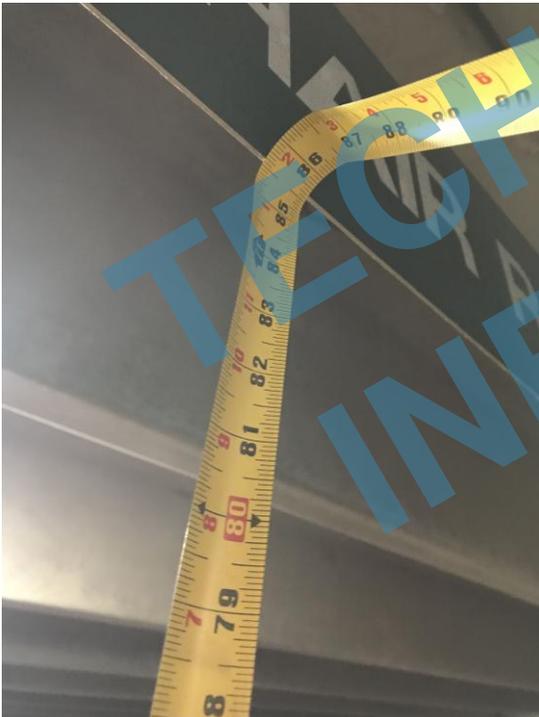
85.5 inches above
finish floor

Recommendation:

Providing the minimum required height clearance to the parking structure is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure parking structure is accessible to the maximum extent possible.

Notes:

N/A



Finding 297986 Main Photo

Parking Garage 1st Floor North

Finding: 6

The "Stair to 1 West" overhanging sign extends down too close to the route of travel.

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

2010 ADAS Section 307.4

Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 307.4

As Built:

75.5 inches above finished floor

Recommendation:

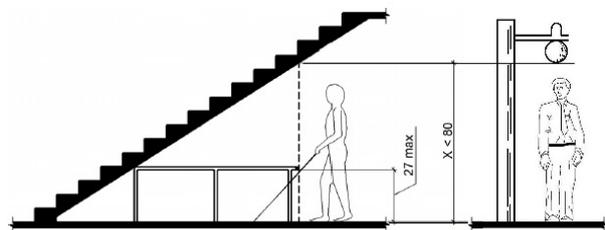
Adjust overhanging sign to provide a minimum of 80 inches above the walking surface measured from the bottom edge of the sign.

Notes:

N/A



Finding 297987 Main Photo



Finding #6 Additional Finding Photos



Finding 297987 Additional Photo

Parking Garage 1st Floor North

Finding: 7

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

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

2010 ADAS Section 404.2.4.1

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

Citation:

2010 ADAS Section: 404.2.4.1

As Built:

12 inches of maneuvering space on the pull side

Recommendation:

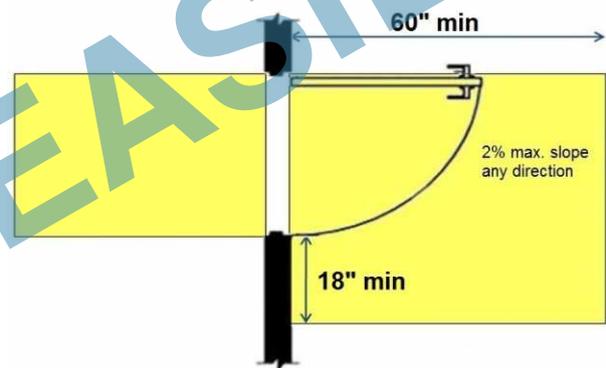
Providing the minimum required maneuvering space on the pull side of the door is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure parking garage is accessible to the maximum extent possible.

Notes:

N/A



Finding 297988 Main Photo



Finding #7 Additional Finding Photos



Finding 297988 Additional Photo

TECHNICALLY
INFEASIBLE

Parking Garage 1st Floor South

Finding: 8

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 297989 Main Photo

Parking Garage 1st Floor South

Finding: 9

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 297990 Main Photo

Parking Garage 1st Floor South

Finding: 10

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

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

2010 ADAS Section 404.2.4.1

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

Citation:

2010 ADAS Section: 404.2.4.1

As Built:

12 inches of maneuvering space on the pull side

Recommendation:

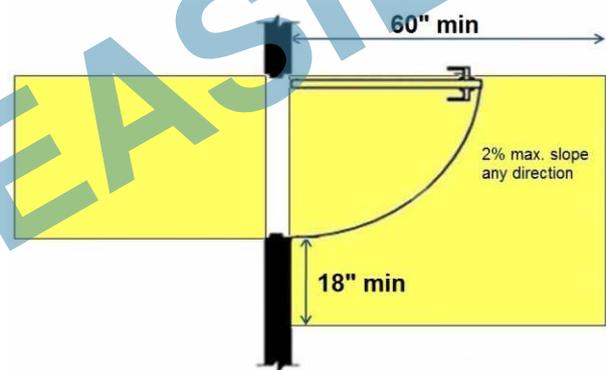
Providing the minimum required maneuvering space on the pull side of the door is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure parking garage is accessible to the maximum extent possible.

Notes:

N/A



Finding 297991 Main Photo



Finding #10 Additional Finding Photos



Finding 297991 Additional Photo

TECHNICALLY
INFEASIBLE

Parking Garage 2nd Floor North

Finding: 11

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:

3.63 seconds to closed position

Recommendation:

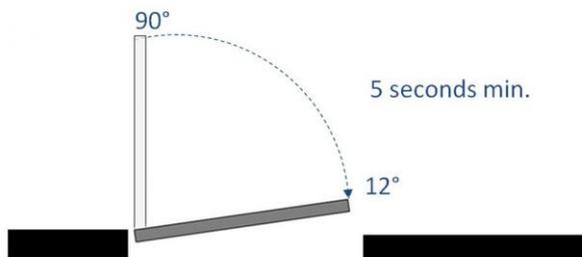
Adjust door closer to allow a minimum of 5 seconds before returning to a position of 12 degrees from the latch/locking mechanism.

Notes:

N/A



Finding 297992 Main Photo



Parking Garage 2nd Floor North

Finding: 12

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 297993 Main Photo

Parking Garage 2nd Floor North

Finding: 13

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 297994 Main Photo

Parking Garage 2nd Floor North

Finding: 14

The parking sign is mounted too low.

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

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

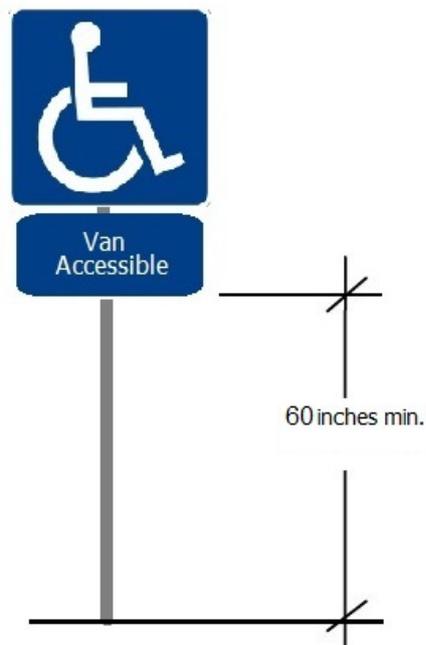
44.5 inches above finished floor

Recommendation:

Ensure new ISA van sign is placed no lower than 60 inches minimum measured from the bottom edge of the sign above the finished floor.

Notes:

N/A



Finding 297995 Main Photo

Parking Garage 2nd Floor North

Finding: 15

The “Stair to 2 West” overhanging sign extends down too close to the route of travel.

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

2010 ADAS Section 307.4

Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 307.4

As Built:

77 inches above finished floor

Recommendation:

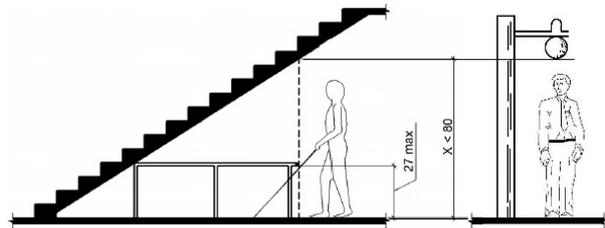
Adjust overhanging sign to provide a minimum of 80 inches above the walking surface measured from the bottom edge of the sign.

Notes:

N/A



Finding 297996 Main Photo



Finding #15 Additional Finding Photos



Finding 297996 Additional Photo

Parking Garage 2nd Floor North

Finding: 16

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

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

2010 ADAS Section 404.2.4.1

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

Citation:

2010 ADAS Section: 404.2.4.1

As Built:

12 inches of maneuvering space on the pull side

Recommendation:

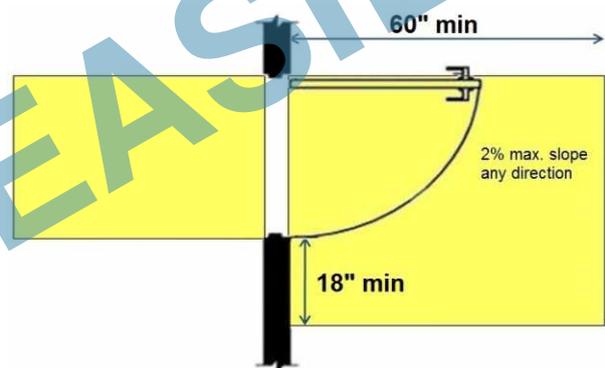
Providing the minimum required maneuvering space on the pull side of the door is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure parking garage is accessible to the maximum extent possible.

Notes:

N/A



Finding 298015 Main Photo



Finding #16 Additional Finding Photos



Finding 298015 Additional Photo

TECHNICALLY
INFEASIBLE

Parking Garage 2nd Floor South

Finding: 17

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:

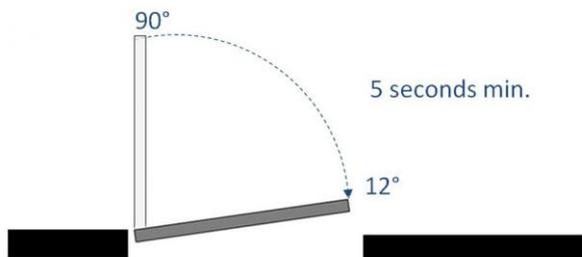
2.5 seconds to closed position

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 298016 Main Photo

Parking Garage 2nd Floor South

Finding: 18

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 298017 Main Photo

Finding #18 Additional Finding Photos



Finding 298017 Additional Photo

Parking Garage 2nd Floor South

Finding: 19

The parking sign is mounted too low.

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

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

38.75 inches above finished floor

Recommendation:

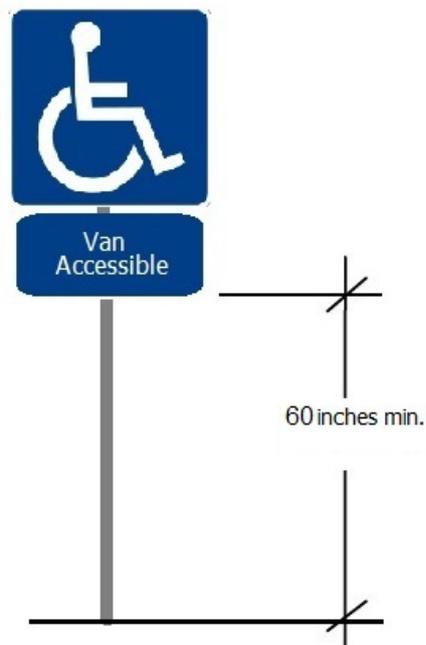
Ensure new ISA van sign is placed no lower than 60 inches minimum measured from the bottom edge of the sign above the finished floor.

Notes:

N/A



Finding 298018 Main Photo



Finding #19 Additional Finding Photos



Finding 298018 Additional Photo

Parking Garage 2nd Floor South

Finding: 20

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 298019 Main Photo

Parking Garage 2nd Floor South

Finding: 21

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

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

2010 ADAS Section 404.2.4.1

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

Citation:

2010 ADAS Section: 404.2.4.1

As Built:

12 inches of maneuvering space on the pull side

Recommendation:

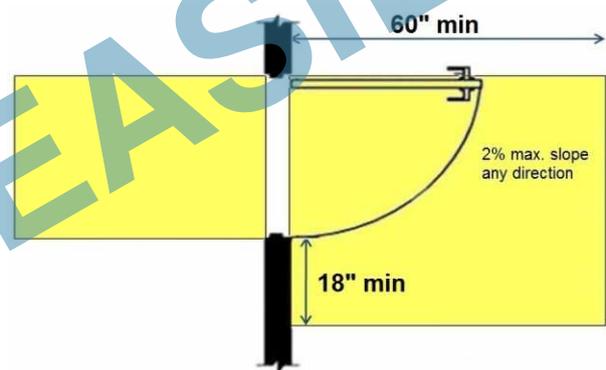
Providing the minimum required maneuvering space on the pull side of the door is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure parking garage is accessible to the maximum extent possible.

Notes:

N/A



Finding 298020 Main Photo



Finding #21 Additional Finding Photos



Finding 298020 Additional Photo

TECHNICALLY
INFEASIBLE

Parking Garage 3rd Floor North

Finding: 22

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:

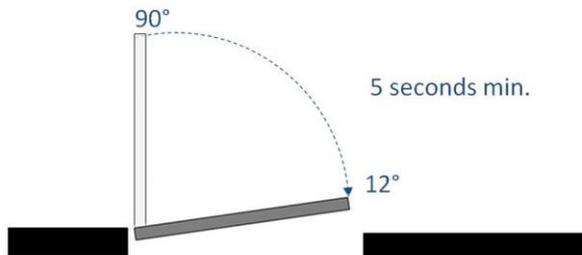
3.2 seconds to closed position

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 298021 Main Photo

Parking Garage 3rd Floor North

Finding: 23

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 298022 Main Photo

Parking Garage 3rd Floor North

Finding: 24

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 298023 Main Photo

Parking Garage 3rd Floor North

Finding: 25

The parking sign is mounted too low.

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

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

40.75 inches above finished floor

Recommendation:

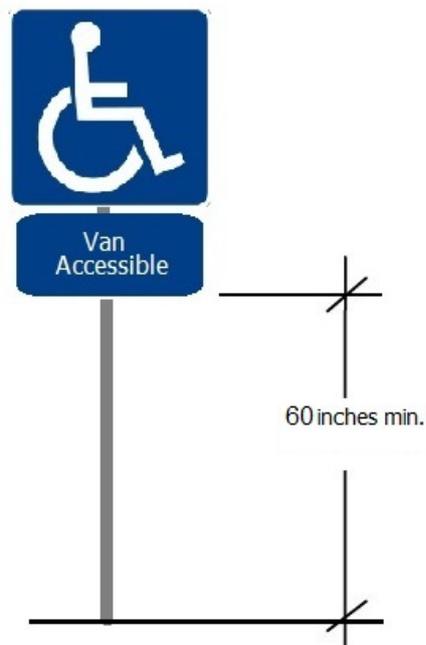
Ensure new ISA van sign is placed no lower than 60 inches minimum measured from the bottom edge of the sign above the finished floor.

Notes:

N/A



Finding 298024 Main Photo



Parking Garage 3rd Floor North

Finding: 26

The “Stair to 3 West” overhanging sign extends down too close to the route of travel.

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

2010 ADAS Section 307.4

Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 307.4

As Built:

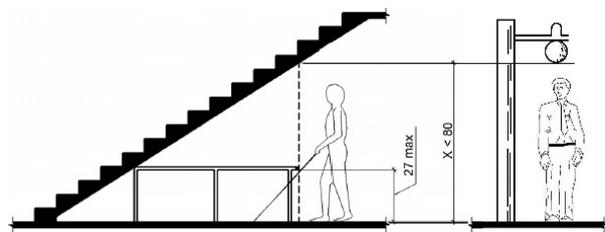
76 inches above finished floor

Recommendation:

Adjust overhanging sign to provide a minimum of 80 inches above the walking surface measured from the bottom edge of the sign.

Notes:

N/A



Finding 298025 Main Photo

Finding #26 Additional Finding Photos



Finding 298025 Additional Photo

Parking Garage 3rd Floor North

Finding: 27

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

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

2010 ADAS Section 404.2.4.1

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

Citation:

2010 ADAS Section: 404.2.4.1

As Built:

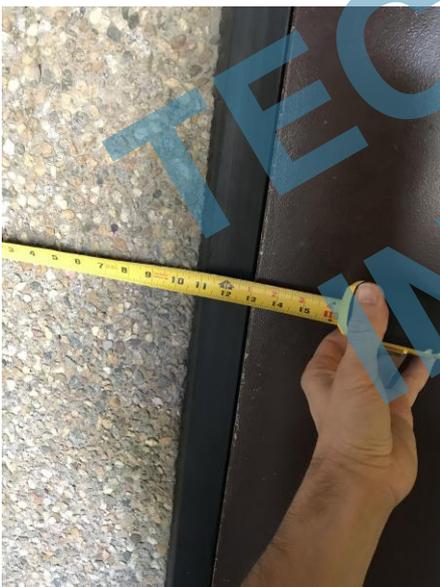
13 inches of maneuvering space on the pull side

Recommendation:

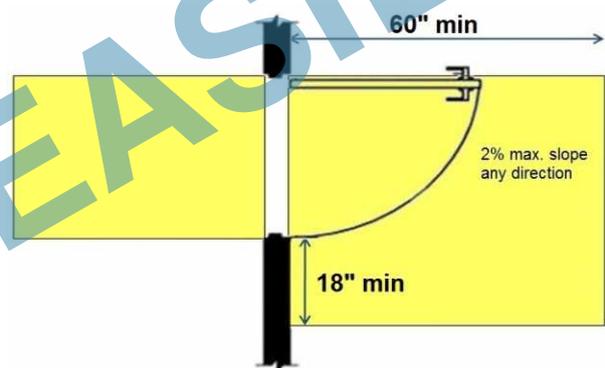
Providing the minimum required maneuvering space on the pull side of the door is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure parking garage is accessible to the maximum extent possible.

Notes:

N/A



Finding 298026 Main Photo



Finding #27 Additional Finding Photos



Finding 298026 Additional Photo

TECHNICALLY
INFEASIBLE

Parking Garage 3rd Floor South

Finding: 28

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 298027 Main Photo

Parking Garage 3rd Floor South

Finding: 29

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 298028 Main Photo

Parking Garage 3rd Floor South

Finding: 30

The parking sign is mounted too low.

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

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

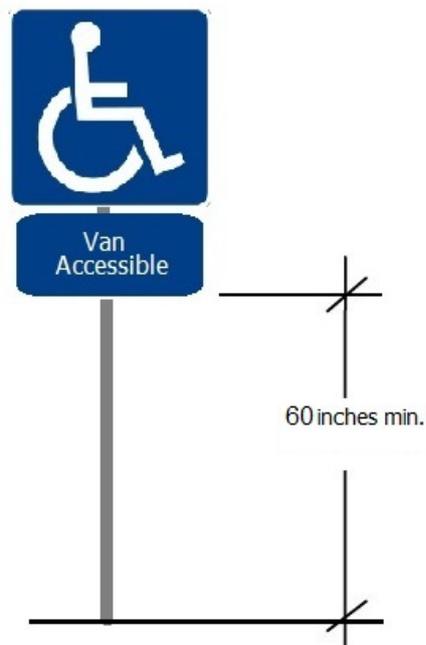
33.5 inches above finished floor

Recommendation:

Ensure new ISA van sign is placed no lower than 60 inches minimum measured from the bottom edge of the sign above the finished floor.

Notes:

N/A



Finding 298029 Main Photo

Parking Garage 3rd Floor South

Finding: 31

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

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

2010 ADAS Section 404.2.4.1

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

Citation:

2010 ADAS Section: 404.2.4.1

As Built:

13 inches of maneuvering space on the pull side

Recommendation:

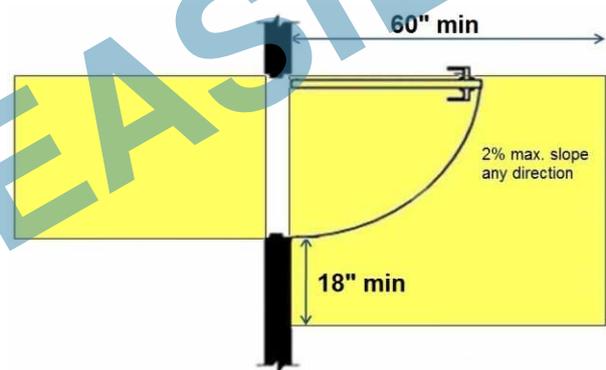
Providing the minimum required maneuvering space on the pull side of the door is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure parking garage is accessible to the maximum extent possible.

Notes:

N/A



Finding 298030 Main Photo



Finding #31 Additional Finding Photos



Finding 298030 Additional Photo

TECHNICALLY
INFEASIBLE

Parking Garage 4th Floor North

Finding: 32

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:

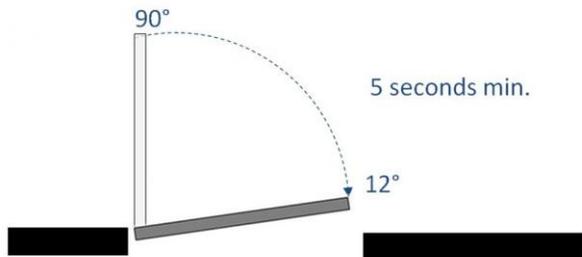
3.95 seconds to closed position

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 298031 Main Photo

Parking Garage 4th Floor North

Finding: 33

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 298032 Main Photo

Parking Garage 4th Floor North

Finding: 34

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 298033 Main Photo

Parking Garage 4th Floor North

Finding: 35

The parking sign is mounted too low.

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

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

38.25 inches above finished floor

Recommendation:

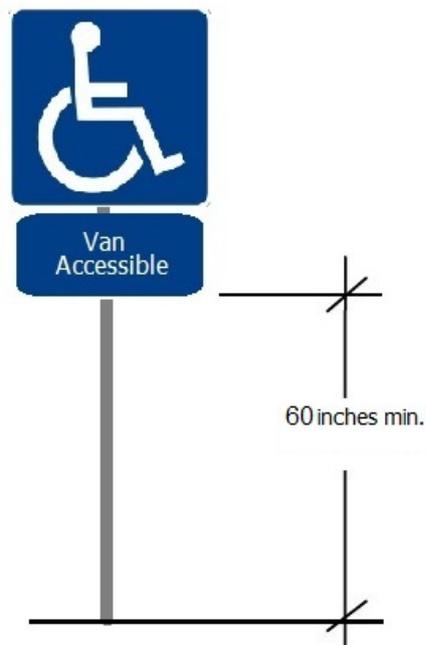
Ensure new ISA van sign is placed no lower than 60 inches minimum measured from the bottom edge of the sign above the finished floor.

Notes:

N/A



Finding 298034 Main Photo



Parking Garage 4th Floor North

Finding: 36

The “Stair to 4 West” overhanging sign extends down too close to the route of travel.

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

2010 ADAS Section 307.4

Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 307.4

As Built:

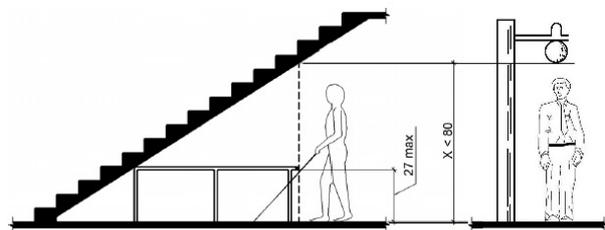
76 inches above finished floor

Recommendation:

Adjust overhanging sign to provide a minimum of 80 inches above the walking surface measured from the bottom edge of the sign.

Notes:

N/A



Finding 298035 Main Photo

Finding #36 Additional Finding Photos



Finding 298035 Additional Photo

Parking Garage 4th Floor North

Finding: 37

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

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

2010 ADAS Section 404.2.4.1

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

Citation:

2010 ADAS Section: 404.2.4.1

As Built:

12.5 inches of maneuvering space on the pull side

Recommendation:

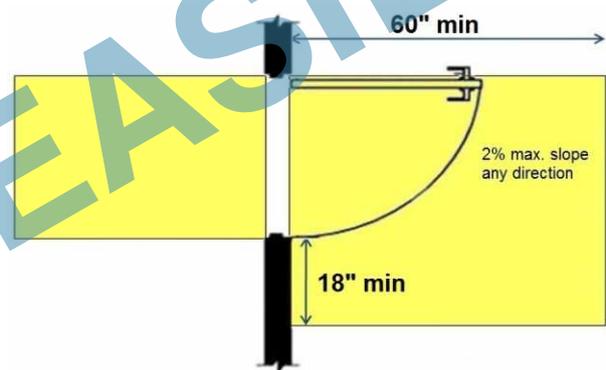
Providing the minimum required maneuvering space on the pull side of the door is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure parking garage is accessible to the maximum extent possible.

Notes:

N/A



Finding 298036 Main Photo



Finding #37 Additional Finding Photos



Finding 298036 Additional Photo

TECHNICALLY
INFEASIBLE

Parking Garage 4th Floor South

Finding: 38

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:

4.3 seconds to closed position

Recommendation:

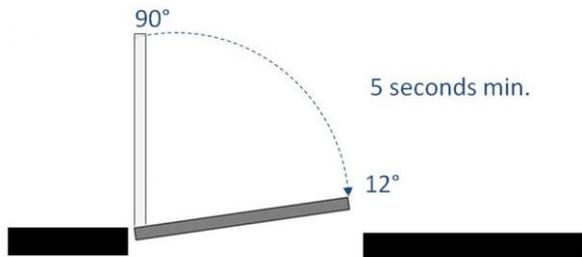
Adjust door closer to allow a minimum of 5 seconds before returning to a position of 12 degrees from the latch/locking mechanism.

Notes:

N/A



Finding 298037 Main Photo



Parking Garage 4th Floor South

Finding: 39

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 298038 Main Photo

Parking Garage 4th Floor South

Finding: 40

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 298039 Main Photo

Parking Garage 4th Floor South

Finding: 41

The parking sign is mounted too low.

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

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

40.25 inches above finished floor

Recommendation:

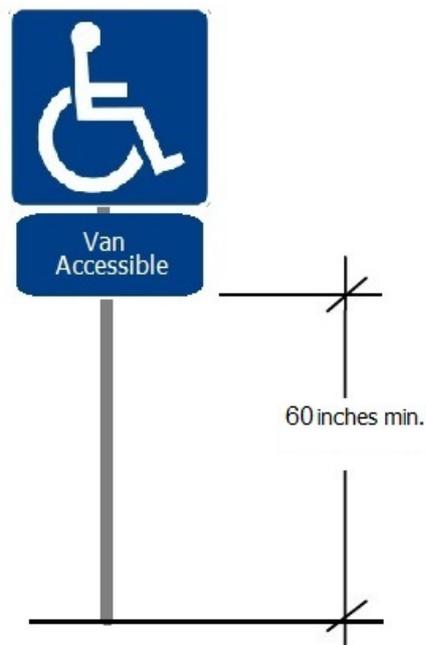
Ensure new ISA van sign is placed no lower than 60 inches minimum measured from the bottom edge of the sign above the finished floor.

Notes:

N/A



Finding 298040 Main Photo



Parking Garage 4th Floor South

Finding: 42

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

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

2010 ADAS Section 404.2.4.1

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

Citation:

2010 ADAS Section: 404.2.4.1

As Built:

11.5 inches of maneuvering space on the pull side

Recommendation:

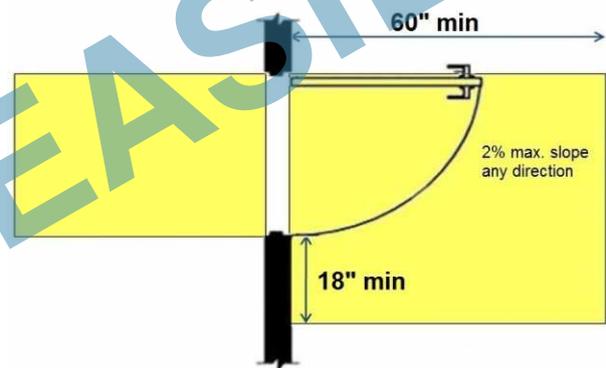
Providing the minimum required maneuvering space on the pull side of the door is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure parking garage is accessible to the maximum extent possible.

Notes:

N/A



Finding 298041 Main Photo



Finding #42 Additional Finding Photos



Finding 298041 Additional Photo

TECHNICALLY
INFEASIBLE

Parking Garage 5th Floor North

Finding: 43

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:

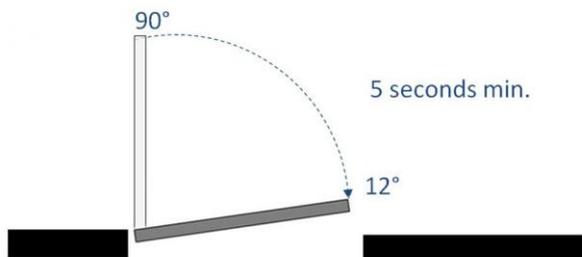
2.4 seconds to closed position

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 298042 Main Photo

Parking Garage 5th Floor North

Finding: 44

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 298043 Main Photo

Parking Garage 5th Floor North

Finding: 45

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 298044 Main Photo

Parking Garage 5th Floor North

Finding: 46

The striping and markings for the accessible parking stall, loading/unloading access aisle are dilapidated and in need of repair and/or maintenance.

2010 ADAS Section 502.3.3

Access aisles shall be marked so as to discourage parking in them.

Citation:

2010 ADAS Section: 502.3.3

As Built:

Dilapidated striping and markings

Recommendation:

Re-stripe accessible parking stalls, international symbol of accessibility and access aisle.

Notes:

N/A



Finding 298045 Main Photo

Parking Garage 5th Floor North

Finding: 47

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

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

2010 ADAS Section 404.2.4.1

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

Citation:

2010 ADAS Section: 404.2.4.1

As Built:

12.5 inches of maneuvering space on the pull side

Recommendation:

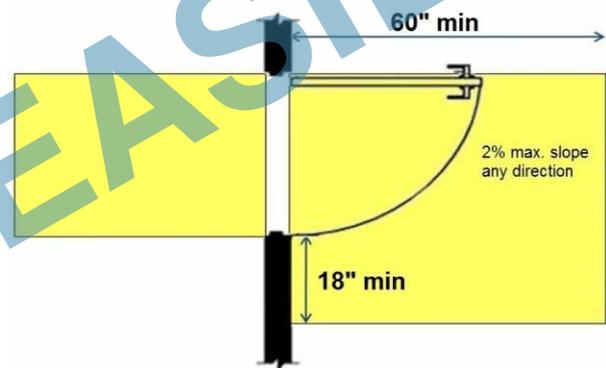
Providing the minimum required maneuvering space on the pull side of the door is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure parking garage is accessible to the maximum extent possible.

Notes:

N/A



Finding 298046 Main Photo



Finding #47 Additional Finding Photos



Finding 298046 Additional Photo

TECHNICALLY
INFEASIBLE

Parking Garage 5th Floor South

Finding: 48

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:

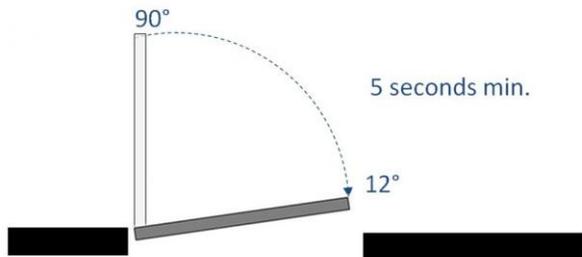
2.1 seconds to closed position

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 298047 Main Photo

Parking Garage 5th Floor South

Finding: 49

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

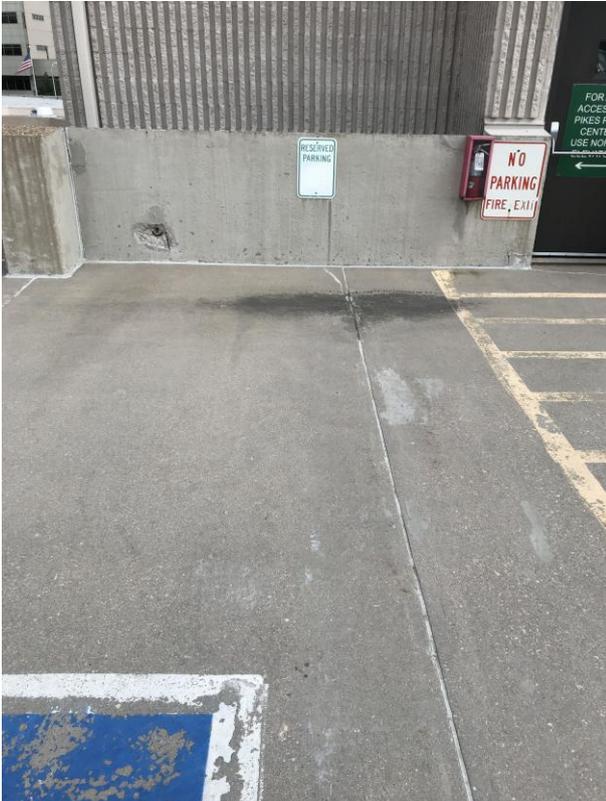
Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 298048 Main Photo

Parking Garage 5th Floor South

Finding: 50

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

2010 ADAS Section 502.6

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

Citation:

2010 ADAS Section: 502.6

As Built:

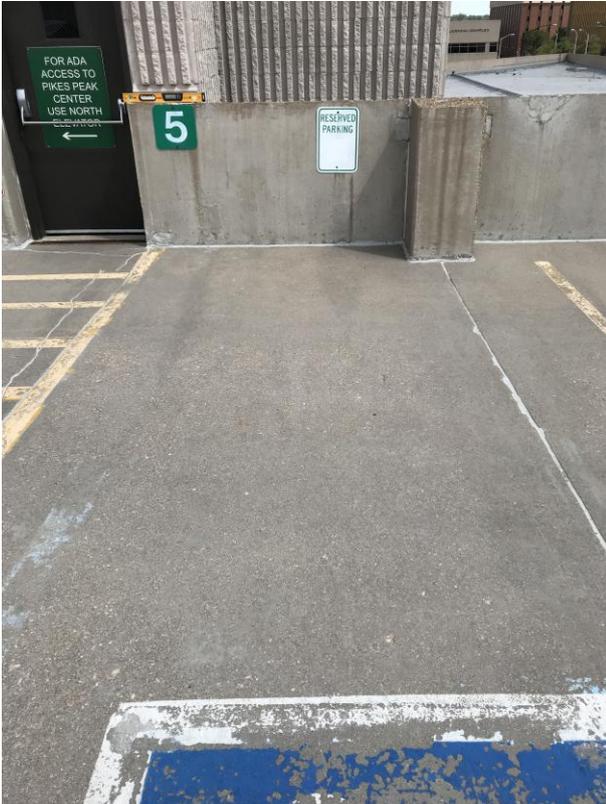
Van accessible sign missing

Recommendation:

Replace existing sign with ISA sign that also includes "Van Accessible" verbiage.

Notes:

N/A



Finding 298049 Main Photo

Parking Garage 5th Floor South

Finding: 51

The door opening does not provide at least 32 inches between the face of the door and the opposite stop.

Door openings shall provide a clear width of 32 inches 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. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 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:

30 inches wide

Recommendation:

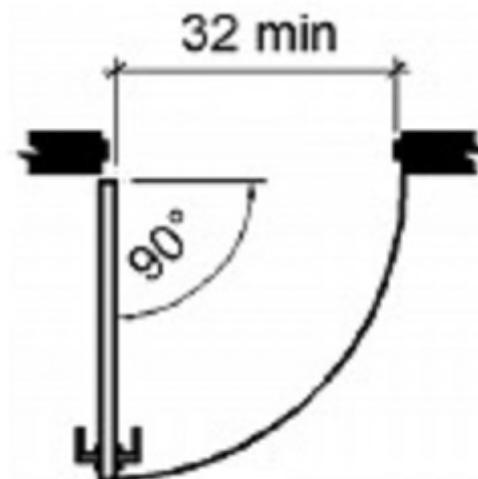
5th level south door entrance very difficult to open. Adjust hinges/door closer or replace door to provide minimum width clearance of 32 inches into elevator area.

Notes:

N/A



Finding 298050 Main Photo



Hinged Door or Gate

Parking Garage 5th Floor South

Finding: 52

The striping and markings for the accessible parking stall, loading/unloading access aisle are dilapidated and in need of repair and/or maintenance.

2010 ADAS Section 502.3.3

Access aisles shall be marked so as to discourage parking in them.

Citation:

2010 ADAS Section: 502.3.3

As Built:

Dilapidated striping and markings

Recommendation:

Re-stripe accessible parking stalls, international symbol of accessibility and access aisle.

Notes:

N/A



Finding 298052 Main Photo

Parking Garage 5th Floor South

Finding: 53

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

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

2010 ADAS Section 404.2.4.1

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

Citation:

2010 ADAS Section: 404.2.4.1

As Built:

12 inches of maneuvering space on the pull side

Recommendation:

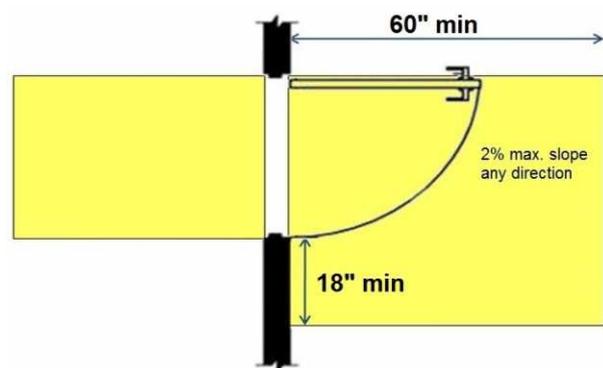
Providing the minimum required maneuvering space on the pull side of the door is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure parking garage is accessible to the maximum extent possible.

Notes:

N/A



Finding 298053 Main Photo



Finding #53 Additional Finding Photos



Finding 298053 Additional Photo