

Site Accessibility Evaluation



Santa Fe Regional Trail Restroom

15595 Old Denver Rd
Monument, CO 80132

*Inspection Date: 07/09/2019
Inspector: David Mejia*

Prepared By



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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:

**Compact road top
which is not stable
nor slip resistant**

Recommendation:

Add 1 van accessible stall with an access aisle . Also add 3 accessible parking stalls ensuring access to an access aisle. Ensure all access aisles connect to the main path of travel. Material used for the new parking stalls shall be stable, firm and slip resistant.

Notes:

N/A



Women's Restroom

Finding: 2

The hand dryer 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:

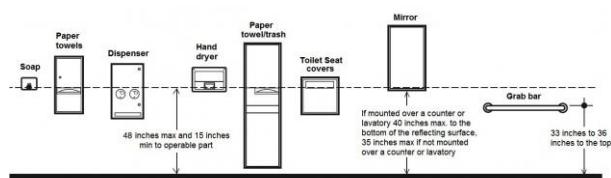
**49.25 inches above
finished floor**

Recommendation:

Lower hand dryer 2 inches minimum. Operable part must not exceed 48 inches above finished floor.

Notes:

N/A



Finding 297231 Main Photo

Women's Restroom

Finding: 3

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:

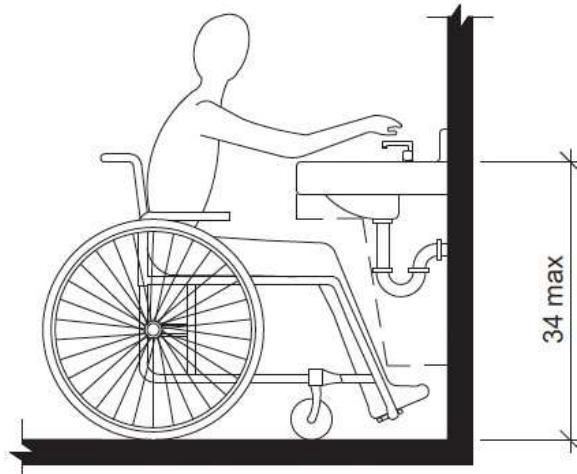
34.25 inches above
finished floor

Recommendation:

Lower lavatory .5 to 1.0 inch so that top surface of lavatory does not exceed the 34 inch maximum.

Notes:

N/A



Finding 297232 Main Photo

Women's Restroom

Finding: 4

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:

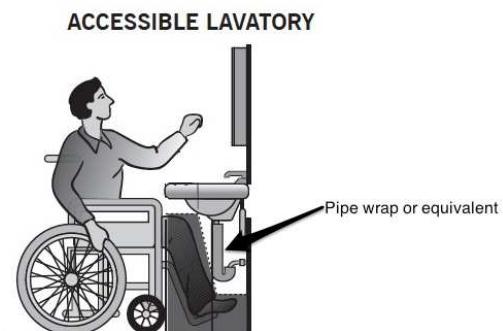
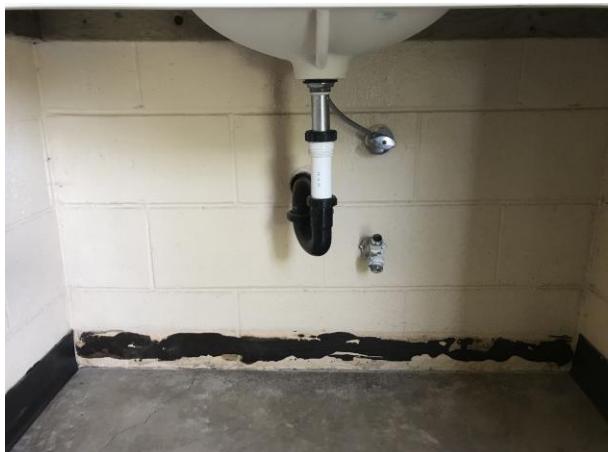
Missing pipe insulation

Recommendation:

Insulate drain pipes under lavatory.

Notes:

N/A



Finding 297233 Main Photo

Women's Restroom

Finding: 5

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:

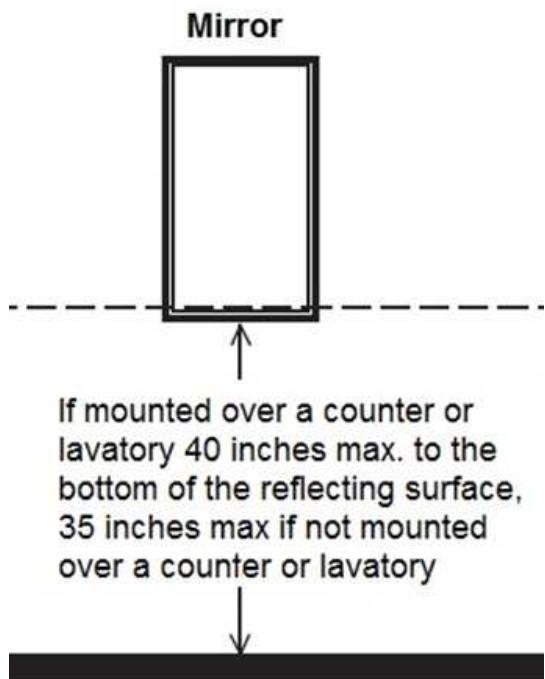
42.25 inches above
finished

Recommendation:

Lower mirror so that bottom edge of reflective surface measures no more than 40 inches above the floor.

Notes:

N/A



Finding 297234 Main Photo

Women's Restroom

Finding: 6

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:

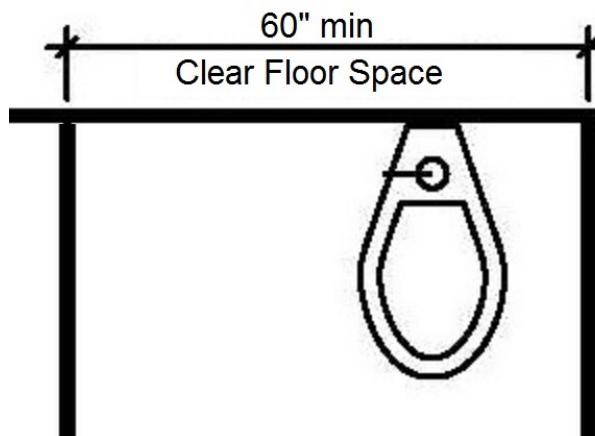
42.5 inches wide

Recommendation:

Toilet compartments should be a minimum of 60 inches. Due to space restriction, meeting compliance may not be possible. A full project remodel is in the planning stages.

Notes:

N/A



Finding 297235 Main Photo

Women's Restroom

Finding: 7

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:

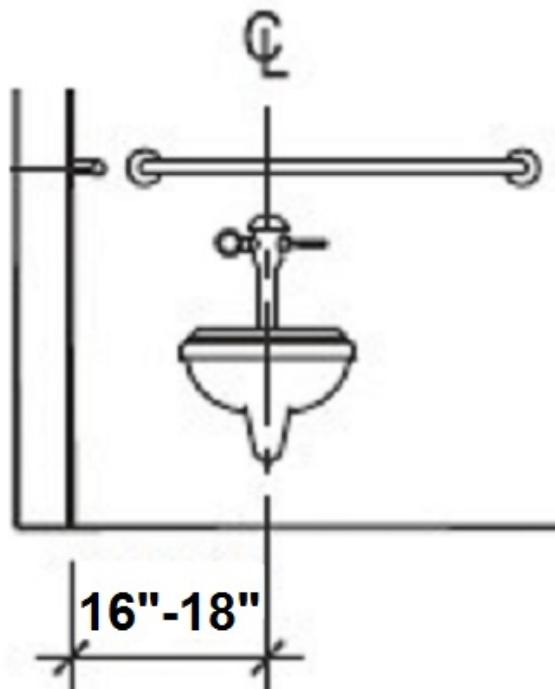
**21.5 inches from side
wall to centerline of
toilet**

Recommendation:

**Re-position toilet between 16 inches minimum and 18 maximum from centerline of toilet to side wall.
A full project remodel is in the planning stages.**

Notes:

N/A



Finding 297236 Main Photo

Women's Restroom

Finding: 8

The rear grab bar is missing.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank (any obstruction) shall be 1-1/2 inches minimum.

2010 ADAS Section 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:

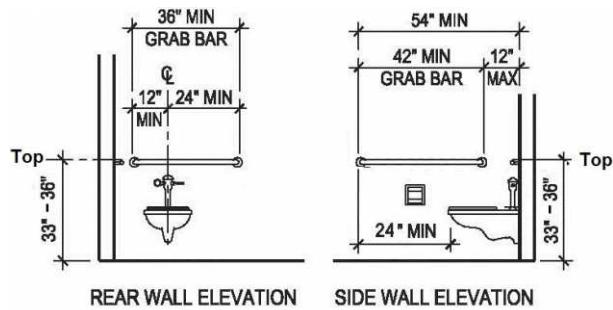
Missing rear grab bar

Recommendation:

Install rear grab 12 inches from centerline of water closet to wall side and 24 inches from centerline of water closet to transfer side.

Notes:

N/A



Finding 297237 Main Photo

Women's Restroom

Finding: 9

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:

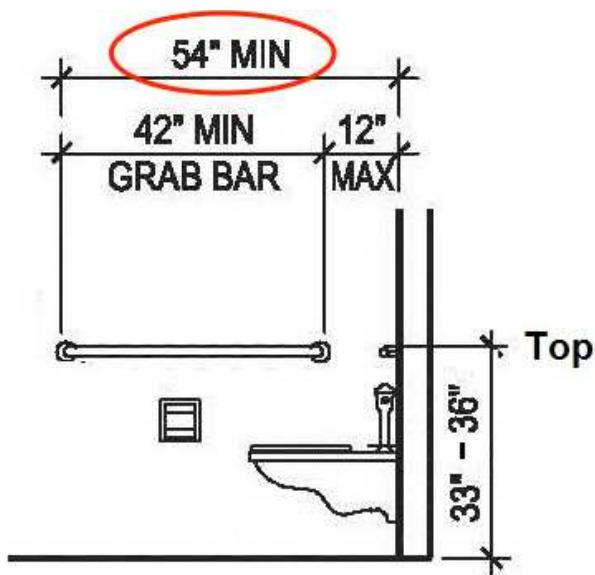
47.5 inches from rear wall

Recommendation:

Adjust side grab bar to extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall.

Notes:

N/A



Finding 297238 Main Photo

Women's Restroom

Finding: 10

The toilet paper is not installed within the compliant range in front of the toilet.

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:

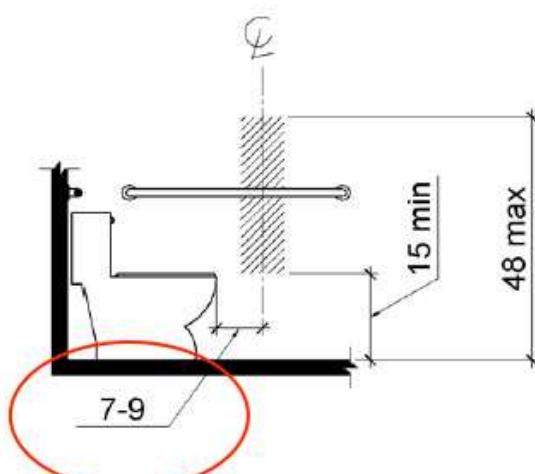
**13 inches in front of
toilet**

Recommendation:

Re-position toilet paper dispenser between 7 to 9 inches in front of toilet measured to the centerline of the toilet paper dispenser.

Notes:

N/A



Finding 297239 Main Photo

Women's Restroom

Finding: 11

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:

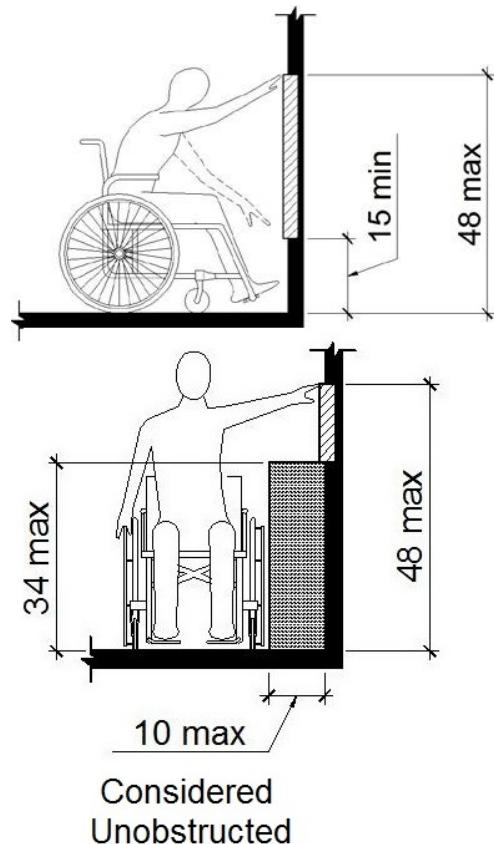
67 inches above
finished floor

Recommendation:

Lower coat hook a minimum of 20 inches. A maximum height of 48 inches is allowed above the finished floor.

Notes:

N/A



Finding 297240 Main Photo

Women's Restroom

Finding: 12

The door operating hardware is too high.

Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate.

2010 ADAS Section 404.2.7

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

Citation:

2010 ADAS Section: 404.2.7

As Built:

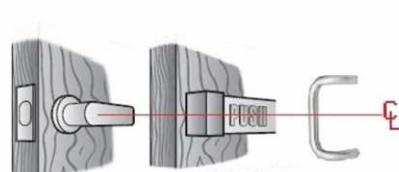
**50 inches above
finished floor**

Recommendation:

Replace door with opening hardware located between 34 inches minimum and 48 inches maximum above finished floor.

Notes:

N/A



**Operating hardware must be centered between
34" and 48" above the floor or ground**

Finding 297241 Main Photo

Men's Restroom

Finding: 13

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:

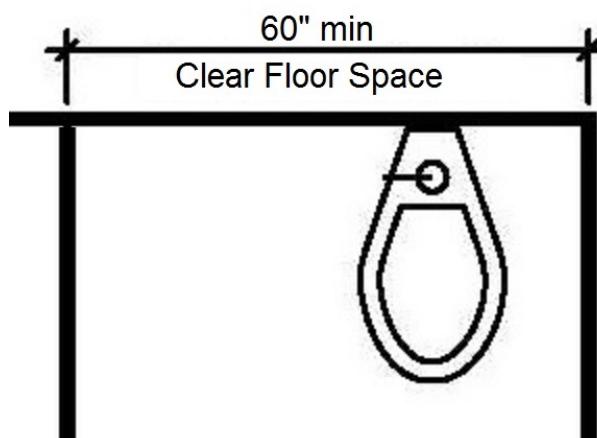
44 inches in width

Recommendation:

Toilet compartments should be a minimum of 60 inches. Due to space restriction, meeting compliance may not be possible. A full project remodel is in the planning stages due to recent fire damage. The women's restroom adjacent is being utilized a unisex restroom as a temporary accommodation.

Notes:

N/A



Men's Restroom

Finding: 14

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.

A full project remodel is in the planning stages due to recent fire damage

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:

**Rim height at 27.5
inches above finished
floor**

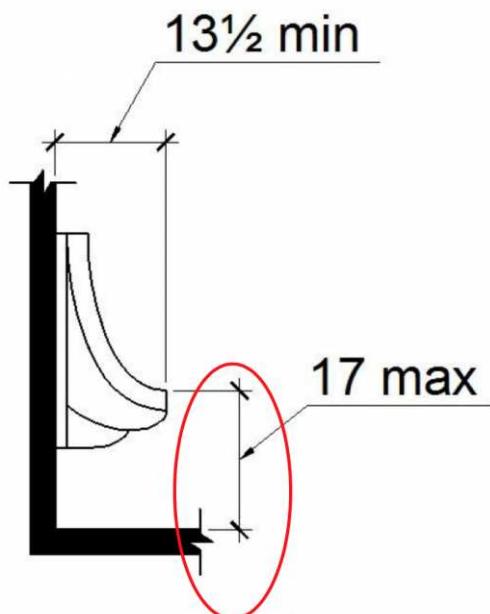
Recommendation:

Lower or replace urinal to meet compliance. A rim height of 17 inches maximum above the finished floor and rim projecting a minimum of 13.5 inches from wall.

The women's restroom adjacent is being utilized a unisex restroom as a temporary accommodation.

Notes:

N/A



Men's Restroom

Finding: 15

Inoperable lavatory due to recent fire damage.

*2010 ADAS Section Recommended
None*

Citation:

2010 ADAS Section: Recommended

As Built:

Inoperable lavatory

Recommendation:

A full project remodel is in the planning stages due to recent fire damage.
The women's restroom adjacent is being utilized a unisex restroom as a temporary accommodation.

Notes:

N/A

