

# Site Accessibility Evaluation

## Americans with Disabilities Act Title II (Public Services: State and Local Government)



### Costilla Parking Garage

50 E Costilla St  
Colorado Springs, CO  
80903

Accessibility Evaluation

*Inspection Date: 08/05/2019*

*Inspector: David Mejia*

Prepared By



(719) 520 - 6866

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

## 1st Floor Accessible Parking

Lat: 38.8287270000, Long: -104.8242122000

Wheel: N/A, Direction: NW

### Finding: 1

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:

25.25 inches in width.  
Door located on  
northeast corner of  
Tejon and Costilla

### Budgeting Range:

\$2,500 - \$4,597.00

### Recommendation:

Install door frame and door that provides a minimum width of 32 inches. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches.

### Barrier Priority:

1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

### Department:

N/A

### Estimated Remediation Date:

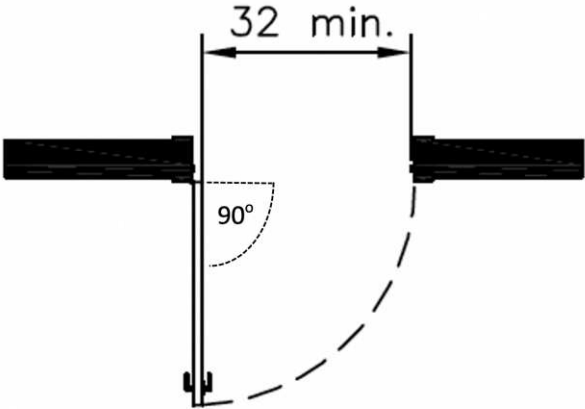
N/A

### Notes:

N/A



Finding 297249 Main Photo



Hinged Door

CORRECTED

**Finding #1 Additional Finding Photos**



Finding 297249 Additional Photo

**CORRECTED**

## 1st Floor Accessible Parking

Lat: 38.8287300000, Long: -104.8242000000

### Finding: 2

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:

Parking structure  
height clearance  
maximum is 86 inches

#### Budgeting Range:

\$1,500 - \$9,500.00

#### Recommendation:

At the moment there are no plans in constructing a new structure. Will address ADA parking to the maximum extent possible for compliance.

#### Barrier Priority:

1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

#### Department:

N/A

#### Estimated Remediation Date:

N/A

#### Notes:

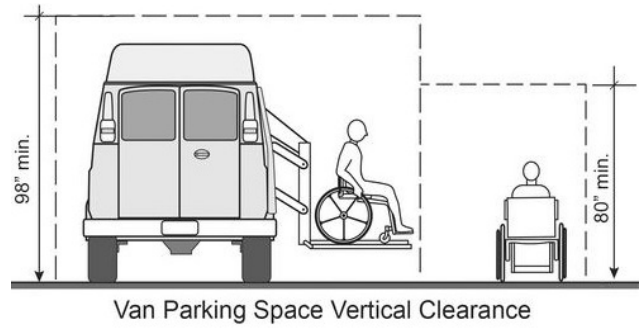
N/A

TECHNICALLY  
INFEASIBLE

Finding #2 Continued



Finding 297250 Main Photo



TECHNICALLY  
INFEASIBLE

## 1st Floor Accessible Parking

Lat: 38.8287270000, Long: -104.8242122000

### Finding: 3

The required number of van accessible stalls is not provided.

There are 6 accessible parking stalls including 1 designated for a van.

There should be a minimum of 9 accessible parking stalls including a minimum of 2 van accessible stalls.

*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.*

*2010 ADAS Section 208.2.4*

*For every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one shall be a van parking space complying with 502.*

#### Citation:

2010 ADAS Section: 208.2, 208.2.4

#### As Built:

Only 1 van accessible stall exists on the first level

#### Budgeting Range:

\$0 - \$575.00

#### Recommendation:

Re-stripe parking lot to provide the minimum required accessible parking stalls and access aisles.

#### Barrier Priority:

1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

#### Department:

N/A

#### Estimated Remediation Date:

N/A

#### Notes:

N/A



Finding #3 Continued



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

CORRECTED



## 1st Floor Accessible Parking

Lat: 38.8287270000, Long: -104.8242122000

### Finding: 4

The access aisle is missing at the accessible parking stall.

Access aisles serving parking spaces shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

*2010 ADAS Section 502.3.1*

*Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.*

*2010 ADAS Section 502.2*

*Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.*

#### Citation:

2010 ADAS Section: 502.3.1, 502.2

#### As Built:

Access aisle missing for 2nd accessible van parking stall

#### Budgeting Range:

\$500 - \$575.00

#### Recommendation:

Re-configure striping to ensure 2 van stalls with 2 access aisles to the right of each van stall and 7 accessible parking stalls with a 5 foot access aisle. Since parking stalls are angled, each van stall must have its own access aisle located on the passenger side. Non-van accessible stalls may share an access aisle or van access aisle and access may be located on either side of the vehicle.

#### Barrier Priority:

1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

#### Department:

N/A

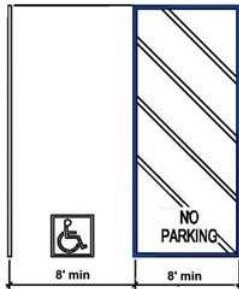
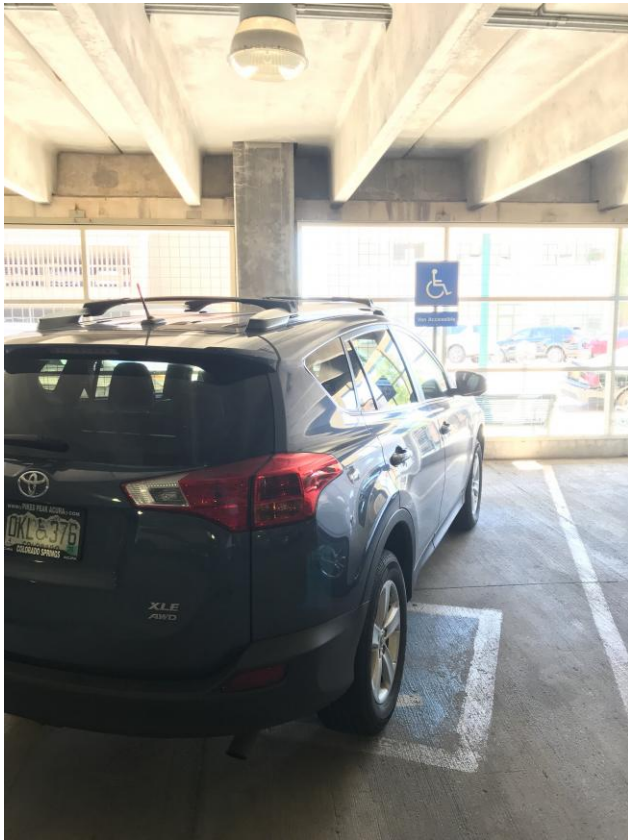
#### Estimated Remediation Date:

N/A

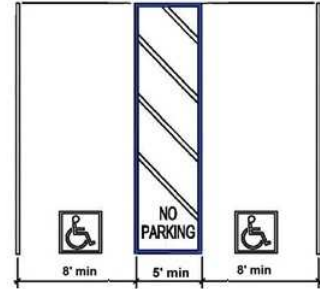
#### Notes:

N/A

Finding #4 Continued



Except for angled van stalls, the access aisle may be on either side of a van stall



Access aisle may be on either side of a standard accessible stall

CORRECTED

## 1st Floor Accessible Parking

Lat: 38.8287270000, Long: -104.8242122000

### Finding: 5

Replace all accessible parking stalls signage (ADA).

2010 ADAS Section Recommended  
None

#### Citation:

2010 ADAS Section: Recommended

#### As Built:

Replace ADA parking stalls signage

#### Budgeting Range:

\$125 - \$159.44

#### Recommendation:

N/A - Refer to Finding

#### Barrier Priority:

2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

#### Department:

N/A

#### Estimated Remediation Date:

N/A

#### Notes:

N/A

CORRECTED

## 4th Floor Accessible Parking Stall/s

Lat: 38.8287270000, Long: -104.8242122000

### Finding: 6

The access aisle is on the driver's side of the stall.

Access aisles must be located on the passenger side of the stall for angled van accessible stalls.

*2010 ADAS Section 502.3.4*

*Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.*

#### Citation:

2010 ADAS Section: 502.3.4

#### As Built:

Access aisle on driver's side (angled parking stall)

#### Budgeting Range:

\$0 - \$0.00

#### Recommendation:

Remove "van accessible" signage from 2nd stall. Van access aisles must be on passenger side for angled parking stalls.

#### Barrier Priority:

1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

#### Department:

N/A

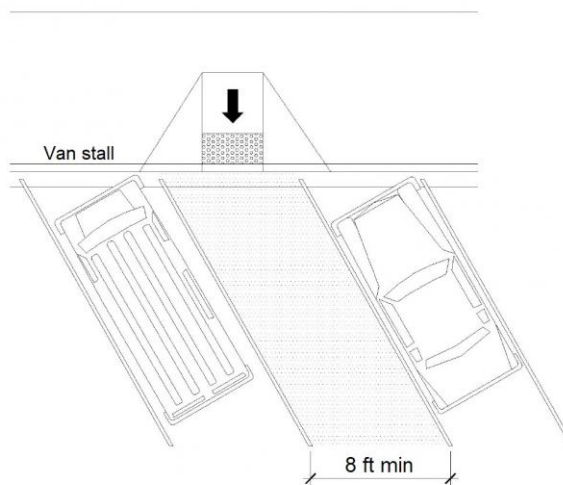
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

### Finding #6 Continued



Finding 297287 Main Photo