Site Accessibility Evaluation

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

Motor Vehicle Union

8830 N Union Blvd
Briargate, CO 80920

ADA Only

Inspection Date: 07/01/2019
Inspector: David Mejia

Prepared By

(719) 520 - 6866
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Powered by BlueDAG

Parking Lot

Lat: 38.9596171000, Long: -104.7662357000

Finding: 1

The striping and markings for the accessible parking stalls, loading/unloading access aisles 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:

Existing striping dilapidated

Recommendation:

Reconfigure and re-stripe accessible parking stalls with international symbol of accessibility 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:

Corrective Action: Coordiante with landlord and review lease contract agreement.

Finding #1 Continued

Finding 297089 Main Photo

Finding #1 Additional Finding Photos

Finding 297089 Additional Photo

Parking Lot

Lat: 38.9596171000, Long: -104.7662357000

Finding: 2

Curb ramp leading to path of travel next to accessible parking stall not compliant due to side approach entrance and adjacent to accessible parking stall.

2010 ADAS Section Recommended
None

Citation:

2010 ADAS Section: Recommended

As Built:

Existing curb ramp non-compliant

Recommendation:

Recommend re-striping adjacent parking stall to a no parking stall or reconfigure curb ramp with a forward approach entrance.

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:

Corrective Action: Coordinate with landlord and review lease contract agreement.

Finding #2 Continued

Finding 297099 Main Photo

Customer Service Counter

Lat: 38.9596171000, Long: -104.7662357000

Finding: 3

The transaction counter is too high.

A portion of the counter surface that is 36 inches long minimum and 36 inches high maximum above the finish floor shall be provided. Knee and toe space must be provided for a forward approach. A 30 inch by 48 inch clear floor space on an accessible route must be provided for either a forward or parallel approach.

2010 ADAS Section 904.4.2
A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

2010 ADAS Section 904.4.1
A portion of the counter surface that is 36 inches (915 mm) long minimum and 36 inches (915 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch (915 mm) minimum length of counter.

Citation:

2010 ADAS Section: 904.4.2, 904.4.1

As Built:

49.5 inches in height

CORRECTED

Recommendation:

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

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

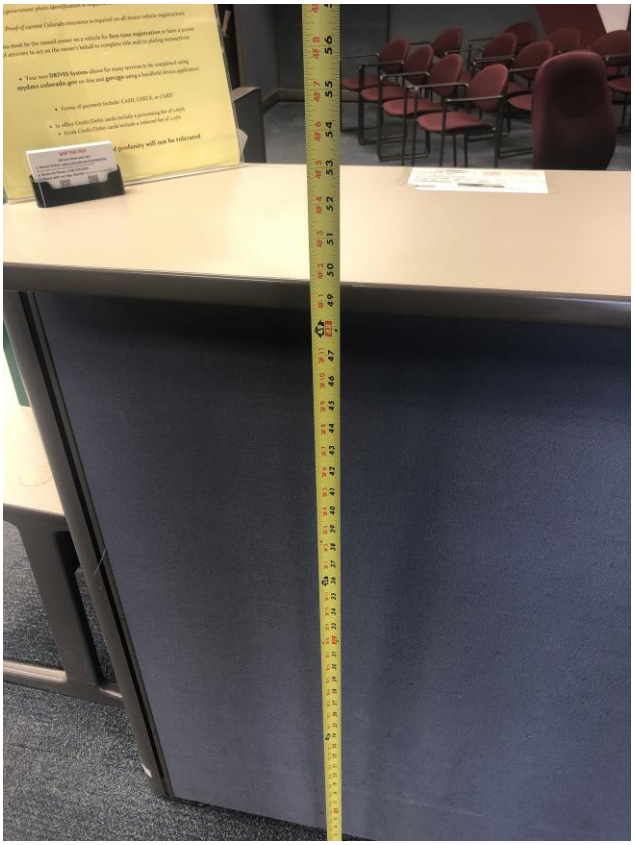
Estimated Remediation Date:

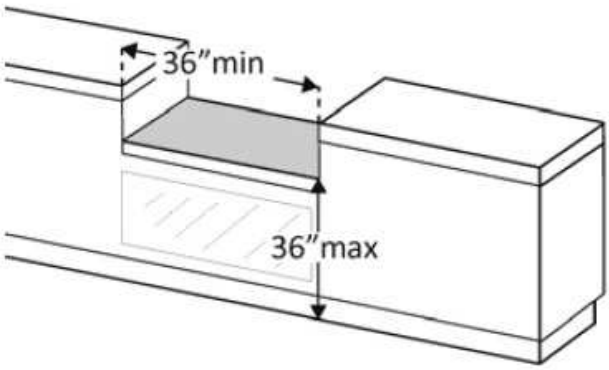
N/A

Notes:

Correcrtive Action: Work order # submitted on

Finding #3 Continued





CORRECTED

Men's Restroom

Lat: 38.9596171000, Long: -104.7662357000

Finding: 4

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:

18 inches from rear wall

CORRECTED

Recommendation:

Relocate and ensure toilet paper dispenser is between 7 inches minimum to 9 inches maximum in front of water closet measured to centerline of the dispenser. If toilet paper dispenser is installed above side grab bar please ensure there is 12 inches of clearance minimum above side grab bar but no more than 48 inches in height measured from the floor to the center of the paper roll. If installed below grab bar ensure there is 1.5 inches clearance minimum but no less than 15 inches in height measured from the floor to the center of the paper roll.

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

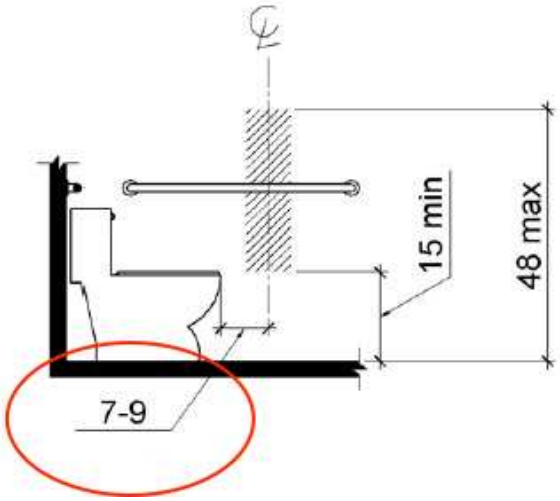
Estimated Remediation Date:

N/A

Notes:

Work order #466601 submitted on 6/28/19

Finding #4 Continued



Finding 297079 Main Photo

CORRECTED

Men's Restroom

Lat: 38.9596171000, Long: -104.7662357000

Finding: 5

The toilet seat cover dispenser is mounted too high and are not located in an accessible location.

Dispensers must have all operable parts a maximum of 48 inches above the floor and must be provided on an accessible route. Do not locate accessories above grab bars are within 1-1/2 inches of the side of grab bars.

2010 ADAS Section 205.1
Operable parts on accessible elements, accessible routes, and in accessible rooms and spaces shall comply with 309.

Citation:

2010 ADAS Section: 205.1

As Built:

53 inches above finished floor in rear wall

Recommendation:

Relocate paper towel dispenser to have operable part between 15 inches minimum and 48 inches maximum above floor. May require relocation below grab bar at 1.5 inches minimum clearance below grab bar to meet compliance.

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:

Work order #466602 submitted on 6/28/19

CORRECTED

Finding #5 Continued

Finding 297080 Main Photo

CORRECTED

Finding #5 Additional Finding Photos

Finding 297080 Additional Photo

CORRECTED

Men's Restroom

Lat: 38.9596171000, Long: -104.7662357000

Finding: 6

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:

Does not self close completely

Recommendation:
Adjust or replace existing door hinges.

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)

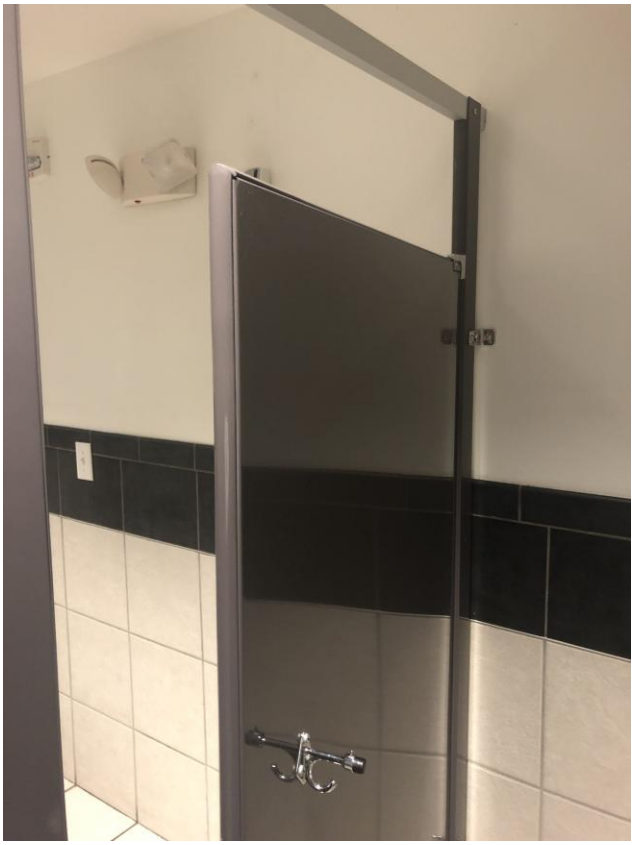
Department:
N/A

Estimated Remediation Date:
N/A

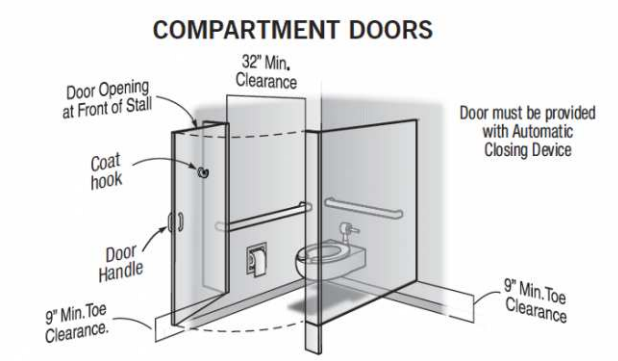
Notes:
Work order #466603 submitted on 6/28/19

CORRECTED

Finding #6 Continued



Finding 297081 Main Photo



CORRECTED

Men's Restroom

Lat: 38.9596171000, Long: -104.7662357000

Finding: 7

The baby changing table operating mechanism is outside reach range.

The maximum high reach allowed is 48 inches

2010 ADAS Section 308.3.1
Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

Citation:

2010 ADAS Section: 308.3.1

As Built:

Baby changing table at 62.5 inches above finished floor

Recommendation:

Remove and replace existing baby changing station with a horizontal station. Ensure there is a 27 inch minimum knee clearance measured from the finished floor to the bottom edge of the baby changing station, 28 inches minimum to 34 inches maximum to the top of the table surface and the operable part at a maximum of 48 inches measured from the finished floor.

Barrier Priority:

3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:

N/A

Estimated Remediation Date:

N/A

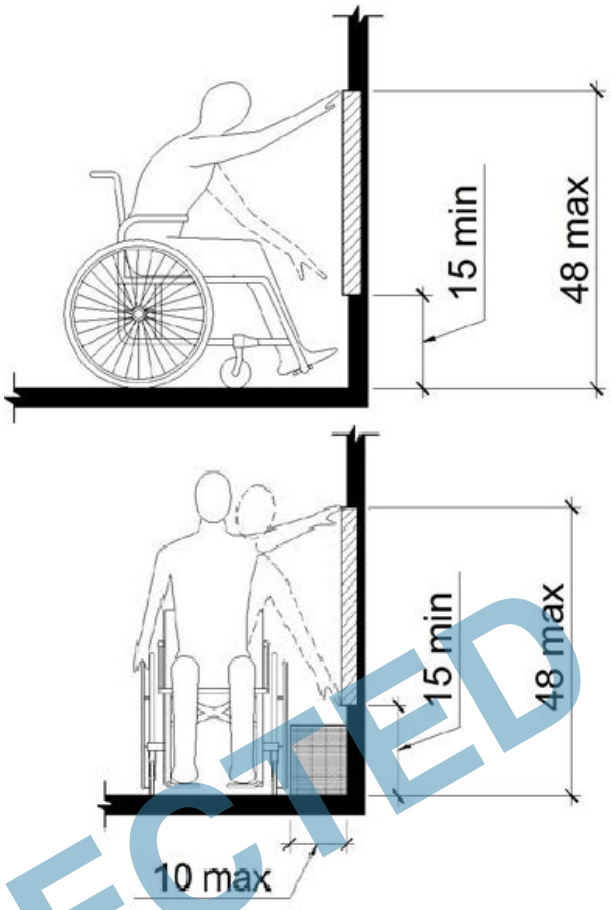
Notes:

Work order #466604 submitted on 6/28/19

CORRECTED

Finding #7 Continued

Finding 297097 Main Photo



CORRECTED

Men's Restroom

Lat: 38.9596200000, Long: -104.7662000000

Finding: 8

The side grab bar is located greater than 12 inches 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:

13 inches from rear wall

Recommendation:

Adjust side grab bar not to exceed 12 inches from rear wall. The side grab bar must be 42 inches minimum in length and extend at least 54 inches minimum beyond the rear wall.

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

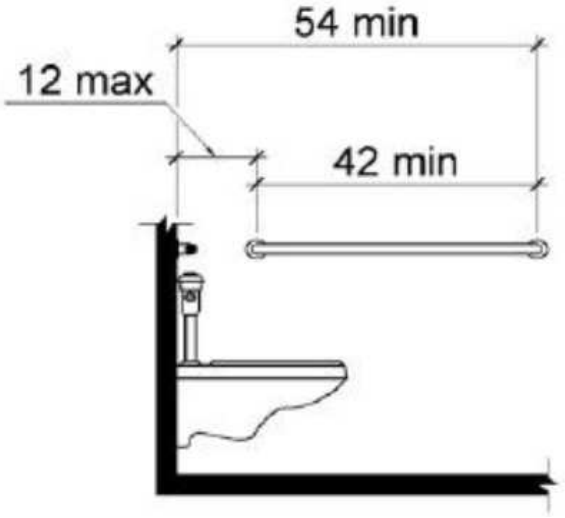
Estimated Remediation Date:

N/A

Notes:

Work order #466606 submitted on 6/28/19

Finding #8 Continued



Finding 297078 Main Photo

Finding #8 Additional Finding Photos

Finding 297078 Additional Photo

Men's Restroom

Lat: 38.9596200000, Long: -104.7662000000

Finding: 9

The rear grab bar does not extend adequately past the centerline of the toilet on the wall side.

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

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

2010 ADAS Section 604.5.2
The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

Citation:

2010 ADAS Section: 604.5.2

As Built:

13 inches from side wall

CORRECTED

Recommendation:

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

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

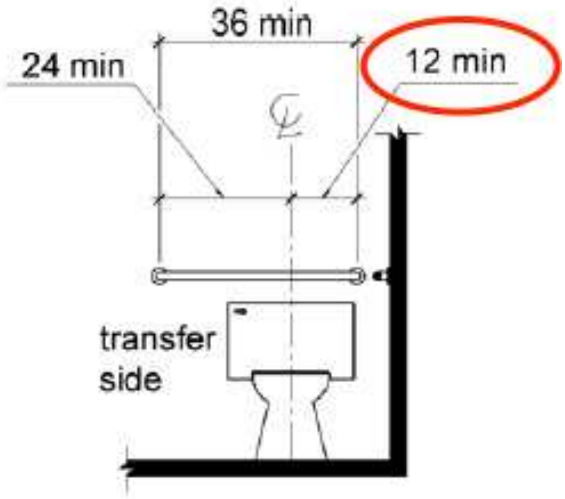
Estimated Remediation Date:

N/A

Notes:

Work order #466607 submitted on 6/28/19

Finding #9 Continued



Finding 297082 Main Photo

CORRECTED

Finding #9 Additional Finding Photos

Finding 297082 Additional Photo

Finding 297082 Additional Photo

CORRECTED

Women's Restroom

Lat: 38.9596171000, Long: -104.7662357000

Finding: 10

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

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

2010 ADAS Section 604.6
Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

Citation:

2010 ADAS Section: 604.6

As Built:

Flush handle on wall side

Recommendation:

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

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

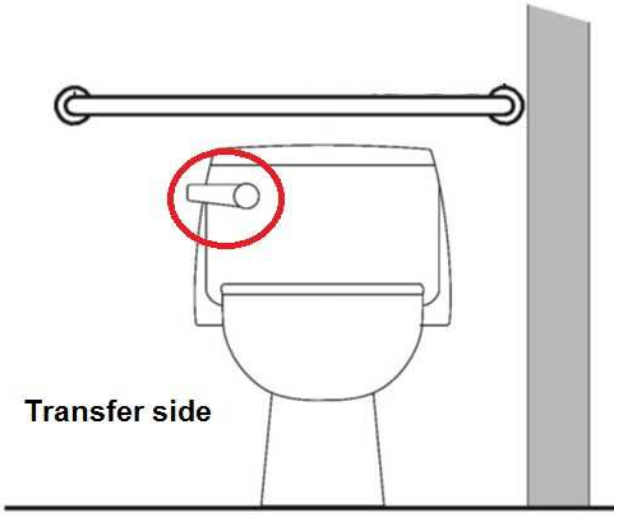
Notes:

Work order #466608 submitted on 6/28/19

CORRECTED

Finding #10 Continued

Finding 297083 Main Photo



CORRECTED

Women's Restroom

Lat: 38.9596171000, Long: -104.7662357000

Finding: 11

The compartment door is not self closing.

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

2010 ADAS Section 604.8.1.2
Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

Citation:

2010 ADAS Section: 604.8.1.2

As Built:

Compartment door not self closing

Recommendation:
Adjust or install automatic closing hinges.

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

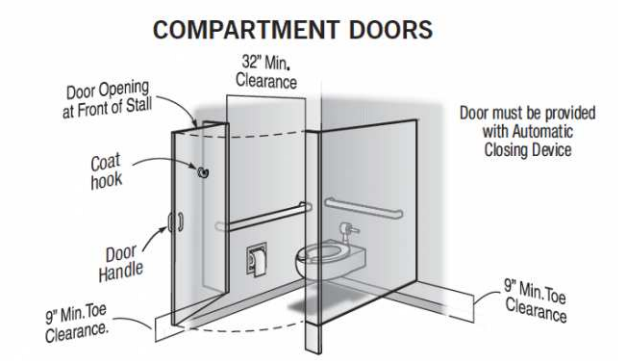
Estimated Remediation Date:
N/A

Notes:
Work order #466609 submitted on 6/28/19

CORRECTED

Finding #11 Continued

Finding 297086 Main Photo



CORRECTED

Women's Restroom

Lat: 38.9596171000, Long: -104.7662357000

Finding: 12

The baby changing table operating mechanism is outside reach range.

The maximum high reach allowed is 48 inches

2010 ADAS Section 308.3.1
Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

Citation:

2010 ADAS Section: 308.3.1

As Built:

62 inches above finished floor

Recommendation:

Remove and replace existing baby changing station with a horizontal station. Ensure there is a 27 inch minimum knee clearance measured from the finished floor to the bottom edge of the baby changing station, 28 inches minimum to 34 inches maximum to the top of the table surface and the operable part at a maximum of 48 inches measured from the finished floor. Also, reverse opening of stall door to meet required clear floor space for the baby changing station.

CORRECTED

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:

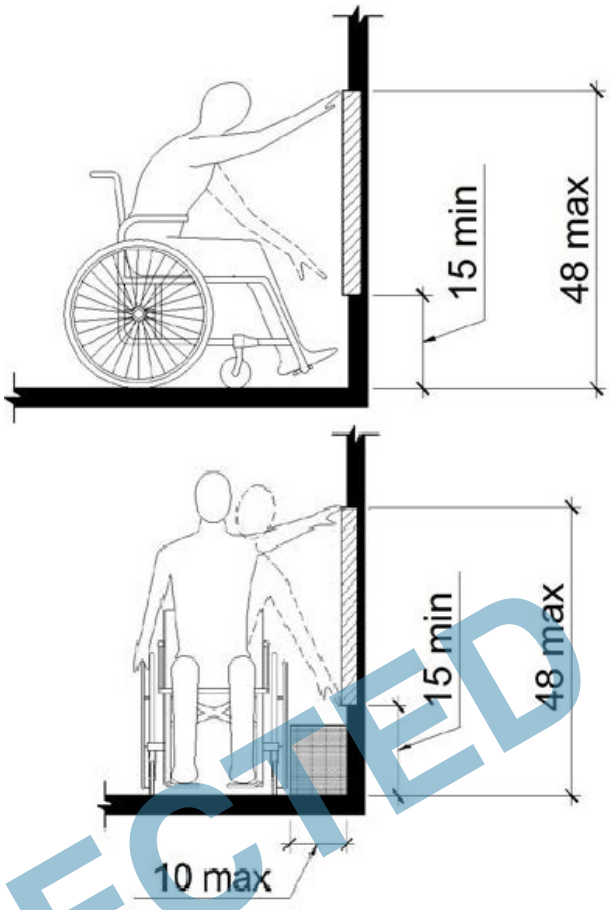
N/A

Notes:

Work order #466610 submitted on 6/28/19

Finding #12 Continued

Finding 297098 Main Photo



CORRECTED

Women's Restroom

Lat: 38.9596200000, Long: -104.7662000000

Finding: 13

The rear grab bar does not extend adequately past the toilet on the wide side.

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

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

2010 ADAS Section 604.5.2
The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

Citation:

2010 ADAS Section: 604.5.2

As Built:

Rear grab bar extends 21 inches.

CORRECTED

Recommendation:

Existing grab bar will not meet compliance due to one piece continuous grab bar. Install separate rear and side grab bars. Side grab bar shall be 42 inches in length and shall measure 54 inches minimum from rear wall when installed. Rear grab bar shall extend 12 inches minimum on wall side and 24 inches minimum on the transfer side measured from the centerline of the toilet.

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:

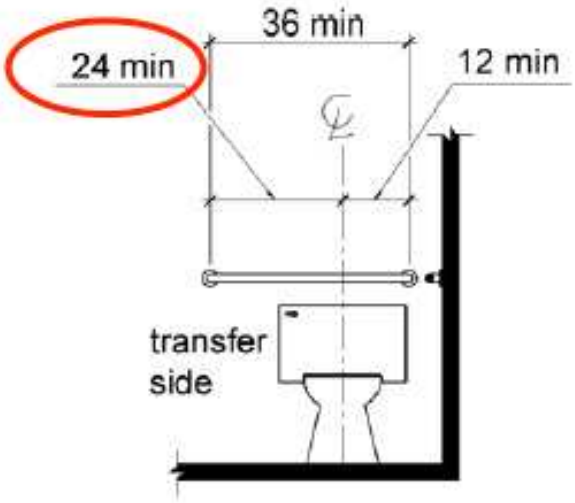
N/A

Notes:

Work order #466611 submitted on 6/28/19

Finding #13 Continued

Finding 18928 Main Photo



CORRECTED

Finding #13 Additional Finding Photos

Finding 18928 Additional Photo

Finding 18928 Additional Photo

CORRECTED

Women's Restroom

Lat: 38.9595000000, Long: -104.7663000000

Finding: 14

The toilet seat cover dispenser is not on an accessible route.

Toilet seat covers must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space that allows a side or forward approach. Dispensers must have all operable parts a maximum of 48 inches above the floor.

2010 ADAS Section 309.2
A clear floor or ground space complying with 305 shall be provided.

Citation:

2010 ADAS Section: 309.2

As Built:

59 inches above rear grab bar

Recommendation:

Relocate seat cover dispenser to have operable part between 15 inches minimum and 48 inches maximum above floor. May require relocation below rear or side grab bar at 1.5 inches minimum clearance below grab bar to meet compliance.

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:

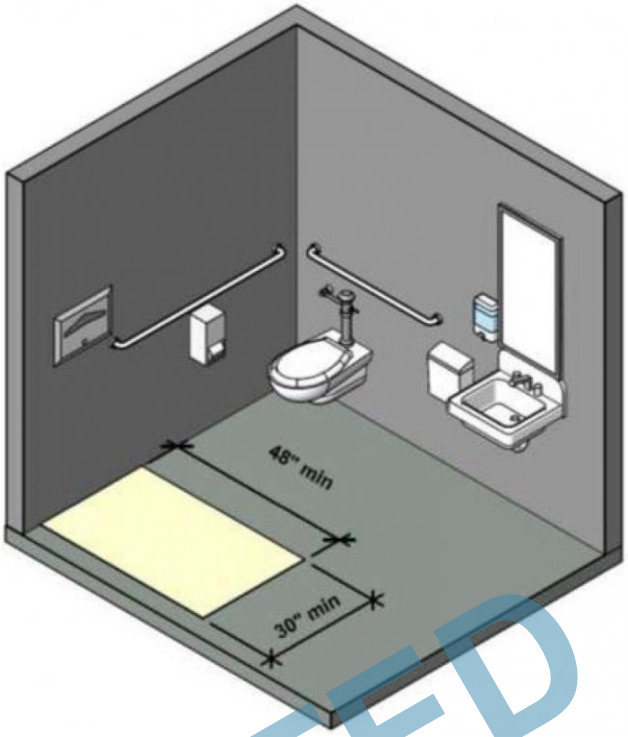
N/A

Notes:

Work order #466612 submitted on 6/28/19

CORRECTED

Finding #14 Continued



Finding 297084 Main Photo

CORRECTED

Finding #14 Additional Finding Photos

Finding 297084 Additional Photo

Finding 297084 Additional Photo

CORRECTED

Women's Restroom

Lat: 38.9596200000, Long: -104.7662000000

Finding: 15

The toilet paper is not installed within the compliant height range.

Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

2010 ADAS Section 604.7
Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

Citation:

2010 ADAS Section: 604.7

As Built:

1 inch in front of toilet

Recommendation:

Relocate sanitary paper dispenser or interchange sanitary paper dispenser with toilet paper dispenser and ensure toilet paper dispenser is between 7 inches minimum to 9 inches maximum in front of water closet measured to centerline of the dispenser.

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

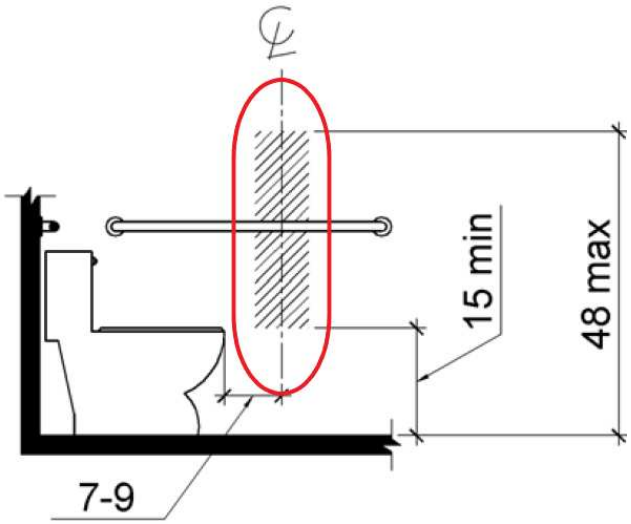
Estimated Remediation Date:

N/A

Notes:

Work order #466613 submitted on 6/28/19

Finding #15 Continued



Finding 297085 Main Photo

Finding #15 Additional Finding Photos

Finding 297085 Additional Photo

Women's Restroom

Lat: 38.9596200000, Long: -104.7662000000

Finding: 16

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 seconds to closed position

Recommendation:
Adjust door closer to allow a minimum of 5 seconds to move from the open position at 90 degrees to 12 degrees from the latch/locking mechanism.

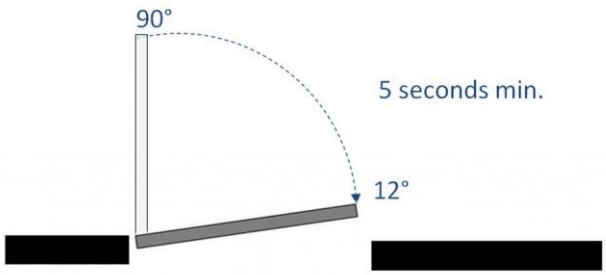
Barrier Priority:
2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Work order #466615 submitted on 6/28/19

Finding #16 Continued



Finding 297088 Main Photo