

Site Accessibility Evaluation

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



Black Forest Regional Park

**4800 Shoup Rd
Colorado Springs, CO
80908**

Accessibility Evaluation

***Inspection Date: 08/09/2017
Inspector: David Mejia***

Prepared By



**(719) 520 - 6866
www.elpasoco.com**

Running Slope (path of travel from ramp

Lat: 39.0161920000, Long: -104.7367800000

Finding: 1

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

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

2010 ADAS Section 403.3

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

Citation:

2010 ADAS Section: 403.3

As Built:

Running slope ranged from 6.6% to 7.3% //
Cross slope ranged from 2.1% 3.0%

Budgeting Range:

\$1,500 - \$6,500.00

Recommendation:

Install handrails on both sides that comply with 505 due to the running slope exceeding the maximum slope allowed (1:20 or 5.0%).

Add level landings at the top and bottom of the ramp run and every 30 feet in between complying with 405.6

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

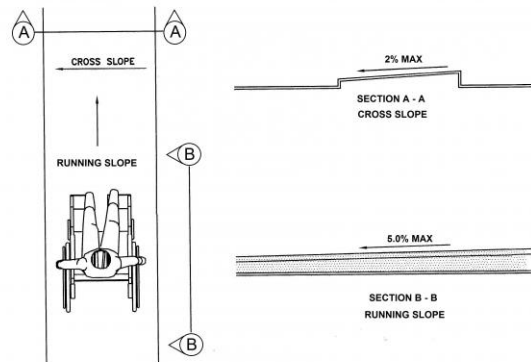
Notes:

Corrective action:

Finding #1 Continued



Finding 75497 Main Photo



Running Slope (path of travel from ramp

Lat: 39.0161920000, Long: -104.7367800000

Finding: 2

There is a change in level greater than 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. Changes in level greater than 1/2 inch must be by way of a ramp.

2010 ADAS Section 303.3

Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.

Citation:

2010 ADAS Section: 303.3

As Built:

3/4 inch upheaval

Budgeting Range:

\$0 - \$50.00

Recommendation:

Edge/bevel treatment on access route throughout due to changes in level exceeding the 1/4 in vertical maximum and 1/2 in horizontal separation maximum.

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

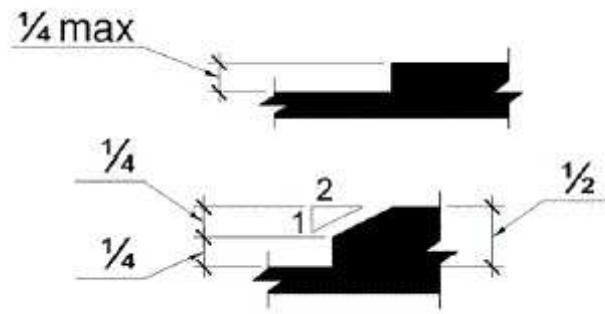
Notes:

Corrective action: Work order #463245 submitted on 5/20/19

Finding #2 Continued



Finding 76543 Main Photo



Play Area

Lat: 39.0161920000, Long: -104.7367800000

Finding: 3

A minimum of one of each type of ground level play components is not on an accessible route.

Where ground level play components are provided, at least one of each type shall be on an accessible route and shall comply.

2010 ADAS Section 240.2.1.1

Where ground level play components are provided, at least one of each type shall be on an accessible route and shall comply with 1008.4.

Citation:

2010 ADAS Section: 240.2.1.1

As Built:

Inaccessible ground play component

Budgeting Range:

\$14,500 - \$20,000.00

Recommendation:

Make ground level and elevated play components accessible including the entry and exit points of those components by installation of a compliant playground surface.

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:

Corrective action:

Finding #3 Continued



Finding 75518 Main Photo

Men's Restroom

Lat: 39.0161920000, Long: -104.7367800000

Finding: 4

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:

Toilet closet measured
36 inches wide.

Budgeting Range:

\$2,500 - \$9,500.00

Recommendation:

Major remodel/construction will be required to meet current ADA Standards.

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

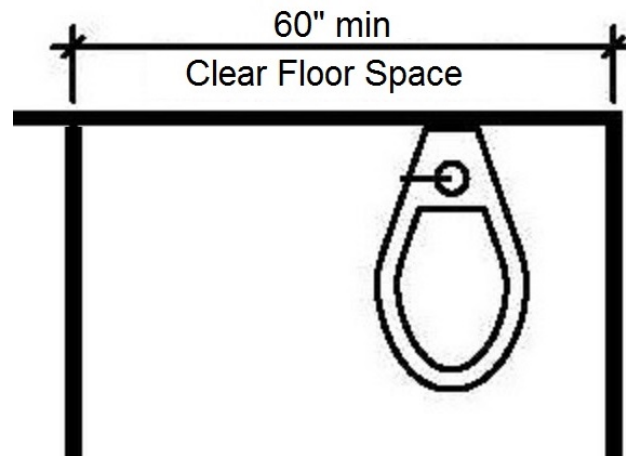
Estimated Remediation Date:

N/A

Notes:

Corrective action:

Finding #4 Continued



Finding 76796 Main Photo

Men's Restroom

Lat: 39.0161920000, Long: -104.7367800000

Finding: 5

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.5.2	Width of toilet compartment does not allow for compliance	\$150 - \$1,500.00

Recommendation:

Extend width of toilet compartment and re-position rear grab bar to meet ADAS.

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

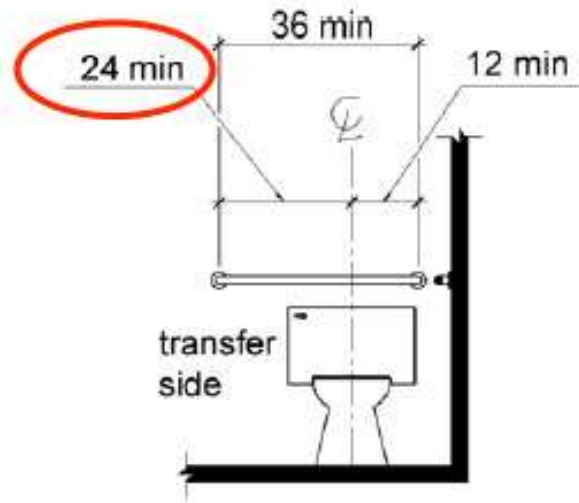
Notes:

Corrective action:

Finding #5 Continued



Finding 76825 Main Photo



Men's Restroom

Lat: 39.0161920000, Long: -104.7367800000

Finding: 6

The compartment door does not have an unobstructed clear opening width of 32 inches.

The water closet compartment shall be equipped with a door that has an automatic-closing device, and must have a clear, unobstructed opening width 32 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:

Door opening width is
29 1/2 inches.

Budgeting Range:

\$1,500 - \$3,500.00

Recommendation:

Upon reconstruction and/or alteration extend water closet door width to 32 inches minimum per 2010 ADAS.

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

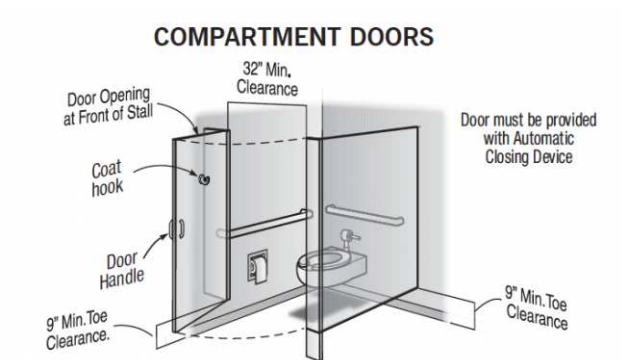
Estimated Remediation Date:

N/A

Notes:

Corrective action:

Finding #6 Continued



Finding 76925 Main Photo

Men's Restroom

Lat: 39.0161920000, Long: -104.7367800000

Finding: 7

The toilet paper dispenser does not allow a continuous flow.

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:

Does not allow continuous flow of toilet paper.

Budgeting Range:

\$100 - \$175.00

Recommendation:

Replace dispenser with one that will allow continuous flow.

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

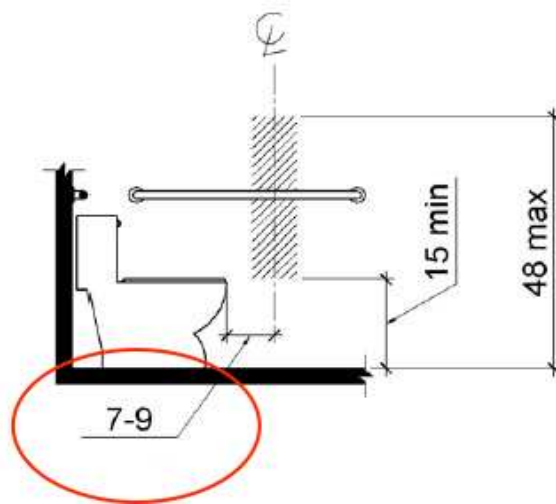
Estimated Remediation Date:

N/A

Notes:

Corrective action: Work order #463258 submitted on 5/20/19

Finding #7 Continued



Finding 297058 Main Photo

Women's Restroom

Lat: 39.0161920000, Long: -104.7367800000

Finding: 8

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:

Toilet closet measured
37 inches wide.

Budgeting Range:

\$2,500 - \$9,500.00

Recommendation:

Major remodel/construction will be required to meet current ADA Standards.

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

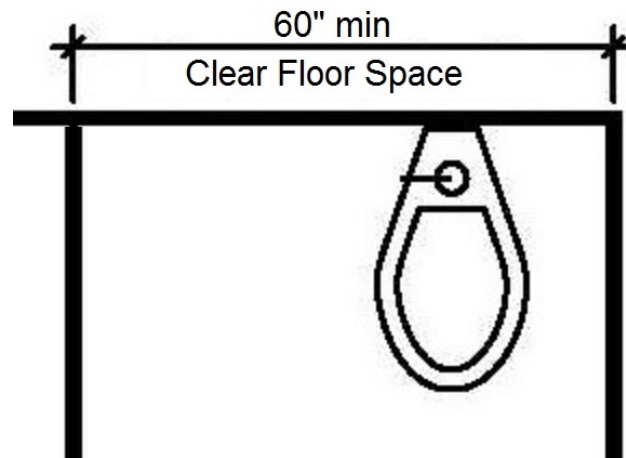
Estimated Remediation Date:

N/A

Notes:

Corrective action:

Finding #8 Continued



Finding 76797 Main Photo

Women's Restroom

Lat: 39.0161920000, Long: -104.7367800000

Finding: 9

The compartment door does not have an unobstructed clear opening width of 32 inches.

The water closet compartment shall be equipped with a door that has an automatic-closing device, and must have a clear, unobstructed opening width 32 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:

Door opening width is
29 1/2 inches.

Budgeting Range:

\$2,500 - \$4,500.00

Recommendation:

Upon reconstruction and/or alteration extend water closet door width to 32 inches minimum per 2010 ADAS.

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

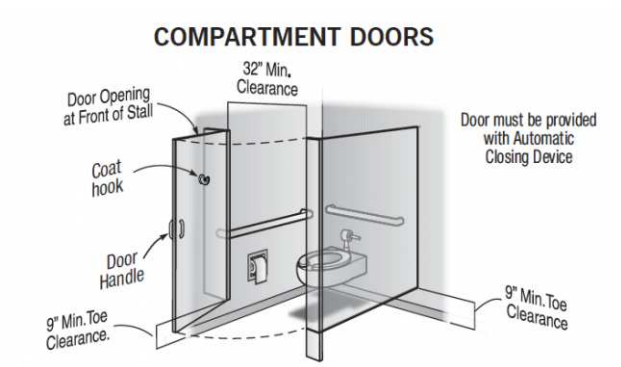
Estimated Remediation Date:

N/A

Notes:

Corrective action:

Finding #9 Continued



Finding 76926 Main Photo

Women's Restroom

Lat: 39.0161920000, Long: -104.7367800000

Finding: 10

The toilet paper dispenser does not allow a continuous flow.

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:

Does not allow continuous flow of toilet paper

Budgeting Range:

\$100 - \$150.00

Recommendation:

Replace dispenser with one that will allow continuous flow.

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

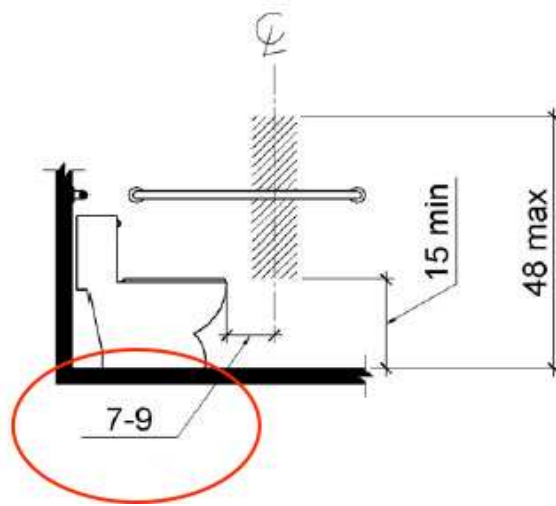
Estimated Remediation Date:

N/A

Notes:

Corrective action: Work order #463258 submitted on 5/20/19

Finding #10 Continued



Finding 77808 Main Photo

Women's Restroom

Lat: 39.0161920000, Long: -104.7367800000

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

Budgeting Range:

\$150 - \$1,500.00

Recommendation:

Adjust or install automatic closing hinges.

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

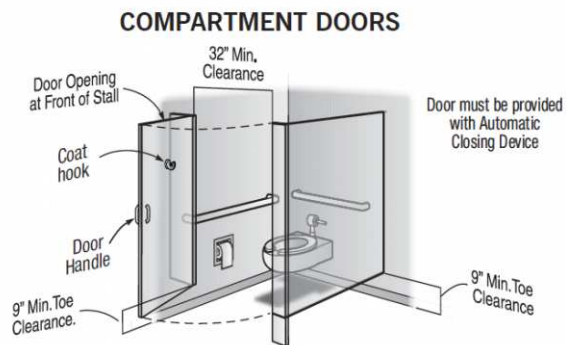
Estimated Remediation Date:

N/A

Notes:

Corrective action:

Finding #11 Continued



Finding 77813 Main Photo