

# Site Accessibility Evaluation

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



### County Professional Building

105 E Vermijo Ave  
Downtown, CO 80903

ADA Only

*Inspection Date: 07/24/2017*  
*Inspector: David Mejia*

Prepared By



(719) 520 - 6866

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

## Suite 101 Reception Area

Lat: 38.8293300000, Long: -104.8233000000

### Finding: 1

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:

36.25 inches above  
finished floor

#### Budgeting Range:

\$2,500 - \$6,500.00

#### 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.

#### 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

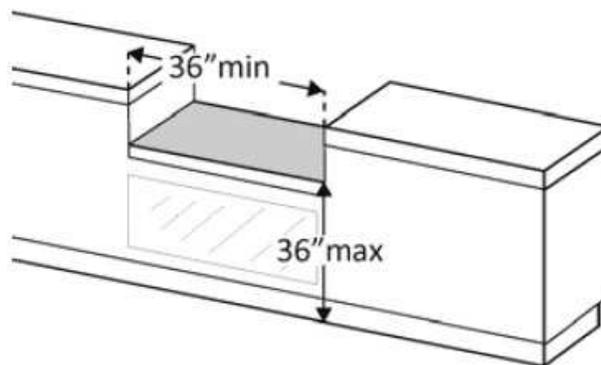
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

### Finding #1 Continued



Finding 299326 Main Photo

**Finding #1 Additional Finding Photos**



Finding 299326 Additional Photo

## 1st Floor, Men's Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 2

The toilet paper is not installed within the compliant 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:

5 inches in front of toilet

#### Budgeting Range:

\$0 - \$0.00

#### Recommendation:

Re-position toilet paper dispenser to be within 7 inches minimum to 9 inches maximum in front of the toilet measured to the centerline of the dispenser.

#### 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

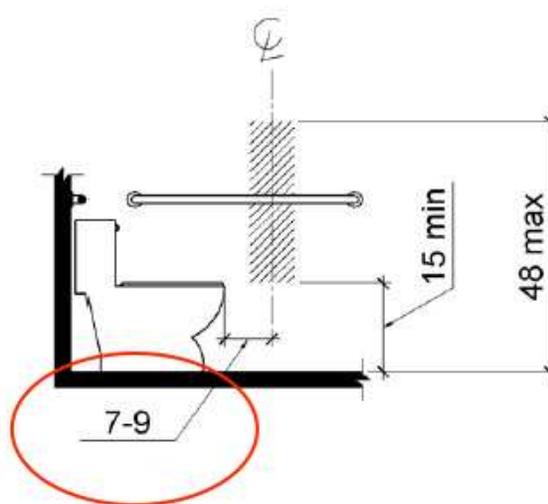
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #2 Continued



Finding 299092 Main Photo

## 1st Floor, Men's Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 3

The toilet seat cover dispenser is mounted too high.

Dispensers must have operable parts a maximum of 48 inches above the floor. 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.

*2010 ADAS Section 308.1  
Reach ranges shall comply with 308.*

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 308.1	54 inches above finished floor	\$150 - \$1,500.00

### Recommendation:

Re-locate toilet seat cover dispenser below either grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor to meet compliance.

### 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

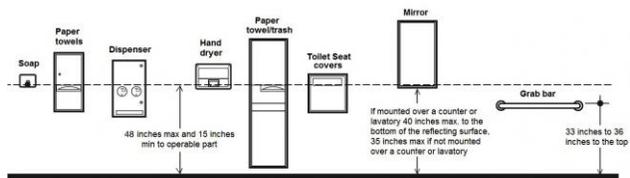
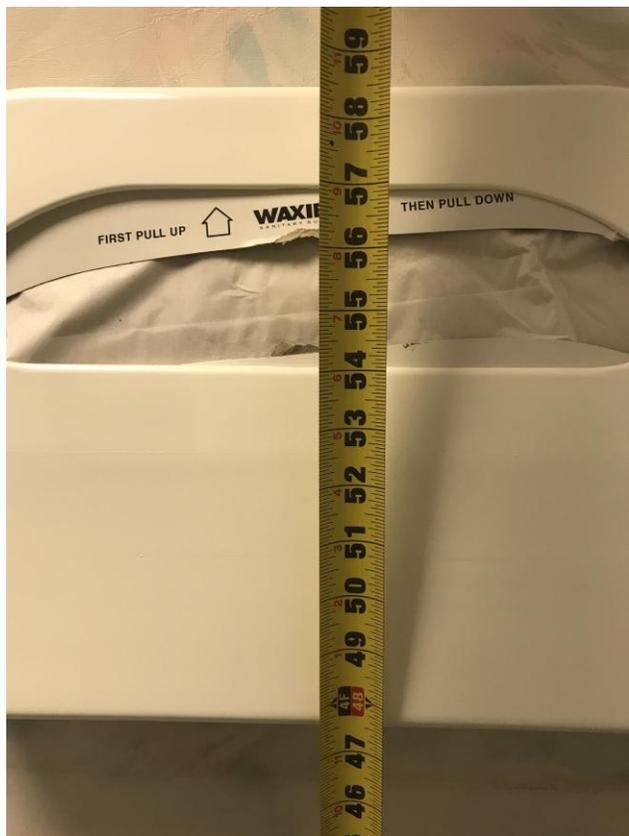
### Estimated Remediation Date:

N/A

### Notes:

N/A

### Finding #3 Continued



Finding 299093 Main Photo

## 1st Floor, Men's Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 4

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:

55 inches above  
finished floor

#### Budgeting Range:

\$150 - \$1,500.00

### Recommendation:

Lower coat hook 8 inches minimum or install another coat hook not to exceed a maximum height of 48 inches above 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

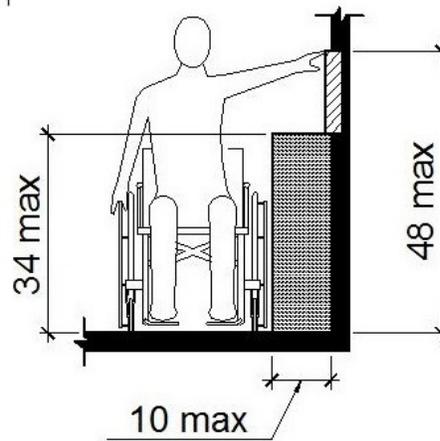
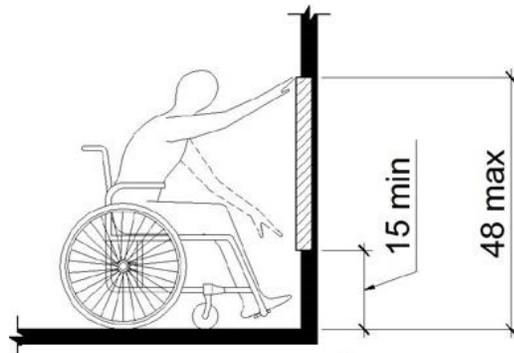
### Notes:

N/A

Finding #4 Continued



Finding 299094 Main Photo



Considered  
Unobstructed

## 1st Floor, Men's Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 5

The paper towel 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:

58.5 inches above  
finished floor

#### Budgeting Range:

\$150 - \$1,500.00

### Recommendation:

Lower paper towel dispenser 11 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

### 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

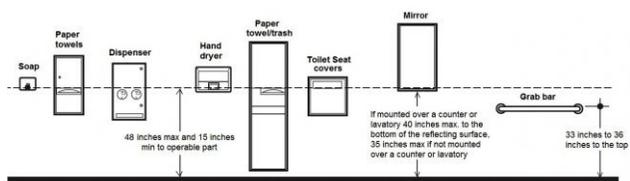
### Estimated Remediation Date:

N/A

### Notes:

N/A

### Finding #5 Continued



Finding 299095 Main Photo

## 1st Floor, Men's Restroom

Lat: 38.8293300000, Long: -104.8233000000

### Finding: 6

The locking/latching hardware is not accessible.

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 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:

Locking hardware  
requires twisting and  
pinching of the wrist

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

Replace locking hardware with locking lever that does not require tight grasping, tight pinching or twisting of the wrist to operate.

#### 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

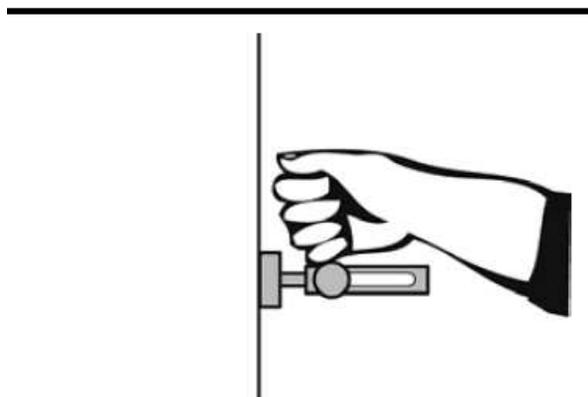
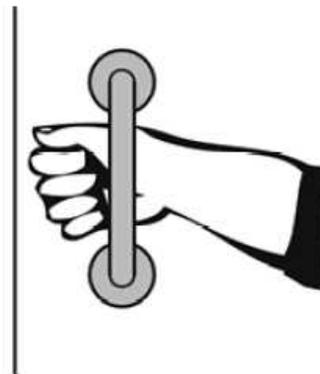
#### Notes:

Corrective Action: W/O 381216 completed 381216.

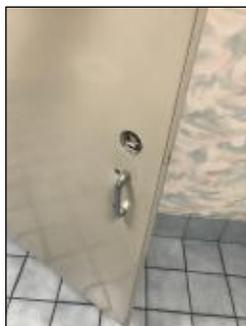
### Finding #6 Continued



Finding 25860 Main Photo



**Finding #6 Additional Finding Photos**



Finding 25860 Additional Photo

## 1st Floor, Men's Restroom

Lat: 38.8293300000, Long: -104.8233000000

### Finding: 7

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.*

<b>Citation:</b>	<b>As Built:</b>	<b>Budgeting Range:</b>
2010 ADAS Section: 604.5.1	12.75 inches from rear wall	\$150 - \$1,500.00

### 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:

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

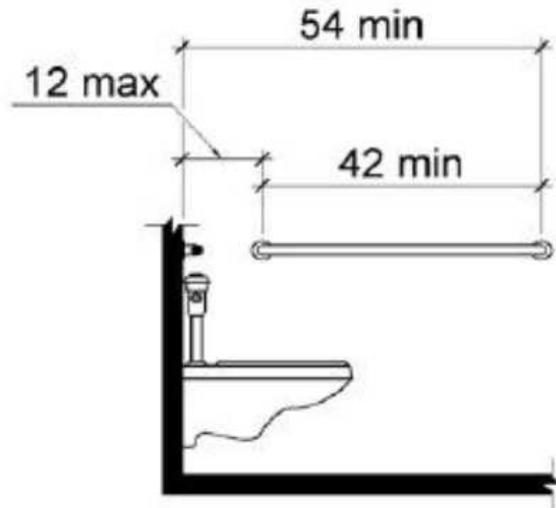
### Estimated Remediation Date:

N/A

### Notes:

Corrective Action: W/O 381204 submitted. Relocated grab bar- 3/23/17.

Finding #7 Continued



Finding 25868 Main Photo

**Finding #7 Additional Finding Photos**



Finding 25868 Additional Photo



Finding 25868 Additional Photo

## 1st Floor, Men's Restroom

Lat: 38.8293300000, Long: -104.8233000000

### Finding: 8

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:

Stall door does not self-close

#### 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

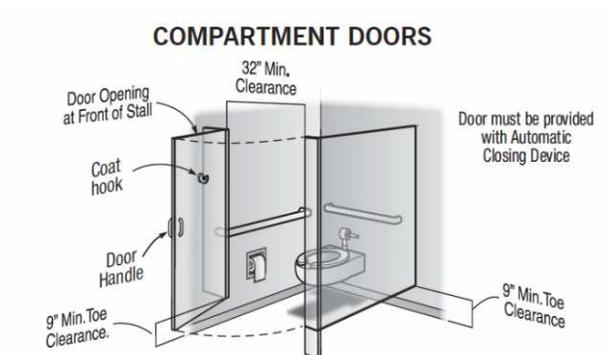
#### Notes:

Corrective Action: W/O 381208 submitted. Replaced hinges, parts on hand. 6/19/17.

### Finding #8 Continued



Finding 25858 Main Photo



**Finding #8 Additional Finding Photos**



Finding 25858 Additional Photo

## 1st Floor, Women's Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 9

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:

55 inches above  
finished floor

#### Budgeting Range:

\$150 - \$1,500.00

### Recommendation:

Lower coat hook 8 inches minimum or install another coat hook not to exceed a maximum height of 48 inches above 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

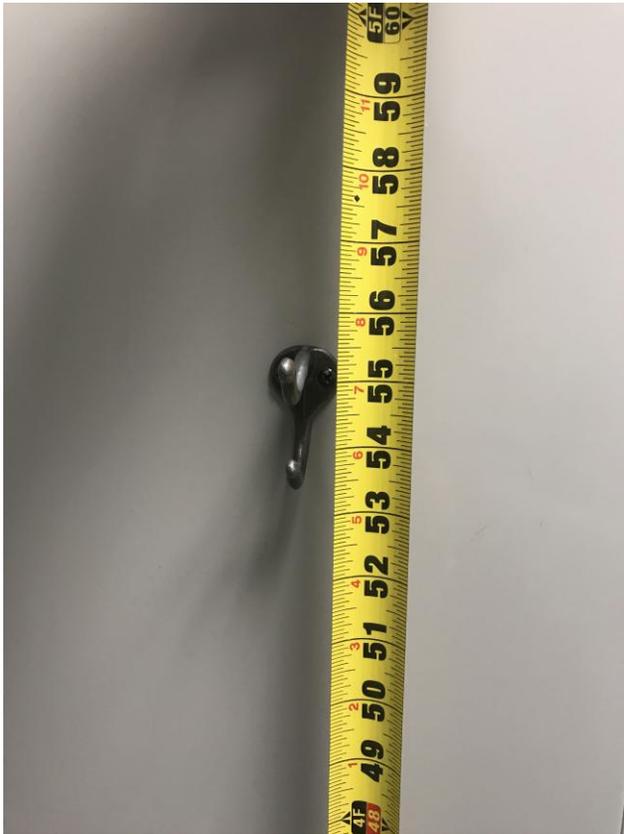
### Estimated Remediation Date:

N/A

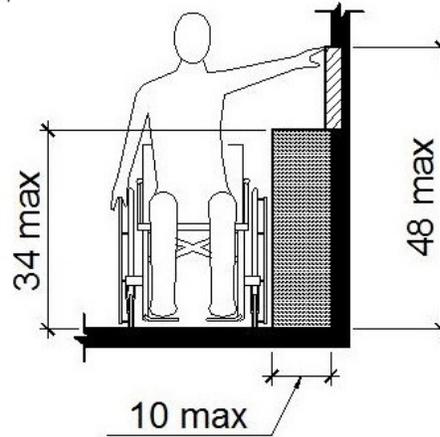
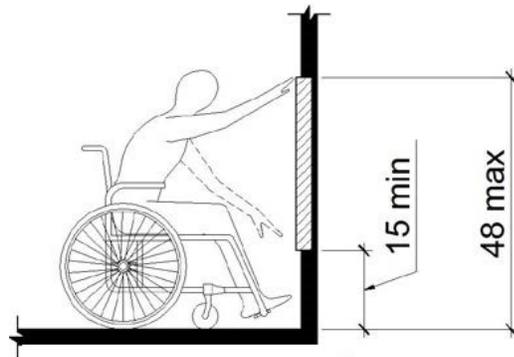
### Notes:

N/A

Finding #9 Continued



Finding 299096 Main Photo



Considered  
Unobstructed

## 1st Floor, Women's Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 10

The clear floor space around the toilet is obstructed by the baby changing station.

No fixtures are allowed in the clear floor space required for the toilet.

The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

*2010 ADAS Section 604.3.2*

*The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.*

#### Citation:

2010 ADAS Section: 604.3.2

#### As Built:

Baby changing station projects into required cleared floor space of toilet

#### Budgeting Range:

\$150 - \$4,500.00

#### Recommendation:

Remove baby changing station from inside compartment, Install in outer walls of restroom if space allows.

#### 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

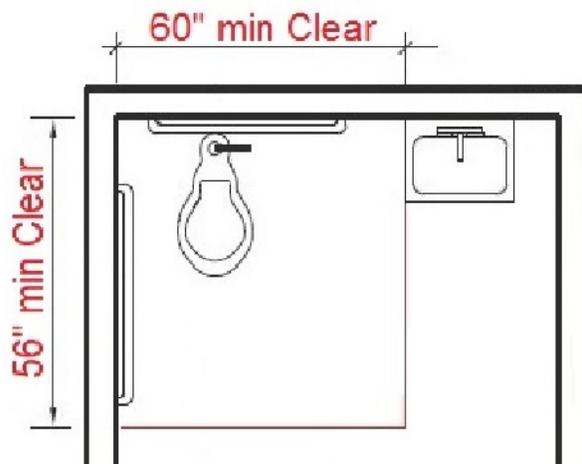
#### Notes:

N/A

Finding #10 Continued



Finding 299097 Main Photo



## 1st Floor, Women's Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 11

The toilet seat cover dispenser is mounted too high.

Dispensers must have operable parts a maximum of 48 inches above the floor. 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.

*2010 ADAS Section 308.1  
Reach ranges shall comply with 308.*

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 308.1	55 inches above finish floor	\$150 - \$1,500.00

### Recommendation:

Re-locate toilet seat cover dispenser below either grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor to meet compliance.

### 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

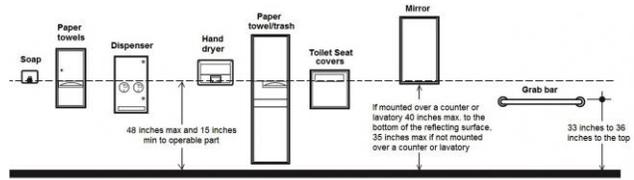
### Estimated Remediation Date:

N/A

### Notes:

N/A

### Finding #11 Continued



Finding 299098 Main Photo

## 1st Floor, Women's Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 12

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:

18.75 inches from side wall

#### Budgeting Range:

\$1,500 - \$6,500.00

#### Recommendation:

Re-position toilet between 16 inches minimum and 18 inches maximum from centerline of toilet to side wall. May require plumbing alteration.

#### 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

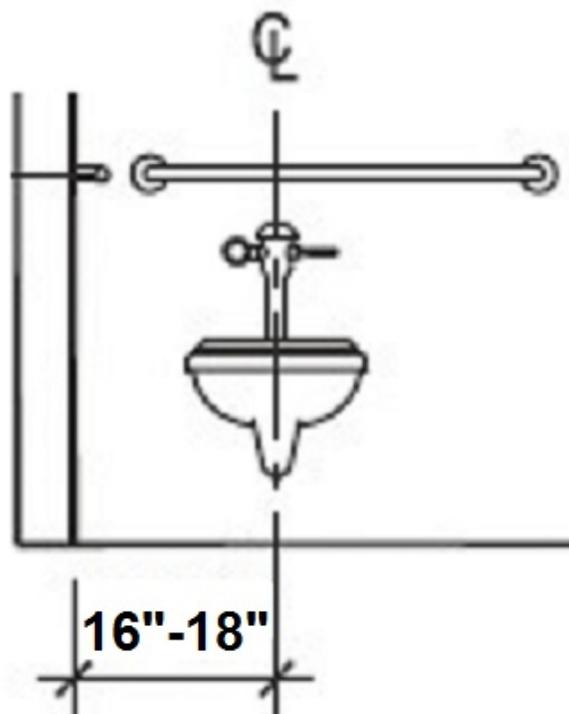
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #12 Continued



Finding 299099 Main Photo

## 1st Floor, Women's Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 13

The paper towel 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:

58.5 inches above  
finished floor

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

Lower paper towel dispenser 11 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

#### 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

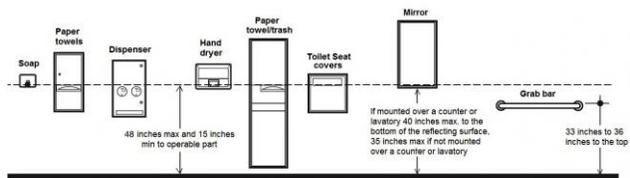
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

### Finding #13 Continued



Finding 299100 Main Photo

## 1st Floor, Women's Restroom

Lat: 38.8293300000, Long: -104.8233000000

### Finding: 14

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

#### Budgeting Range:

\$150 - \$1,500.00

### Recommendation:

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

### 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

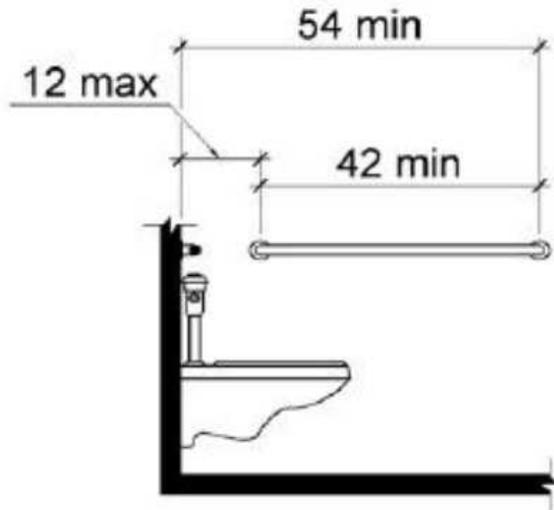
### Estimated Remediation Date:

N/A

### Notes:

Corrective Action: W/O 381197 submitted. Replaced grab bar on hand on 7/20/17.

Finding #14 Continued



Finding 25876 Main Photo

## Finding #14 Additional Finding Photos



Finding 25876 Additional Photo

## 1st Floor, Women's Restroom

Lat: 38.8293300000, Long: -104.8233000000

### Finding: 15

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

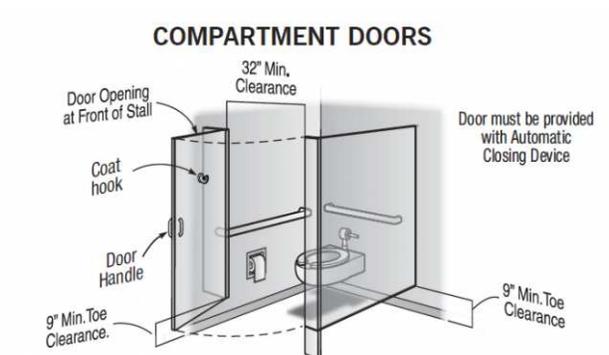
#### Notes:

Corrective Action: W/O 381200 submitted. Replaced hinges, parts on hand 6/19/17.

### Finding #15 Continued



Finding 25869 Main Photo



**Finding #15 Additional Finding Photos**



Finding 25869 Additional Photo

## 2nd Floor Womens Restroom

Lat: 38.8293300000, Long: -104.8233000000

### Finding: 16

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile Characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

*2010 ADAS Section 703.4.1*

*Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.*

#### Citation:

2010 ADAS Section: 703.4.1

#### As Built:

Tactile characters  
exceed the maximum  
60 inches allowed

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

Lower sign 3 to 4 inches to meet compliance.

#### Barrier Priority:

4 (Low): Should be completed as soon as possible due to being a technical violation, but may not result in providing greater access to persons with disabilities. (Includes; Findings that are technically violations but provide a moderate to low increase in accessibility compared to the financial impact on the entity)

#### Department:

N/A

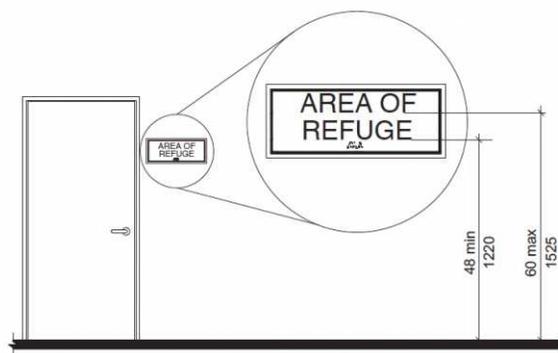
#### Estimated Remediation Date:

N/A

#### Notes:

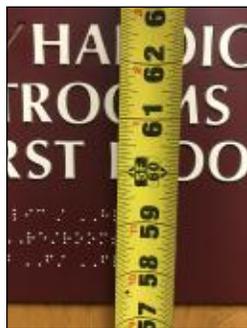
N/A

Finding #16 Continued



Finding 299160 Main Photo

**Finding #16 Additional Finding Photos**



Finding 299160 Additional Photo

## 2nd Floor Womens Restroom

Lat: 38.8293300000, Long: -104.8233000000

### Finding: 17

There was a restroom 90% compliant labeled as accessible and not available to the public. If the restroom is desired to be an employee only restroom, it is recommended that the door be locked, the signs be removed and replaced with a new sign that that sates "employees only" or "private area". Any future improvements may be required under Title I of the ADA for work place reasonable accommodations.

*2010 ADAS Section 603.1*

*Toilet and bathing rooms shall comply with 603.*

#### Citation:

2010 ADAS Section: 603.1

#### As Built:

Employees Only sign missing and use of the word "Handicapped" on existing sign

#### Budgeting Range:

\$25 - \$150.00

#### Recommendation:

Add "Employees Only" sign. Also remove existing sign due to the word "handicap" and replace with new sign directing the public to the ADA accessible restrooms located on the first floor.

#### Barrier Priority:

4 (Low): Should be completed as soon as possible due to being a technical violation, but may not result in providing greater access to persons with disabilities. (Includes; Findings that are technically violations but provide a moderate to low increase in accessibility compared to the financial impact on the entity)

#### Department:

N/A

#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #17 Continued



Finding 299159 Main Photo

### 3rd Floor Mens Restroom

Lat: 38.8293291000, Long: -104.8233004000

#### Finding: 18

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:

3.12 seconds to closed position

#### Budgeting Range:

\$25 - \$150.00

#### 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:

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

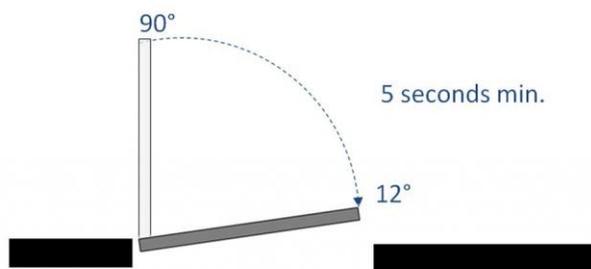
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #18 Continued



Finding 299119 Main Photo

### 3rd Floor Mens Restroom

Lat: 38.8293291000, Long: -104.8233004000

#### Finding: 19

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.*

<b>Citation:</b>	<b>As Built:</b>	<b>Budgeting Range:</b>
2010 ADAS Section: 604.2	18.5 inches from side wall	\$1,500 - \$6,500.00

#### Recommendation:

Re-position toilet between 16 inches minimum and 18 inches maximum from centerline of toilet to side wall. May require plumbing alteration.

#### 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

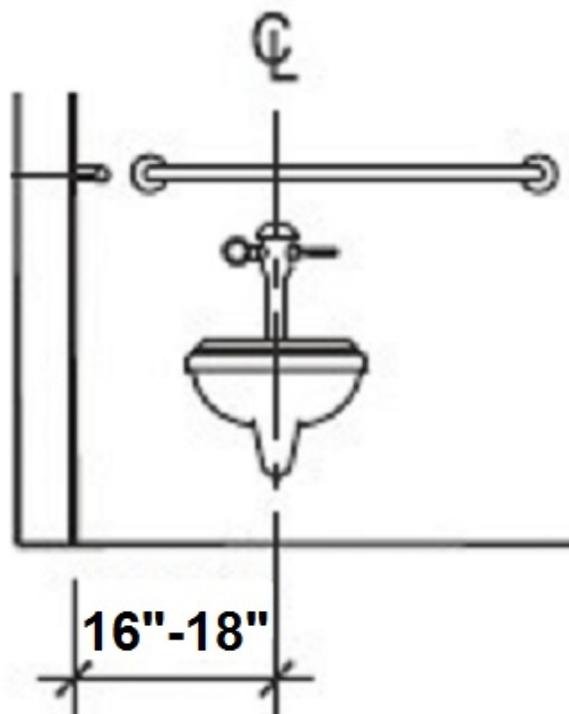
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #19 Continued



Finding 299126 Main Photo

### 3rd Floor Mens Restroom

Lat: 38.8293291000, Long: -104.8233004000

#### Finding: 20

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 located  
on wall side

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

Relocate flush handle to opposite side (open side of toilet area)

#### 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

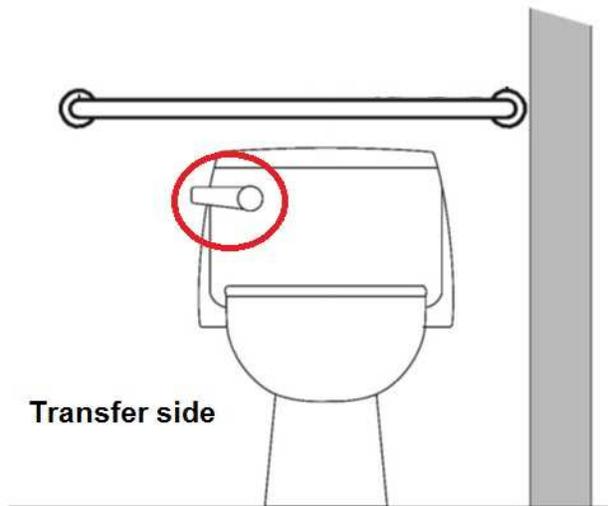
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #20 Continued



Finding 299127 Main Photo

### 3rd Floor Mens Restroom

Lat: 38.8293300000, Long: -104.8233000000

#### Finding: 21

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. 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.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

*2010 ADAS Section 404.2.9*

*Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.*

#### Citation:

2010 ADAS Section: 404.2.9

#### As Built:

Requires 8 lbs of pressure to open

#### Budgeting Range:

\$25 - \$150.00

#### Recommendation:

Adjust door closer to 5 lbs. of pressure or less.

#### 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:

N/A

### Finding #21 Continued



Finding 299118 Main Photo

### 3rd Floor Mens Restroom

Lat: 38.8293300000, Long: -104.8233000000

#### Finding: 22

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:

40.75 inches above  
finished floor

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

Lower mirror to a maximum of 40 inches above finished floor measured to the bottom edge of the reflective surface. Recommend lowering mirror 1 inch.

#### 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

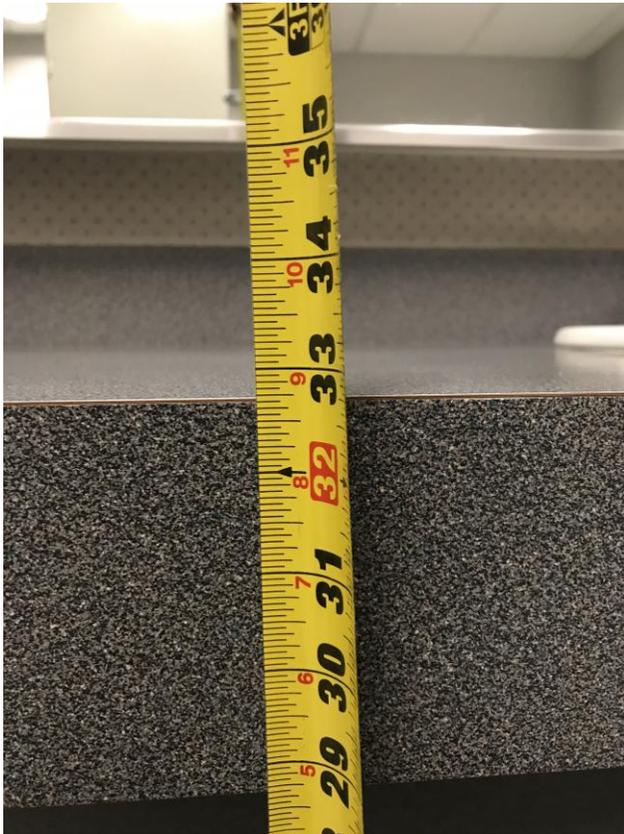
#### Estimated Remediation Date:

N/A

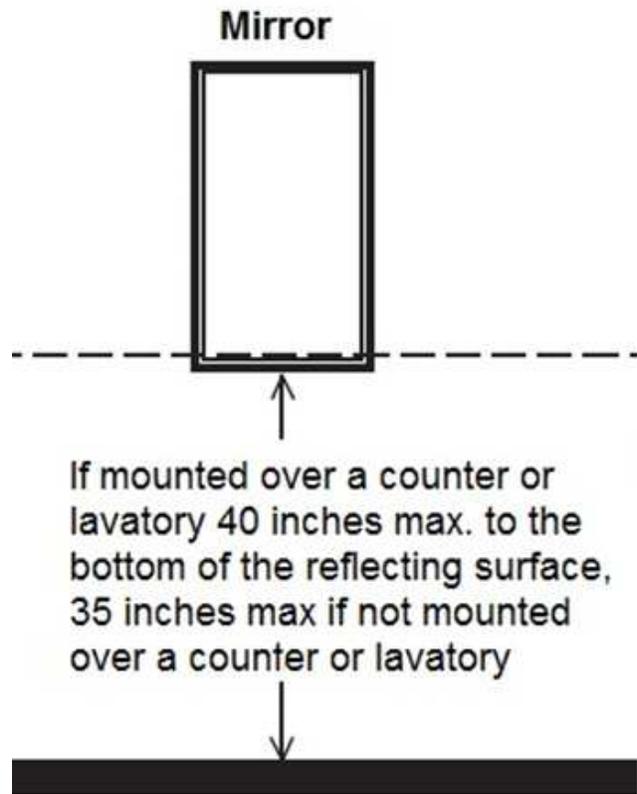
#### Notes:

N/A

Finding #22 Continued



Finding 299120 Main Photo



**Finding #22 Additional Finding Photos**



Finding 299120 Additional Photo

### 3rd Floor Mens Restroom

Lat: 38.8293300000, Long: -104.8233000000

#### Finding: 23

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  
does not self-close.

#### 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

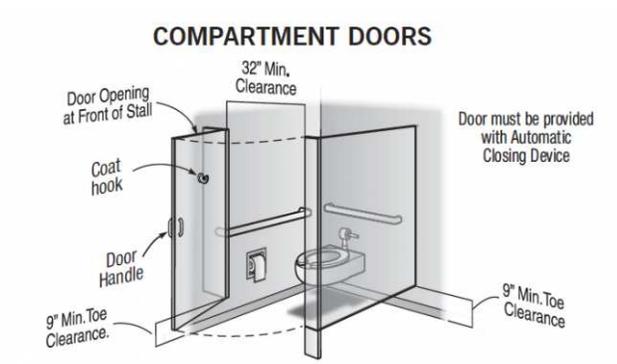
#### Notes:

N/A

### Finding #23 Continued



Finding 299121 Main Photo



### 3rd Floor Mens Restroom

Lat: 38.8293300000, Long: -104.8233000000

#### Finding: 24

The water closet compartment door is missing a loop handle on the outside.

Water closet compartments must be equipped with a door that has a loop or U-shaped handle on both sides of the door immediately below the latch. The latch must be flip-over style, sliding or other hardware not requiring the user to grasp or twist.

*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:

Missing loop handle  
on outside of door

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

Install loop or U-shaped handle on outside of compartment door.

#### 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

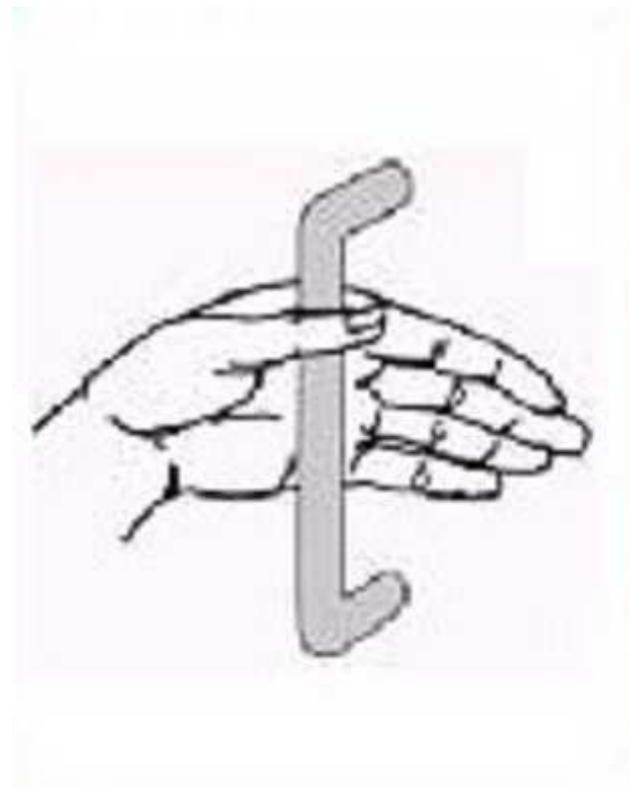
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

### Finding #24 Continued



Finding 299122 Main Photo

### 3rd Floor Mens Restroom

Lat: 38.8293300000, Long: -104.8233000000

#### Finding: 25

The locking/latching hardware is not accessible.

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 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:

Locking hardware  
requires twisting and  
pinching of the wrist

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

Replace locking hardware with locking lever that does not require tight grasping, tight pinching or twisting of the wrist to operate.

#### 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

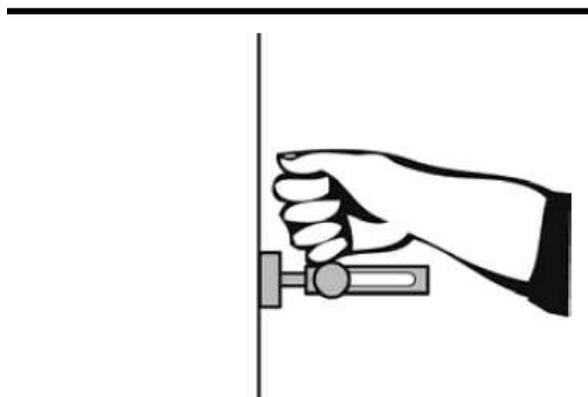
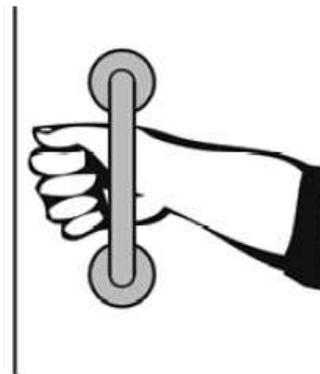
#### Notes:

N/A

### Finding #25 Continued



Finding 299123 Main Photo



### 3rd Floor Mens Restroom

Lat: 38.8293300000, Long: -104.8233000000

#### Finding: 26

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:

14 inches to centerline  
of toilet on wall side

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

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

#### 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

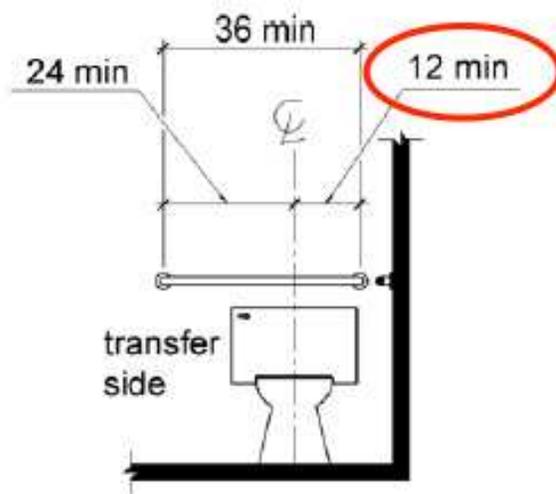
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #26 Continued



Finding 299124 Main Photo

## Finding #26 Additional Finding Photos



Finding 299124 Additional Photo

### 3rd Floor Mens Restroom

Lat: 38.8293300000, Long: -104.8233000000

#### Finding: 27

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:

Extends 52.5 inches  
from rear wall

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

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

#### 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

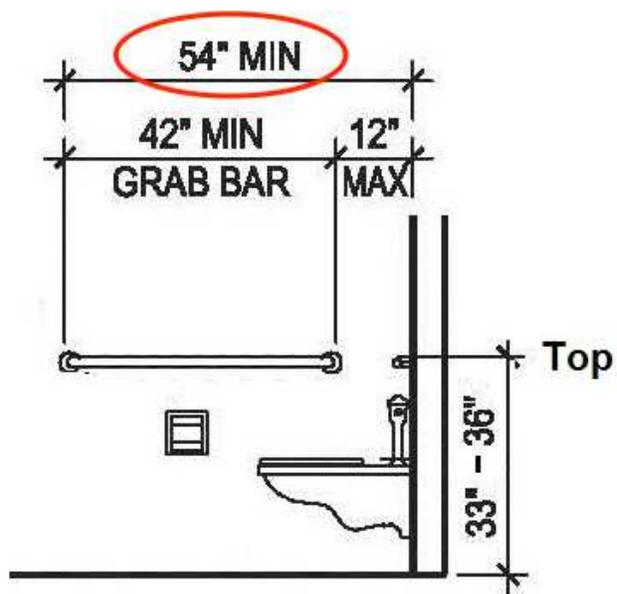
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #27 Continued



Finding 299125 Main Photo

**Finding #27 Additional Finding Photos**



Finding 299125 Additional Photo

### 3rd Floor Mens Restroom

Lat: 38.8293300000, Long: -104.8233000000

#### Finding: 28

The paper towel dispenser projects more than 4 inches into the circulation path.

Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.

*2010 ADAS Section 307.2*

*Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.*

#### Citation:

2010 ADAS Section: 307.2

#### As Built:

Paper towel dispenser projects more than 4 inches into the circulation path

#### Budgeting Range:

\$0 - \$0.00

#### Recommendation:

N/A - Refer to Finding

#### 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

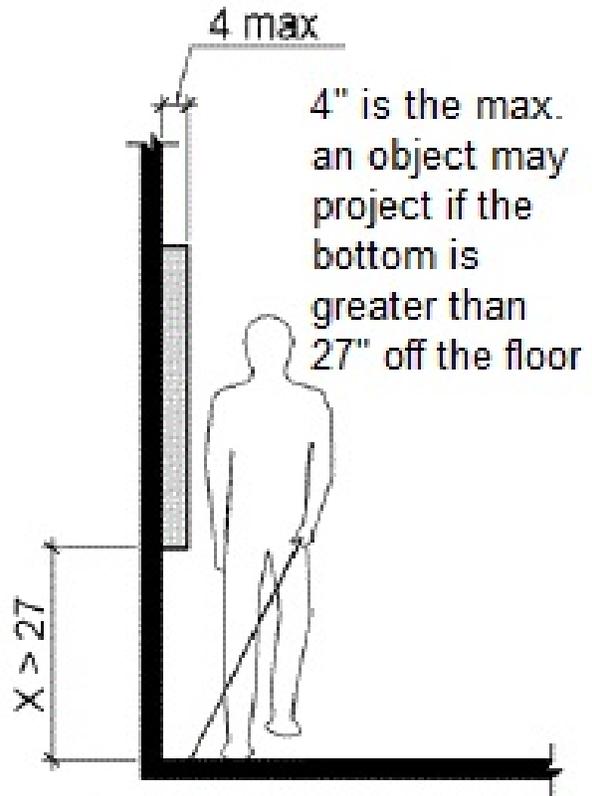
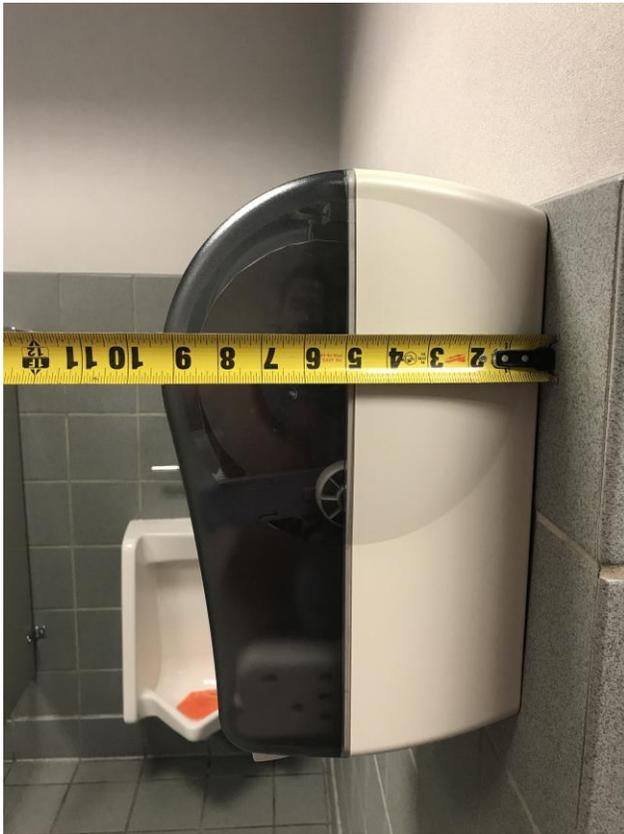
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #28 Continued



Finding 299414 Main Photo

### 3rd Floor Womens Restroom

Lat: 38.8293291000, Long: -104.8233004000

#### Finding: 29

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:

3.12 seconds to closed position

#### Budgeting Range:

\$25 - \$150.00

#### 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:

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

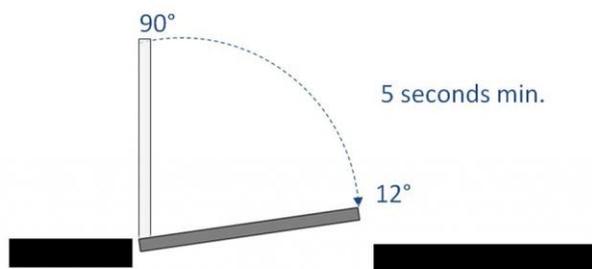
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #29 Continued



Finding 299129 Main Photo

### 3rd Floor Womens Restroom

Lat: 38.8293291000, Long: -104.8233004000

#### Finding: 30

The toilet seat cover is mounted too close to the side of the grab bar, minimizing the gripping surface.

Adjacent elements shall be positioned to provide unobstructed use of grab bars. The space between the grab bar and projecting objects below and at the ends shall be 1-1/2 inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.

*2010 ADAS Section 609.3*

*The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.*

#### Citation:

2010 ADAS Section: 609.3

#### As Built:

5 inches above side  
grab bar

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

Re-locate toilet seat cover dispenser below either grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor to meet compliance.

#### 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

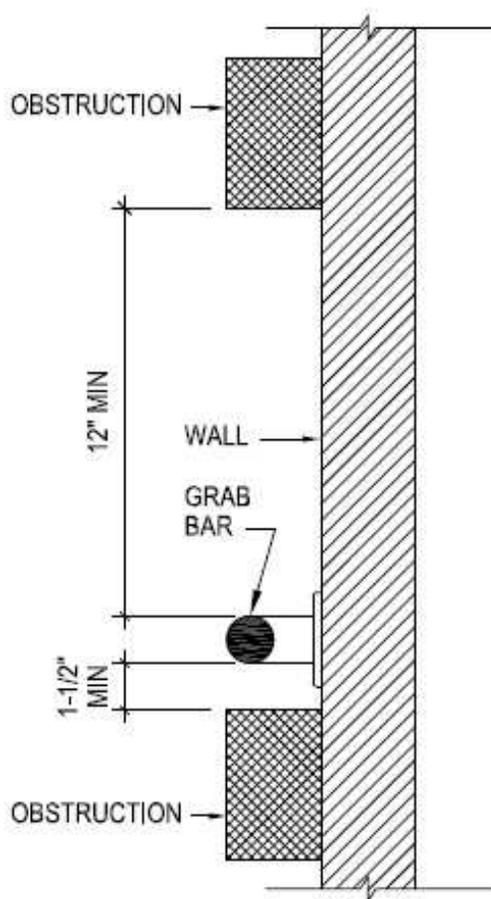
#### Notes:

N/A

### Finding #30 Continued



Finding 299135 Main Photo



### 3rd Floor Womens Restroom

Lat: 38.8293300000, Long: -104.8233000000

#### Finding: 31

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. 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.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

*2010 ADAS Section 404.2.9*

*Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.*

#### Citation:

2010 ADAS Section: 404.2.9

#### As Built:

Requires 8 lbs of pressure to open

#### Budgeting Range:

\$25 - \$150.00

#### Recommendation:

Adjust door closer to 5 lbs. of pressure or less.

#### 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:

N/A

### Finding #31 Continued



Finding 299128 Main Photo

### 3rd Floor Womens Restroom

Lat: 38.8293300000, Long: -104.8233000000

#### Finding: 32

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:

40.5 inches above  
finished floor

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

Lower mirror to a maximum of 40 inches above finished floor measured to the bottom edge of the reflective surface. Recommend lowering mirror 1 inches.

#### 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

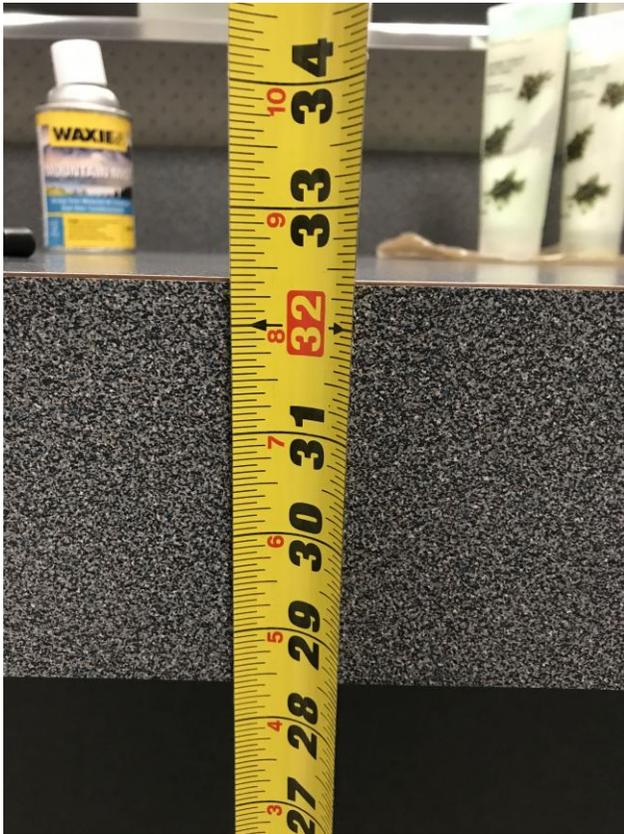
#### Estimated Remediation Date:

N/A

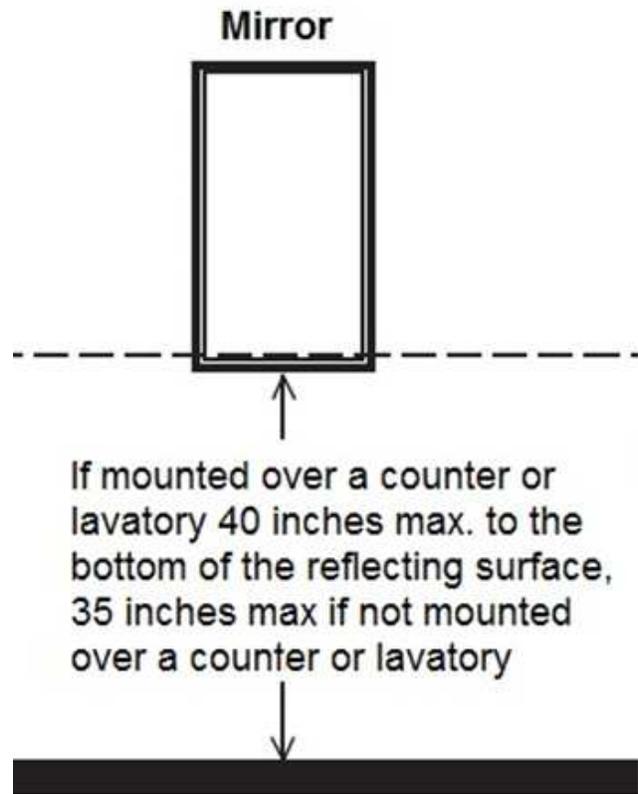
#### Notes:

N/A

Finding #32 Continued



Finding 299130 Main Photo



**Finding #32 Additional Finding Photos**



Finding 299130 Additional Photo

### 3rd Floor Womens Restroom

Lat: 38.8293300000, Long: -104.8233000000

#### Finding: 33

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  
does not self-close.

**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

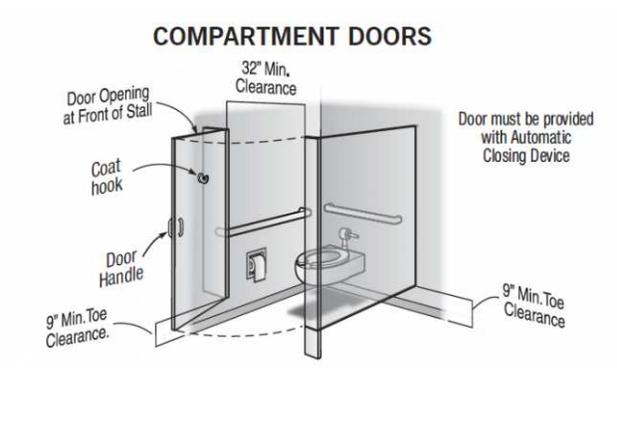
**Notes:**

N/A

### Finding #33 Continued



Finding 299131 Main Photo



### 3rd Floor Womens Restroom

Lat: 38.8293300000, Long: -104.8233000000

#### Finding: 34

The water closet compartment door is missing a loop handle on the outside.

Water closet compartments must be equipped with a door that has a loop or U-shaped handle on both sides of the door immediately below the latch. The latch must be flip-over style, sliding or other hardware not requiring the user to grasp or twist.

*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:

Missing loop handle  
on outside of door

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

Install loop or U-shaped handle on outside of compartment door.

#### 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

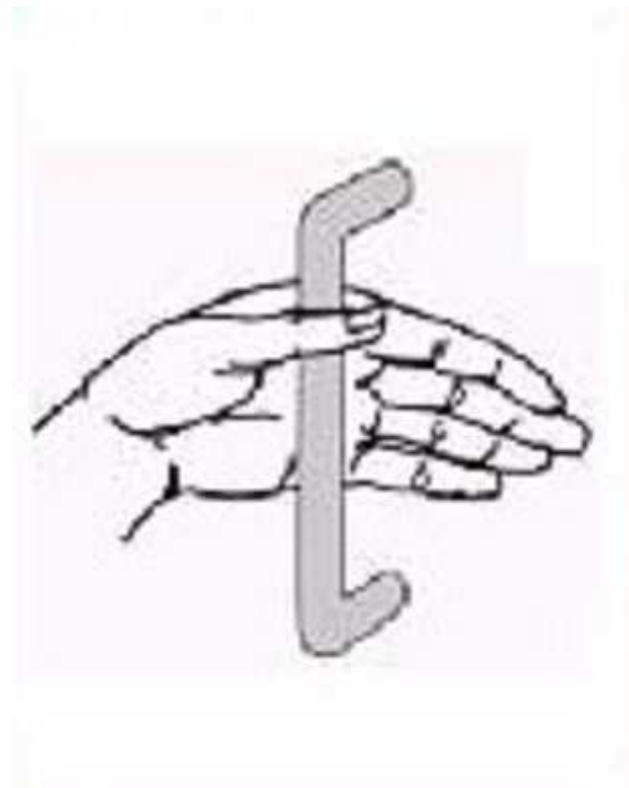
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

**Finding #34 Continued**



Finding 299132 Main Photo

### 3rd Floor Womens Restroom

Lat: 38.8293300000, Long: -104.8233000000

#### Finding: 35

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:

14 inches to centerline  
of toilet on wall side

#### Budgeting Range:

\$150 - \$1,500.00

#### 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:

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

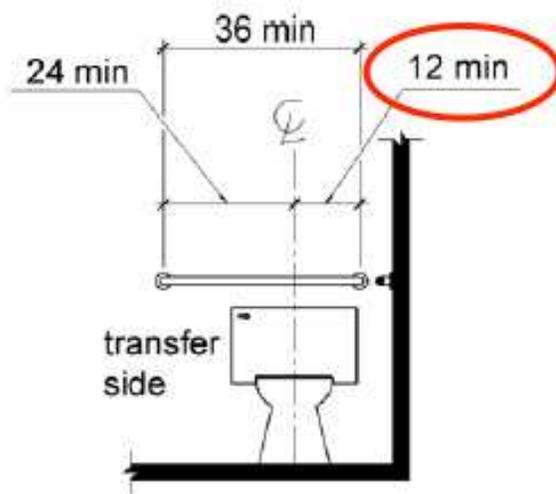
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #35 Continued



Finding 299133 Main Photo

### 3rd Floor Womens Restroom

Lat: 38.8293300000, Long: -104.8233000000

#### Finding: 36

The toilet paper is not installed within the compliant 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:

10 inches in front of toilet

#### Budgeting Range:

\$0 - \$0.00

#### Recommendation:

Re-position toilet paper dispenser to be within 7 inches minimum to 9 inches maximum in front of the toilet measured to the centerline of the dispenser.

#### 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

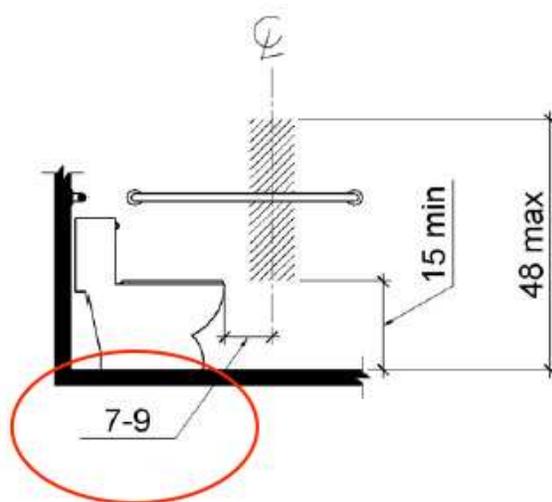
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

### Finding #36 Continued



Finding 299134 Main Photo

## 4th Floor Mens Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 37

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:

3.12 seconds to closed position

#### Budgeting Range:

\$25 - \$150.00

### 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:

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

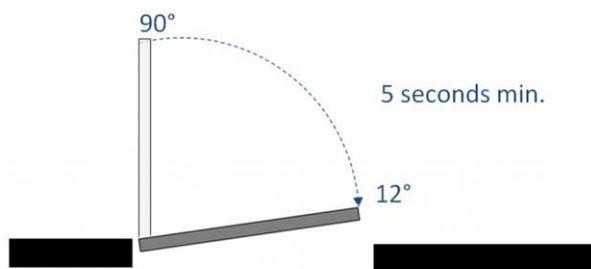
### Estimated Remediation Date:

N/A

### Notes:

N/A

Finding #37 Continued



Finding 299103 Main Photo

## 4th Floor Mens Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 38

The paper towel 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:

53 inches above  
finished floor

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

Lower paper towel dispenser 6 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

#### 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

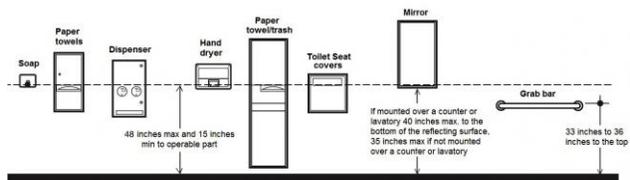
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

### Finding #38 Continued



Finding 299104 Main Photo

## 4th Floor Mens Restroom

Lat: 38.8293300000, Long: -104.8233000000

### Finding: 39

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  
does not self-close.

#### 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

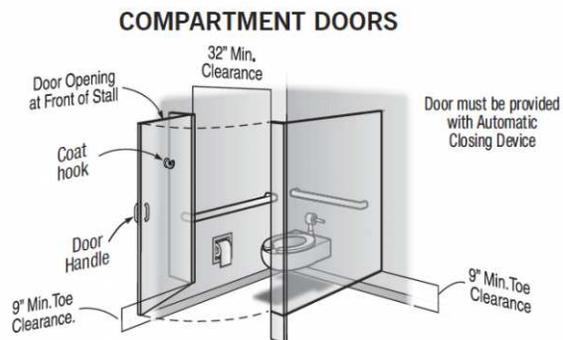
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

### Finding #39 Continued



Finding 299105 Main Photo

## 4th Floor Mens Restroom

Lat: 38.8293300000, Long: -104.8233000000

### Finding: 40

The water closet compartment door is missing a loop handle on the inside.

Water closet compartments must be equipped with a door that has a loop or U-shaped handle on both sides of the door immediately below the latch. The latch must be flip-over style, sliding or other hardware not requiring the user to grasp or twist.

*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:

Missing loop handle  
on inside of door

#### Budgeting Range:

\$25 - \$150.00

#### Recommendation:

Install loop or U-shaped handle on inside of compartment door.

#### 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

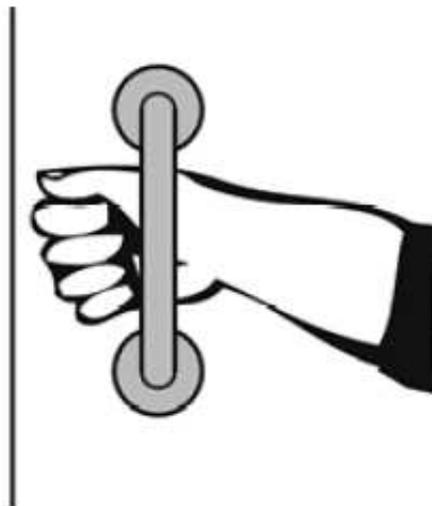
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

### Finding #40 Continued



Finding 299106 Main Photo

## 4th Floor Mens Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 41

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:

51.5 inches above  
finished floor

#### Budgeting Range:

\$150 - \$1,500.00

### Recommendation:

Lower coat hook 4 inches minimum or install another coat hook not to exceed a maximum height of 48 inches above 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

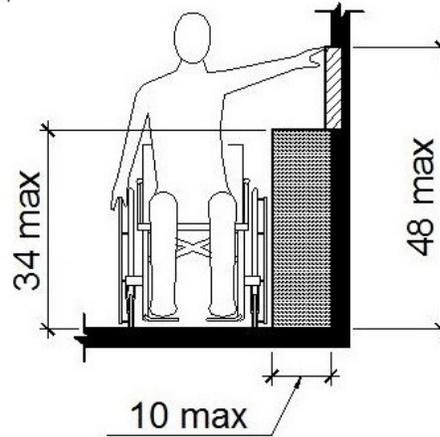
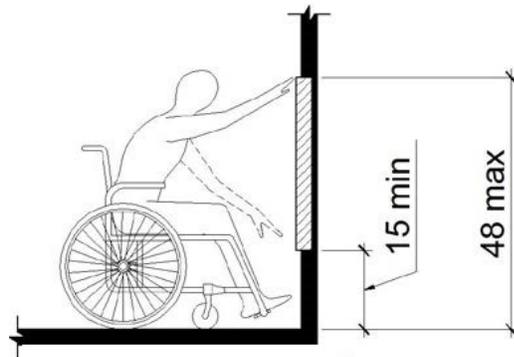
### Notes:

N/A

Finding #41 Continued



Finding 299107 Main Photo



Considered  
Unobstructed

## 4th Floor Mens Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 42

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:

11.5 inches to centerline of toilet on wall side

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

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

#### 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

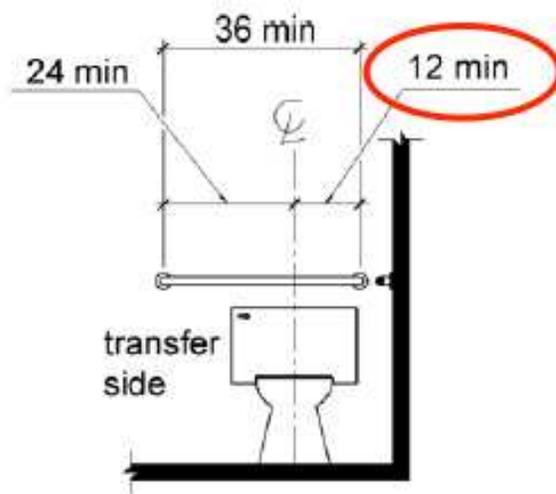
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #42 Continued



Finding 299108 Main Photo

## 4th Floor Mens Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 43

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 located  
on wall side

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

Relocate flush handle to opposite side (open side of toilet area)

#### 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

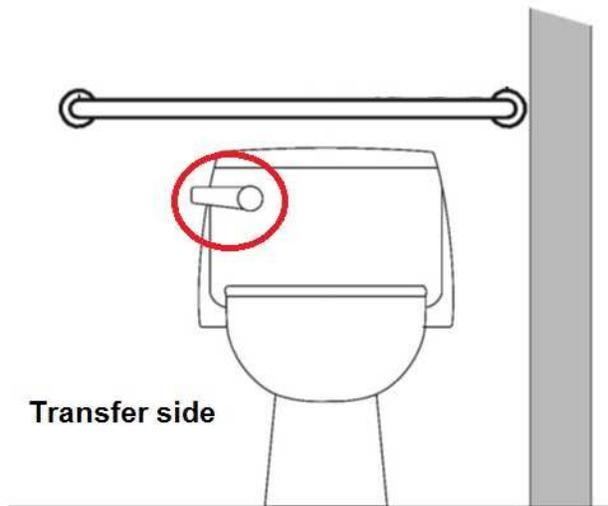
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #43 Continued



Finding 299109 Main Photo

## 4th Floor Mens Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 44

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. 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.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

*2010 ADAS Section 404.2.9*

*Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.*

### Citation:

2010 ADAS Section: 404.2.9

### As Built:

Requires 8 lbs of pressure to open

### Budgeting Range:

\$25 - \$150.00

### Recommendation:

Adjust door closer to 5 lbs. of pressure or less.

### 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:

N/A

### Finding #44 Continued



Finding 299102 Main Photo

## 4th Floor Mens Restroom

Lat: 38.8293300000, Long: -104.8233000000

### Finding: 45

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:

Top of rim at 35 inches  
above finished floor

#### Budgeting Range:

\$1,500 - \$4,500.00

#### Recommendation:

N/A - Refer to Finding

#### 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

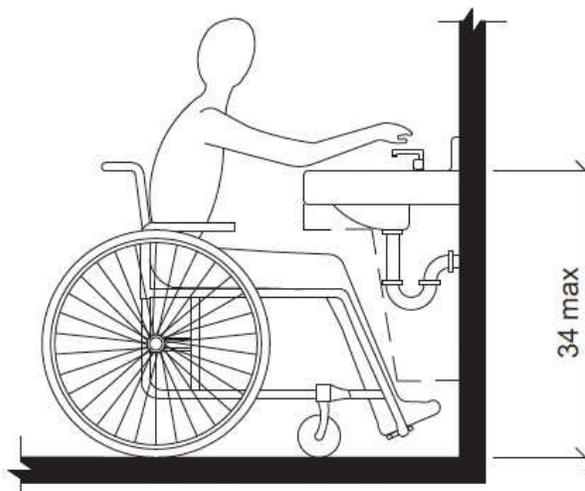
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #45 Continued



Finding 299416 Main Photo

**Finding #45 Additional Finding Photos**



Finding 299416 Additional Photo

## 4th Floor Womens Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 46

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:

4.8 seconds to closed position

#### Budgeting Range:

\$25 - \$150.00

### 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:

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

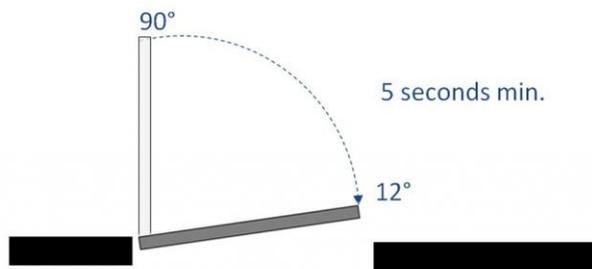
### Estimated Remediation Date:

N/A

### Notes:

N/A

Finding #46 Continued



Finding 299111 Main Photo

## 4th Floor Womens Restroom

Lat: 38.8293300000, Long: -104.8233000000

### Finding: 47

The paper towel 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:

55 inches above  
finished floor

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

Lower paper towel dispenser 8 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

Or add low profile paper towel dispenser adjacent to existing lavatory.

#### 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

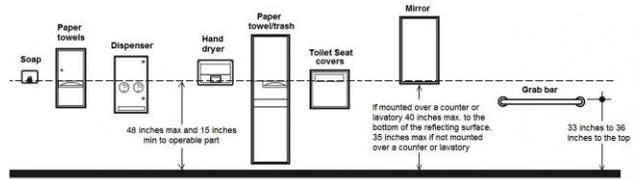
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #47 Continued



Finding 299112 Main Photo

## 4th Floor Womens Restroom

Lat: 38.8293300000, Long: -104.8233000000

### Finding: 48

The water closet compartment door is missing a loop handle on the inside.

Water closet compartments must be equipped with a door that has a loop or U-shaped handle on both sides of the door immediately below the latch. The latch must be flip-over style, sliding or other hardware not requiring the user to grasp or twist.

*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:

Missing loop handle  
on inside of door

#### Budgeting Range:

\$25 - \$150.00

#### Recommendation:

Install loop or U-shaped handle on inside of compartment door.

#### 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

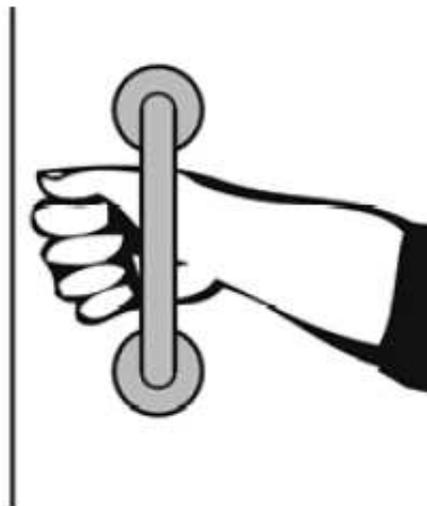
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

### Finding #48 Continued



Finding 299113 Main Photo

## 4th Floor Womens Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 49

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:

52.5 inches above  
finished floor

#### Budgeting Range:

\$150 - \$1,500.00

### Recommendation:

Lower coat hook 5 inches minimum or install another coat hook not to exceed a maximum height of 48 inches above 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

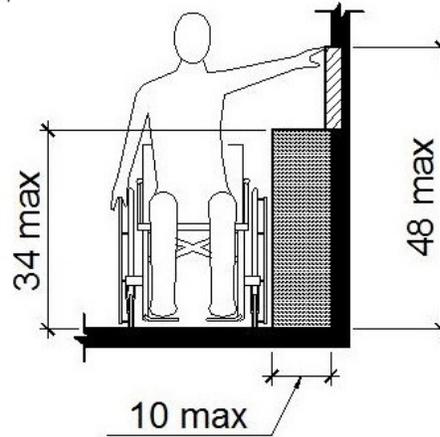
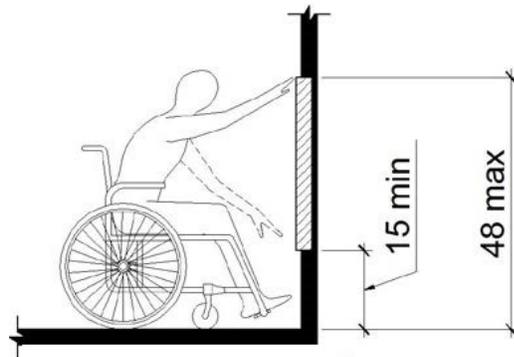
### Notes:

N/A

Finding #49 Continued



Finding 299114 Main Photo



Considered  
Unobstructed

## 4th Floor Womens Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 50

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:

13.5 inches to  
centerline of toilet on  
wall side

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

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

#### 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

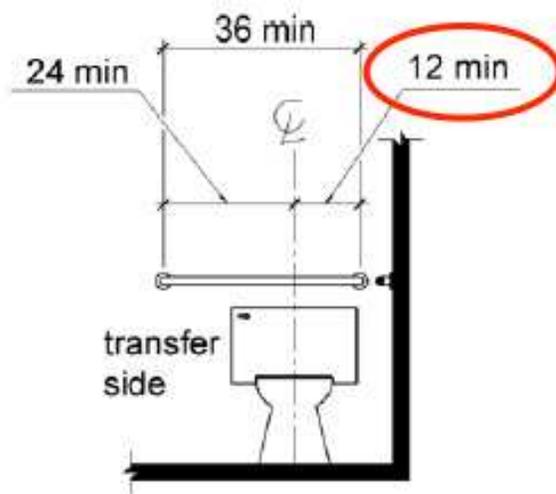
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #50 Continued



Finding 299115 Main Photo

## 4th Floor Womens Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 51

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:

19 inches to centerline  
line of toilet from  
partition wall

#### Budgeting Range:

\$1,500 - \$6,500.00

#### Recommendation:

Re-position toilet between 16 inches minimum and 18 inches maximum from centerline of toilet to side wall. May require plumbing alteration.

#### 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

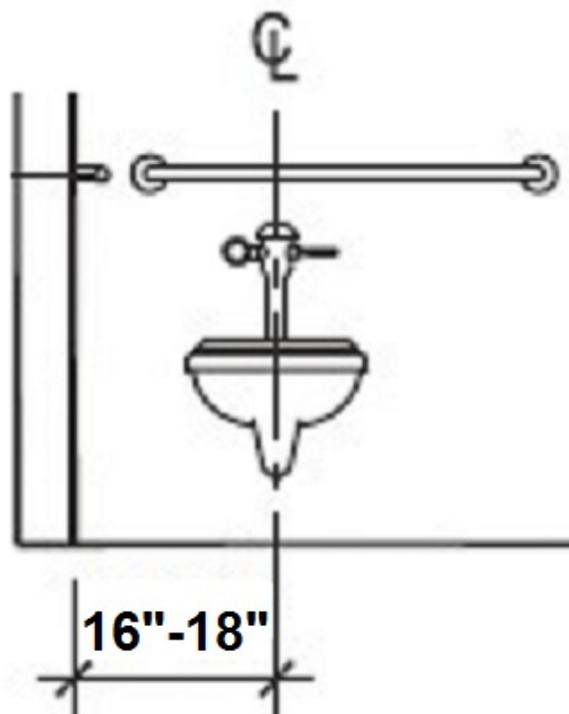
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #51 Continued



Finding 299116 Main Photo

## 4th Floor Womens Restroom

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 52

The toilet seat cover dispenser is mounted too high.

Dispensers must have operable parts a maximum of 48 inches above the floor. 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.

*2010 ADAS Section 308.1  
Reach ranges shall comply with 308.*

#### Citation:

2010 ADAS Section: 308.1

#### As Built:

61 inches above  
finished floor

#### Budgeting Range:

\$150 - \$1,500.00

#### Recommendation:

Re-locate toilet seat cover dispenser below either grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor to meet compliance.

#### 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

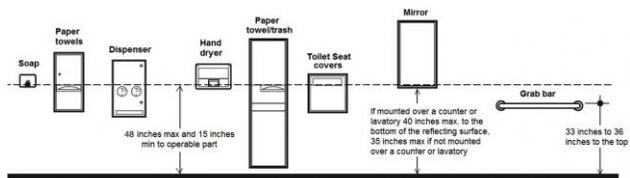
#### Estimated Remediation Date:

N/A

#### Notes:

Re-locate toilet seat cover dispenser below either grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor to meet compliance.

### Finding #52 Continued



Finding 299117 Main Photo

## 4th Floor Womens Restroom

Lat: 38.8293300000, Long: -104.8233000000

### Finding: 53

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. 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.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

*2010 ADAS Section 404.2.9*

*Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.*

### Citation:

2010 ADAS Section: 404.2.9

### As Built:

Requires 8 lbs of pressure to open

### Budgeting Range:

\$25 - \$150.00

### Recommendation:

Adjust door closer to 5 lbs. of pressure or less.

### 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:

N/A

### Finding #53 Continued



Finding 299110 Main Photo

## 4th Floor Womens Restroom

Lat: 38.8293300000, Long: -104.8233000000

### Finding: 54

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:

Top of rim at 35 inches  
above finished floor

#### Budgeting Range:

\$1,500 - \$4,500.00

#### Recommendation:

N/A - Refer to Finding

#### 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

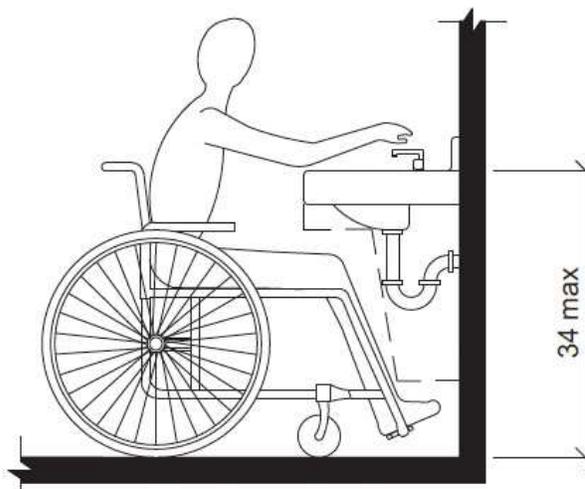
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #54 Continued



Finding 299415 Main Photo

**Finding #54 Additional Finding Photos**



**Finding 299415 Additional Photo**

## 5th Floor Reception Area

Lat: 38.8293291000, Long: -104.8233004000

### Finding: 55

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:

43.5 inches above  
finished floor

#### Budgeting Range:

\$2,500 - \$6,500.00

#### 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.

#### 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

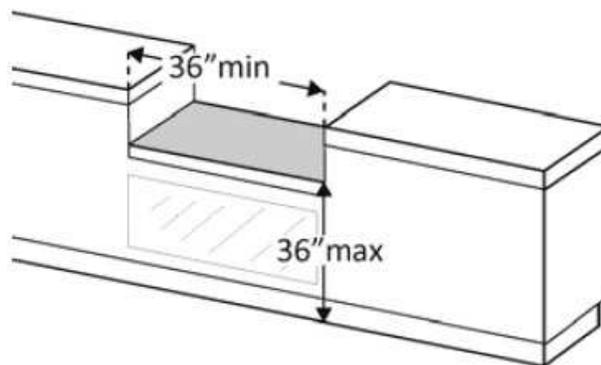
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #55 Continued



Finding 299091 Main Photo

**Finding #55 Additional Finding Photos**



Finding 299091 Additional Photo

## 6th Floor Reception Desk

Lat: 38.8293300000, Long: -104.8233000000

### Finding: 56

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:

44 inches above  
finished floor

#### Budgeting Range:

\$2,500 - \$6,500.00

#### 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.

#### 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

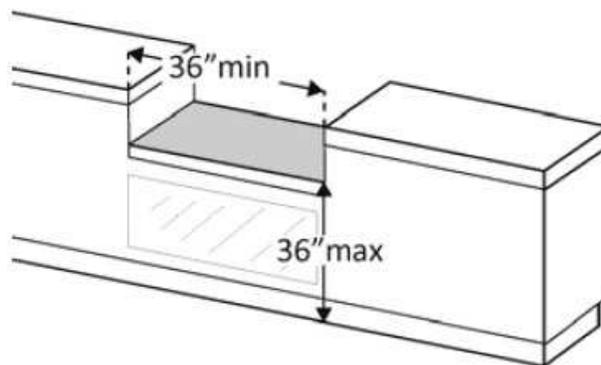
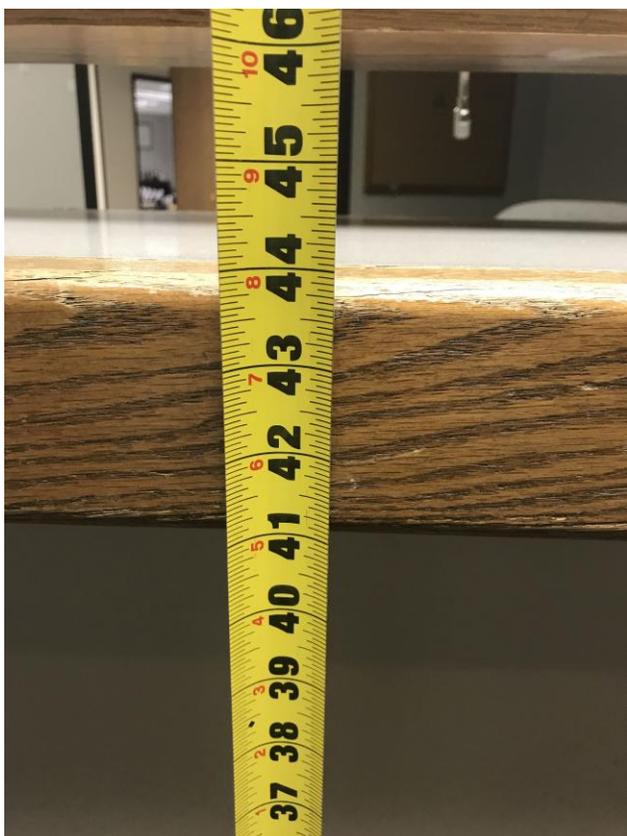
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #56 Continued



Finding 299090 Main Photo

**Finding #56 Additional Finding Photos**



Finding 299090 Additional Photo