

Site Accessibility Evaluation

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



Environmental Building

**3255 Akers Dr
Colorado Springs, CO
80922**

Accessibility Evaluation

Inspection Date: 02/21/2018

Inspector: David Mejia

Prepared By



(719) 520 - 6866

www.elpasoco.com

Transaction Counter

Lat: 38.8804421000, Long: -104.6878244000

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:

Counter measured at 42.5 inches from surface to floor.

Budgeting Range:

\$1,250 - \$2,500.00

Recommendation:

Modify or extend existing service counter or install new counter/section that includes a section of counter surface that is 36 inches long minimum and 36 inches high maximum.

Barrier Priority:

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

Department:

N/A

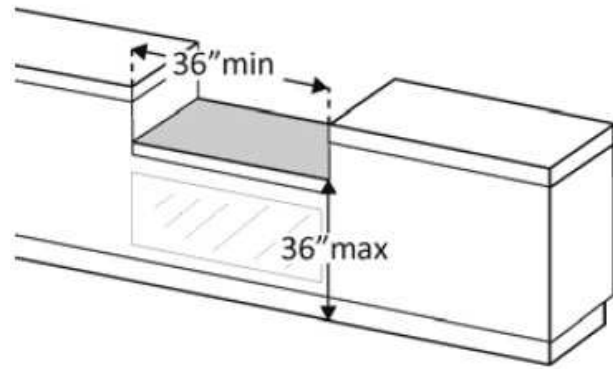
Estimated Remediation Date:

N/A

Notes:

Corrective Action:

Finding #1 Continued



Finding 117888 Main Photo

Finding #1 Additional Finding Photos



Finding 117888 Additional Photo

Womens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 2

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

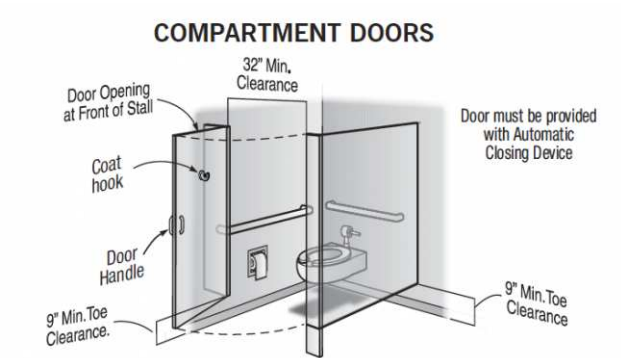
Notes:

N/A

Finding #2 Continued



Finding 299176 Main Photo



Womens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 3

Although not required per ADA Standards, but required under the ICC/ANSI A117.1

2010 ADAS Section Recommended
None

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: Recommended	Vertical grab bar 37 inches above finished floor	\$0 - \$0.00

Recommendation:

Re-position vertical grab bar so that bottom of grab bar measures a maximum of 41 inches but no less than 39 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 #3 Continued



Finding 299473 Main Photo

Mens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 4

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

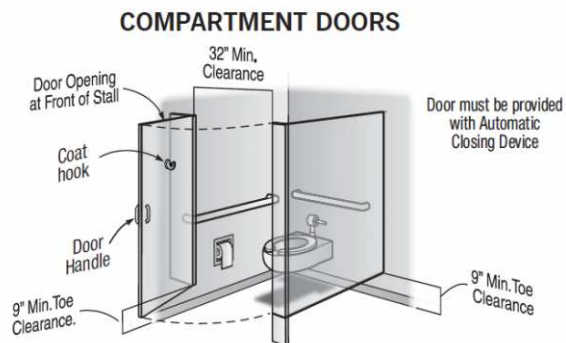
Notes:

N/A

Finding #4 Continued



Finding 299182 Main Photo



Mens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 5

Although not required per ADA Standards, but required under the ICC/ANSI A117.1

2010 ADAS Section Recommended
None

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: Recommended	Vertical grab bar 37 inches above finished floor	\$0 - \$0.00

Recommendation:

Re-position vertical grab bar so that bottom of grab bar measures a maximum of 41 inches but no less than 39 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 #5 Continued



Finding 299185 Main Photo

Mens Restroom

Lat: 38.8804400000, Long: -104.6878000000

Finding: 6

The drinking fountain is not accessible.

All drinking fountains shall be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. An alcove must not be less than 32 inches in width and 18 inches in depth. Wing walls must project out from the supporting wall at least as far as the drinking fountain.

2010 ADAS Section 403.5.1

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

2010 ADAS Section 602.1

Drinking fountains shall comply with 307 and 602.

Citation:

2010 ADAS Section: 403.5.1, 602.1

As Built:

Drinking fountain protrudes into circulation pathway and not cane detectable

Budgeting Range:

\$1,500 - \$9,500.00

Recommendation:

Adjust drinking fountain height to provide exactly 27 inches of clearance or install wing walls, planter or permanent fixture next to drinking fountain in order to make it cane detectable.

Also, adjust spout/water pressure to provide a flow of water 4 inches high minimum.

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

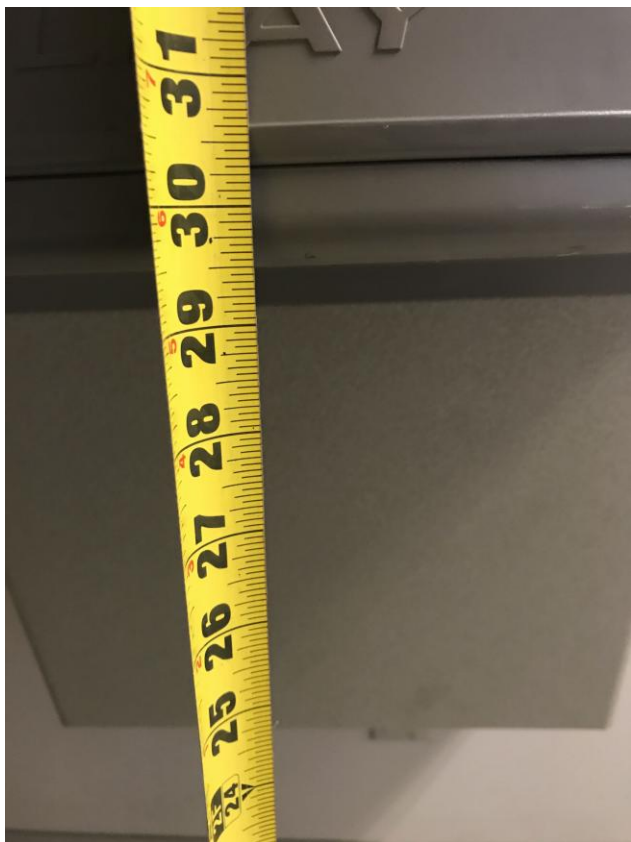
Estimated Remediation Date:

N/A

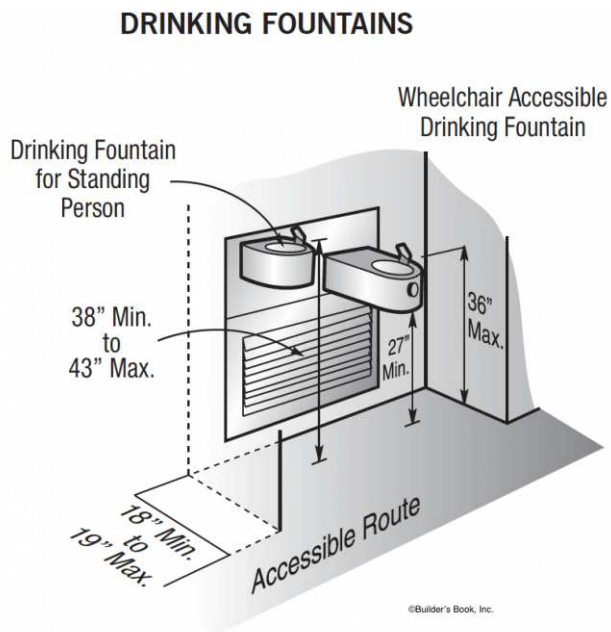
Notes:

N/A

Finding #6 Continued



Finding 299188 Main Photo



Finding #6 Additional Finding Photos



Finding 299188 Additional Photo



Finding 299188 Additional Photo



Finding 299188 Additional Photo