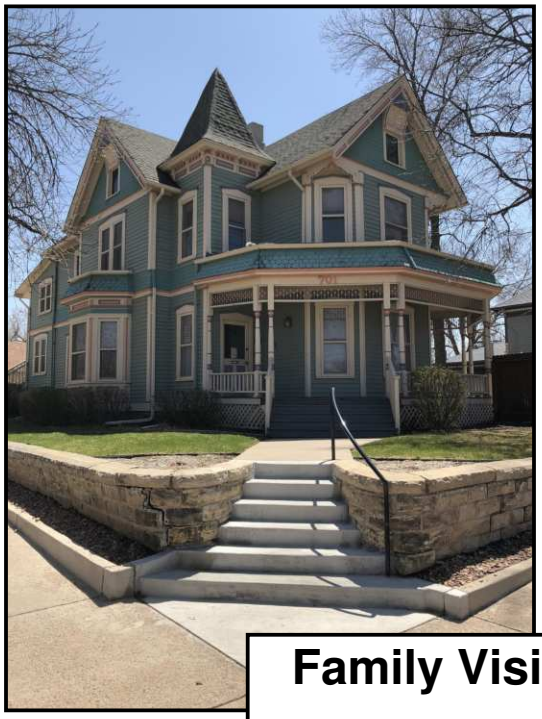
Site Accessibility Evaluation

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



Family Visitation Center

701 E Boulder St
Colorado Springs, CO
80903

Accessibility Evaluation

Inspection Date: 05/15/2018
Inspector: David Mejia

Prepared By

(719) 520 - 6866
www.elpasoco.com

Powered by BlueDAG

Parking Area

Lat: 38.8390075000, Long: -104.8125598000

Finding: 1

There are no van accessible parking stalls.
1 in every 6, minimum of one, required accessible stalls must be a van accessible stall.

There are a total of (6) parking stalls in the parking lot that could be reasonably associated with this facility. There should be a minimum of (1) accessible stalls with a minimum of (1) being designed as van accessible.

2010 ADAS Section 208.2
Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

2010 ADAS Section 208.2.4
For every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one shall be a van parking space complying with 502.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 208.2, 208.2.4	**No van accessible stalls nor International symbol of accessibility.**	**$300 - $1,000.00**

Recommendation:
Designate one (1) van accessible parking stall with access aisle. The parking stall must be at least 11 feet wide with a 5 feet wide access aisle or 8 feet wide with a 8 feet wide access aisle. Also install sign that includes the International symbol of accessibility with "van accessible" wording that measures at least 60 inches from the bottom of the sign above the ground.

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

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action:

Finding #1 Continued

Finding 145226 Main Photo

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

Parking Area

Lat: 38.8390075000, Long: -104.8125598000

Finding: 2

The curb ramp slope exceeds the maximum running slope (direction of travel) allowable of 8.33%.

Curb ramps should have the least possible slope but in no case more than 8.3% (1:12).

2010 ADAS Section 406.1
Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 406.1	**Built up ramp from parking lot running slope @ 18.53% that protrudes into path of travel.**	**$1,000 - $1,800.00**

Recommendation:
Remove existing ramp and construct new curb ramp that does not exceed 8.33% running slope, 2% cross slope and 10% side flares.

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

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action:

Finding #2 Continued

Finding 145360 Main Photo

Ramp Approach Entrance

Lat: 38.8390075000, Long: -104.8125598000

Finding: 3

The entrance ramp slope exceeds the maximum running slope (direction of travel) allowable of 8.33%.

Ramps should have the least possible slope but in no case more than 8.3% (1:12).

2010 ADAS Section 405.2
Ramp runs shall have a running slope not steeper than 1:12.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 405.2	**Running slope exceeds 8.33% maximum allowed.**	**$1,000 - $5,500.00**

Recommendation:
Reconstruct and extend ramp to meet ADA compliance. Running slope should not exceed 8.33% maximum.

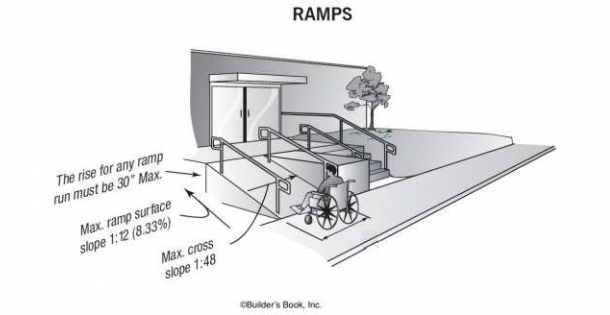
Barrier Priority:
1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action:

Finding #3 Continued



Finding 145381 Main Photo

Finding #3 Additional Finding Photos

Finding 145381 Additional Photo

Ramp Approach Entrance

Lat: 38.8390075000, Long: -104.8125598000

Finding: 4

The ramp run has not been provided with edge protection.

The floor or ground surface of the ramp run or landing shall extend 12 inches minimum beyond the inside face of a handrail or a curb or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface.

2010 ADAS Section 405.9.2
A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.

2010 ADAS Section 405.9.1
The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail complying with 505.

2010 ADAS Section 405.9
Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 405.9.2, 405.9.1, 405.9	**Ramp run extends only 3.5 inches.**	**$100 - $300.00**

Recommendation:
Provide edge protection that prevents the passage of a 4 inch diameter sphere along the length of the ramp no higher than 4 inches maximum from the ramp floor or ensure new ramp floor extends 12 inches beyond the inside face of the handrails.

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

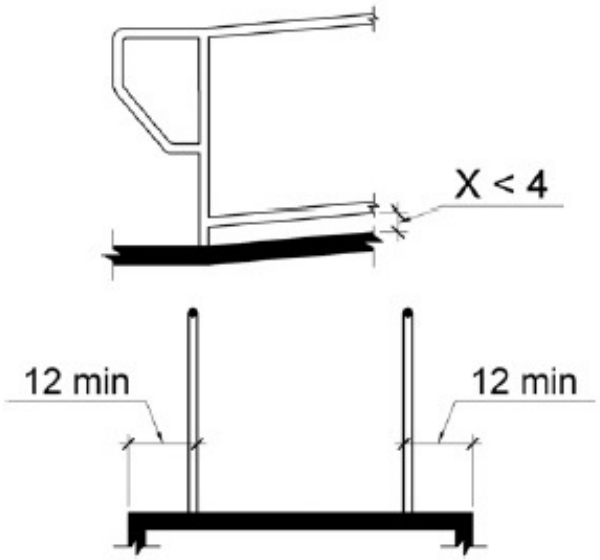
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action:

Finding #4 Continued

Finding 145382 Main Photo



Finding #4 Additional Finding Photos

Finding 145382 Additional Photo

Ramp Approach Entrance

Lat: 38.8390075000, Long: -104.8125598000

Finding: 5

The entrance is not accessible and is missing signage. An identification sign identifying that this entrance is not accessible and directional signage pointing in the direction to the accessible entrance is required.

When a directional sign is required, it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route, not just at the inaccessible entrances to a building.

2010 ADAS Section 216.6
Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 216.6	**Directional sign missing.**	**$100 - $200.00**

Recommendation:
Install directional signage near the front stairs closes to the path of travel directing the public to the nearest accessible building entrance.

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

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action:

Finding #5 Continued

Finding 146008 Main Photo

Ramp Approach Entrance

Lat: 38.8390075000, Long: -104.8125598000

Finding: 6

The operating hardware is not accessible because it requires tight grasping, pinching or twisting of the wrist to operate.

Hand-activated hardware, handles, pulls, latches, locks, and other operating devices on accessible elements 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 309.4
Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 309.4	**Door entrance requires tight grasping and twisting of the wrist.**	**$50 - $100.00**

Recommendation:
Install lever type hardware that does not require tight grasping, pinching or twisting of the wrist.

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

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action:

Finding #6 Continued

Finding 146017 Main Photo

Restroom

Lat: 38.8390075000, Long: -104.8125598000

Finding: 7

A compliant room identification sign is missing on the strike side of the door.

Wall signs identifying permanent rooms and spaces of a building shall be a horizontal format and the characters raised 1/32 inch minimum and shall be sans serif uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Contracted Grade 2 Braille shall be in a horizontal format and shall be placed a minimum of 3/8 inch and a maximum of 1/2 inch directly below the tactile characters; flush left or centered. Signs with raised characters or Braille 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.

2010 ADAS Section 216.2
Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with 703.6 and shall have text descriptors complying with 703.2 and 703.5.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 216.2	**Restroom identification sign missing.**	**$25 - $50.00**

Recommendation:
Install compliant permanent identification sign.

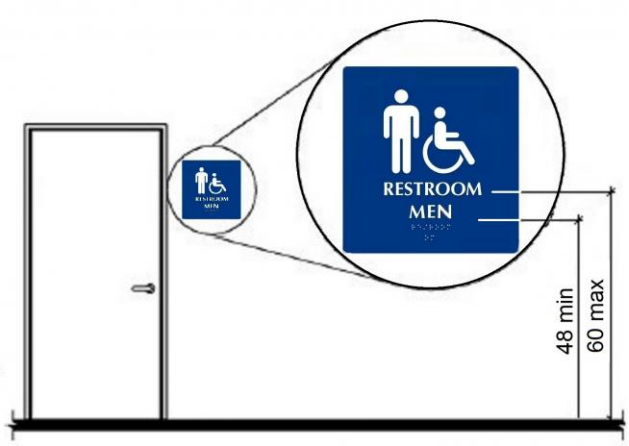
Barrier Priority:
1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action:

Finding #7 Continued



Finding 146018 Main Photo

Restroom

Lat: 38.8390075000, Long: -104.8125598000

Finding: 8

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

2010 ADAS Section 306.3.3
Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 306.3.3	**No knee clearance provided**	**$1,500 - $4,500.00**

Recommendation:
Replace lavatory with one that provides a minimum height from the bottom edge of no less than 27 inches above finished floor and 8 inches minimum in depth for knee clearance.

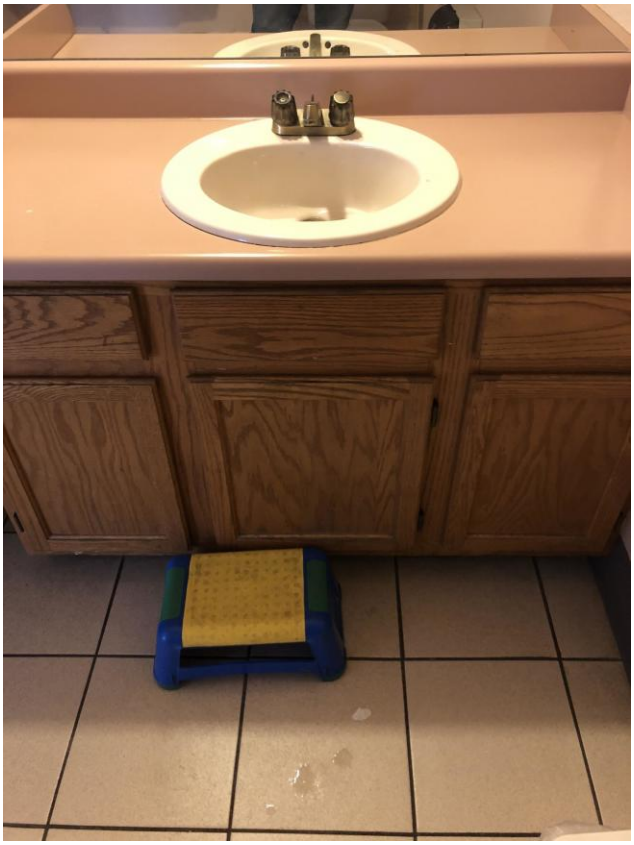
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

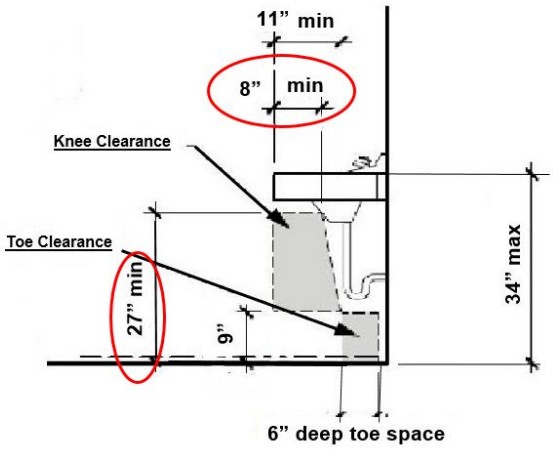
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action:

Finding #8 Continued





Finding 146019 Main Photo

Restroom

Lat: 38.8390075000, Long: -104.8125598000

Finding: 9

The faucet controls require twisting of the wrist.

Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lb. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

2010 ADAS Section 606.4
Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 606.4	**Faucet controls requires tight grasping and twisting of the wrist**	**$30 - $50.00**

Recommendation:
Replace faucet that can be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist.

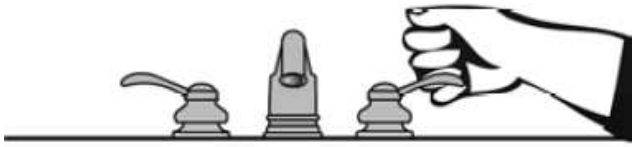
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action:

Finding #9 Continued



Finding 146020 Main Photo

Restroom

Lat: 38.8390075000, Long: -104.8125598000

Finding: 10

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

2010 ADAS Section 604.4
The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 604.4	**15.5 inches in height.**	**$100 - $200.00**

Recommendation:
Adjust toilet height, replace toilet or replace toilet seat with one that will meet the minimum height of 17 inches but no more than maximum height of 19 inches.

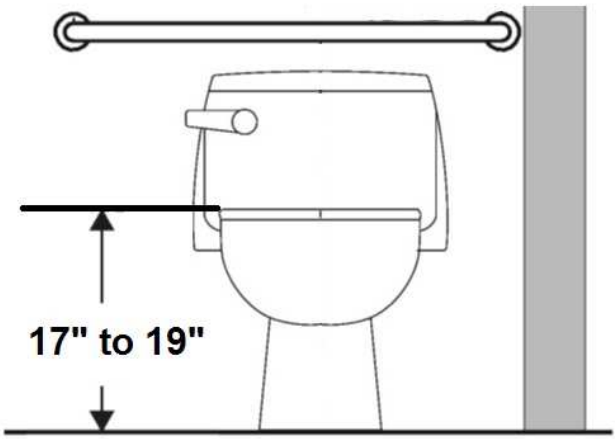
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action:

Finding #10 Continued



Finding 146021 Main Photo

Restroom

Lat: 38.8390075000, Long: -104.8125598000

Finding: 11

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.5.1	**Extends only 49 inches from the rear wall.**	**$50 - $75.00**

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.

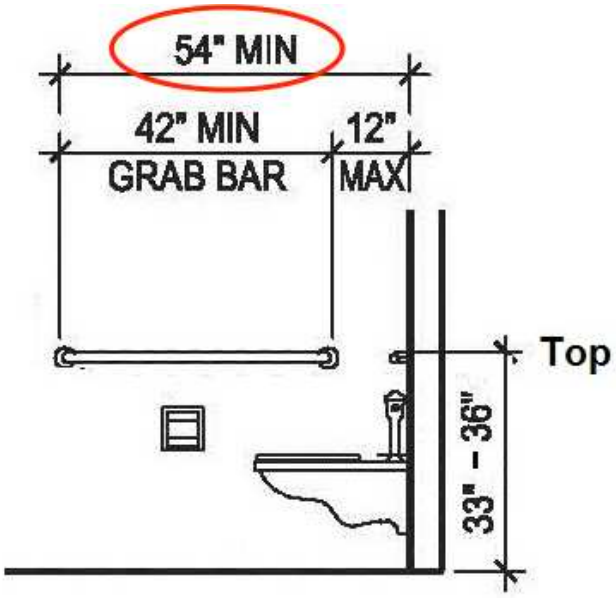
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action:

Finding #11 Continued



Finding 146023 Main Photo

Finding #11 Additional Finding Photos

Finding 146023 Additional Photo

Restroom

Lat: 38.8390075000, Long: -104.8125598000

Finding: 12

The grab bar is not spaced correctly to the wall or other elements.

The space between the wall and the grab bar shall be 1 1/2 inches. 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:	As Built:	Budgeting Range:
2010 ADAS Section: 609.3	**Space between other projecting objects above side grab bar are below 12 inches.**	**$0 - $0.00**

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.

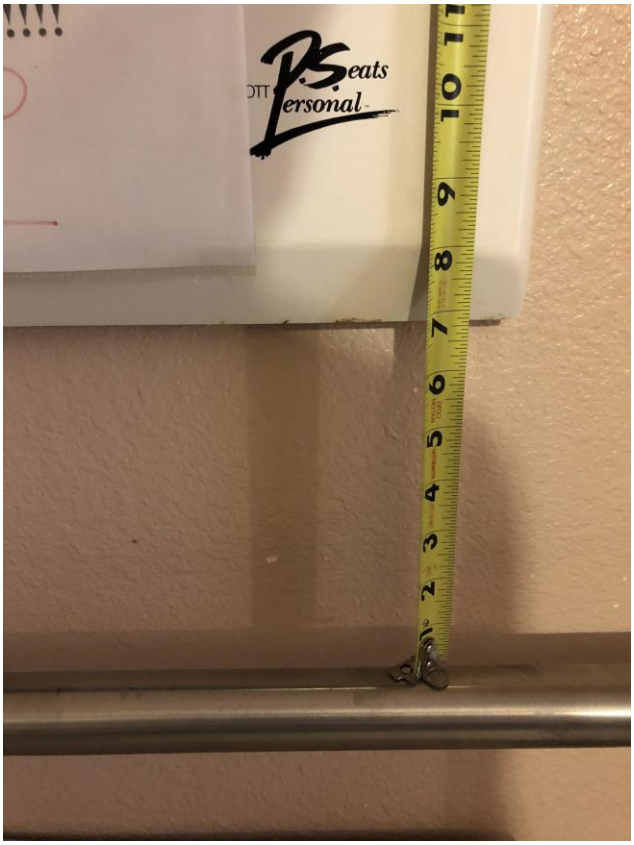
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

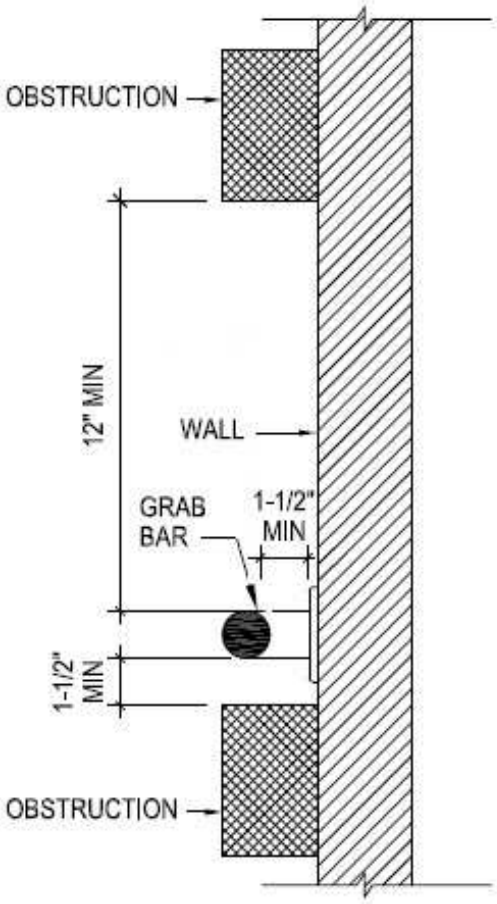
Estimated Remediation Date:
N/A

Notes:
Corrective Action:

Finding #12 Continued



Finding 146031 Main Photo



Finding #12 Additional Finding Photos

Finding 146031 Additional Photo

Restroom

Lat: 38.8390075000, Long: -104.8125598000

Finding: 13

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.6	**Flush control not located on open side of water closet.**	**$150 - $200.00**

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

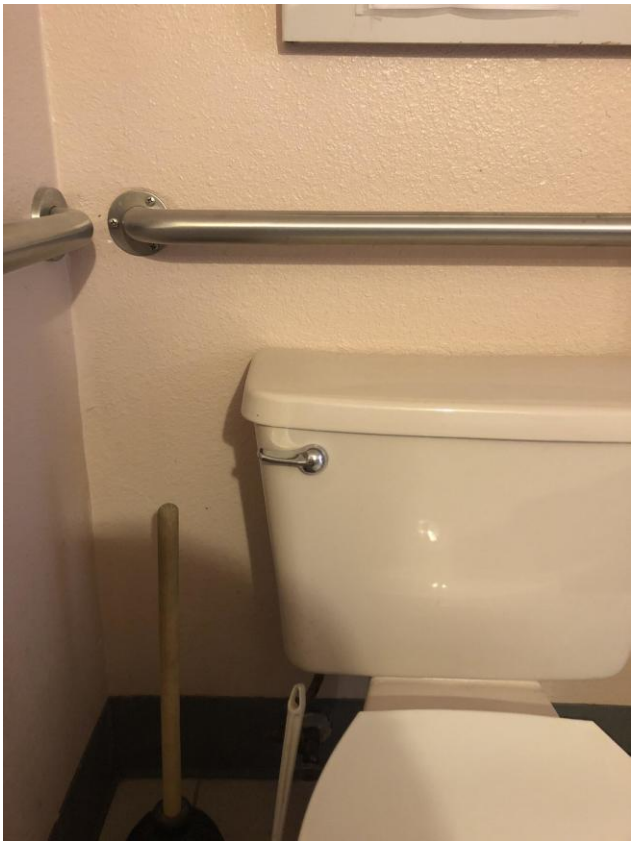
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

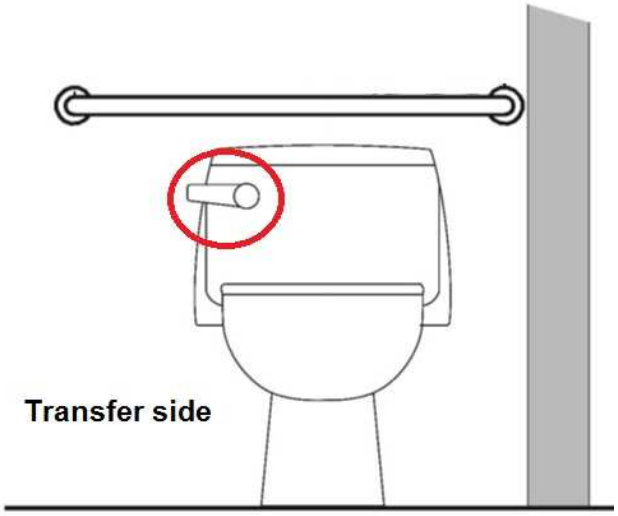
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action:

Finding #13 Continued





Finding 146039 Main Photo

Restroom

Lat: 38.8390075000, Long: -104.8125598000

Finding: 14

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.7	**Toilet paper dispenser located 14 inches from the front of water closet.**	**$25 - $50.00**

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)

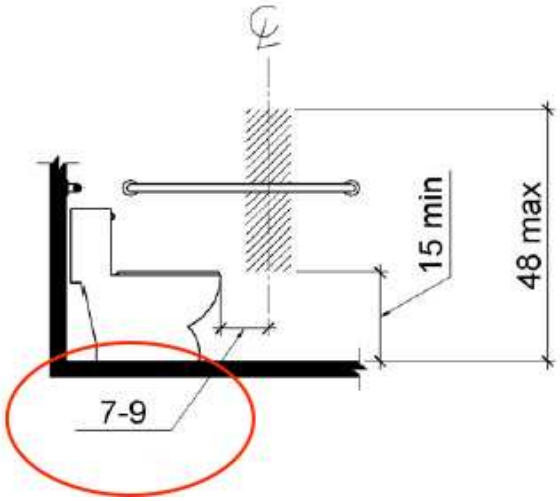
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action:

Finding #14 Continued

Finding 146041 Main Photo



Finding #14 Additional Finding Photos

Finding 146041 Additional Photo

Play Area

Lat: 38.8390075000, Long: -104.8125598000

Finding: 15

There is no compliant ground level accessible entrance into the play area nor a compliant route inside the play area that connects ground level play components.

2010 ADAS Section 1008.2.5.2
The rise for any ramp run connecting elevated play components shall be 12 inches (305 mm) maximum.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 1008.2.5.2	**No accessible entrance into play area**	**$1,000 - $5,000.00**

Recommendation:
Create an accessible entrance (ramp) into the play area not to exceed 6% running slope and create a 60 inch minimum clear width ground-level accessible route inside the play area that connects to the entrance and exit points of the play components at ground level.

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 #15 Continued

Finding 152517 Main Photo

Play Area

Lat: 38.8390075000, Long: -104.8125598000

Finding: 16

Compliance with ASTM F 1951 for accessibility for ground surfaces on accessible routes, clear floor or ground spaces, and turning spaces has not been determined.

Ground surfaces shall comply with ASTM F 1951. Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951.

Compliance with ASTM F 1292 for Use Zones has not been determined.

Ground surfaces located within use zones shall comply with ASTM F 1292 (1999 edition or 2004 edition).

2010 ADAS Section 1008.2.6.1
Ground surfaces shall comply with ASTM F 1951 (incorporated by reference, see "Referenced Standards" in Chapter 1). Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 1008.2.6.1	**Non compliant ground surface**	**$5,000 - $15,000.00**

Recommendation:
Accessible surfaces can include impact-attenuating tiles made of recycled rubber and engineered wood fiber that meet the ASTM requirements for accessibility and safety.

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 #16 Continued

Finding 152521 Main Photo