Site Accessibility Evaluation

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

Public Health WIC Office
Widefield

97 Widefield Blvd
Widefield, CO 80911

Accessibility Evaluation

Inspection Date: 09/10/2019
Inspector: David Mejia

Prepared By

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Parking Lot

Lat: 38.7345729000, Long: -104.7273239000

Finding: 1

There are no accessible parking stalls.

Each lot where parking is provided for the public as clients, guests or employees, shall provide accessible parking and shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance.

There are a total of 27 parking stalls in the parking lot that could be reasonably associated with this facility. There should be a minimum of 2 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.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 208.2	**Accessible parking stalls not well defined**	**$1,500 - $9,500.00**

Recommendation:
Re-stripe 2 accessible parking stalls with access aisle and ensure access aisle connects to circulation path in front of building.

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:
N/A

Finding #1 Continued

Finding 297839 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

Finding #1 Additional Finding Photos

Finding 297839 Additional Photo

Finding 297839 Additional Photo

Parking Lot

Lat: 38.7345729000, Long: -104.7273239000

Finding: 2

The required parking signage is missing.

Parking space identification signs shall include the International Symbol of Accessibility (ISA). Signs identifying van parking spaces shall contain the designation "van accessible." All signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

2010 ADAS Section 502.6
Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 502.6	**Accessible parking signs missing**	**$25 - $150.00**

Recommendation:
Designate accessible parking stalls, install identification signs that include Van Accessible and the International Symbol of Accessibility.

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)

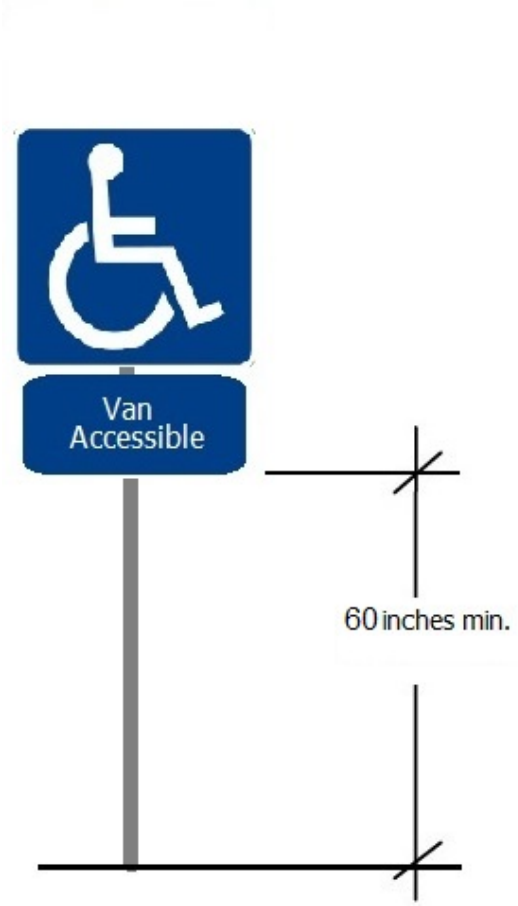
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #2 Continued

Finding 297840 Main Photo



Parking Lot

Lat: 38.7345729000, Long: -104.7273239000

Finding: 3

The access aisle route blocked by wheel stops.

Access aisles serving parking spaces shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

2010 ADAS Section 502.3.1
Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

2010 ADAS Section 502.2
Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 502.3.1, 502.2	**Accessible route blocked by wheel stops**	**$1,500 - $4,500.00**

Recommendation:
Remove existing wheel stop to allow access aisle to join circulation path.

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)

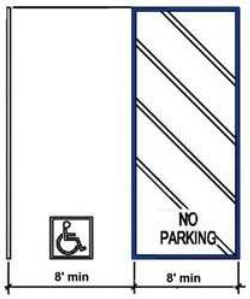
Department:
N/A

Estimated Remediation Date:
N/A

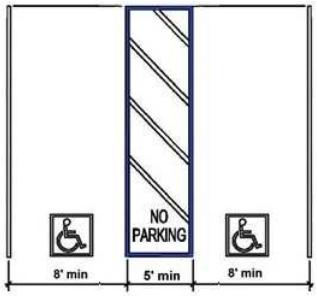
Notes:
N/A

Finding #3 Continued

Finding 297841 Main Photo



Except for angled van stalls, the access aisle may be on either side of a van stall



Access aisle may be on either side of a standard accessible stall

Parking Lot

Lat: 38.7345729000, Long: -104.7273239000

Finding: 4

The parking stall contains abrupt edges and surface irregularities over a 1/4 inch vertical.

Parking spaces and access aisles serving them shall be stable, firm, and slip resistant. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted and shall not be sloped steeper than 2% in any direction.

2010 ADAS Section 502.4
Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 502.4	**Change in level at 1 inch**	**$1,500 - $6,500.00**

Recommendation:
Shave abrupt change in level where the access aisle and sidewalk meet.

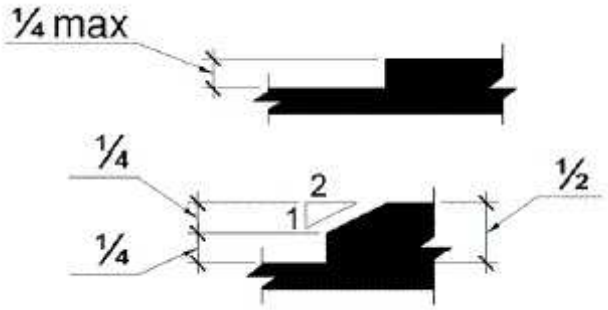
Barrier Priority:
1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #4 Continued



Finding 297843 Main Photo

Finding #4 Additional Finding Photos

Finding 297843 Additional Photo

Parking Lot

Lat: 38.7345700000, Long: -104.7273000000

Finding: 5

The running slope (long dimension) of the accessible parking stall exceeds 2%.

The running slope in an accessible parking stall and the access aisle must not exceed 2%.

2010 ADAS Section 502.4
Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 502.4	**Running slope between 3.32% - 4.54%**	**$2,500 - $6,500.00**

Recommendation:
Re-pave parking lot and ensure a maximum cross and running slope of the 2 accessible parking stalls and access aisle do not exceed 2% grade.

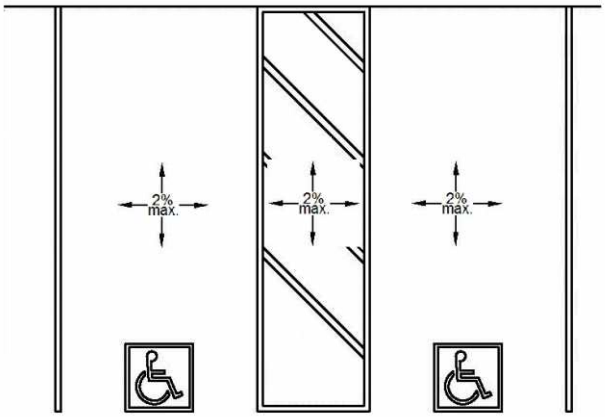
Barrier Priority:
1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #5 Continued



Finding 297842 Main Photo

Finding #5 Additional Finding Photos

Finding 297842 Additional Photo

Finding 297842 Additional Photo

Front Entrance Ramp

Lat: 38.7345729000, Long: -104.7273239000

Finding: 6

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	**No edge protection provided**	**$150 - $1,500.00**

Recommendation:
Re-design new ramp to meet compliance of no more than 8.3% grade and ensure edge protection is provided of no more than 4 inches in height from the ramp floor or ramp run shall extend 12 inches minimum beyond the inside face of a handrail.

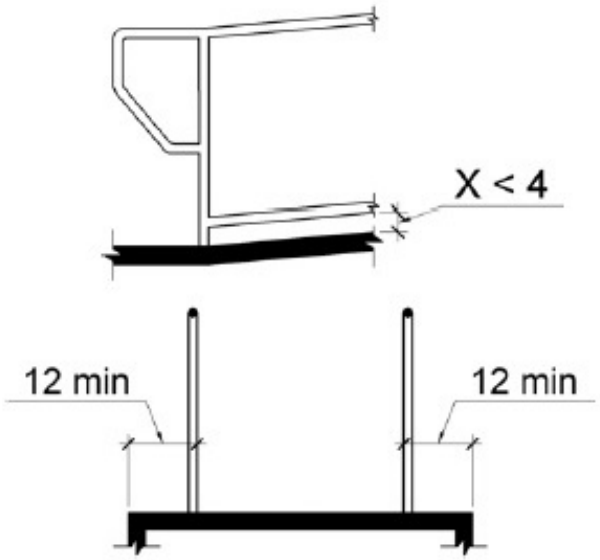
Barrier Priority:
1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #6 Continued



Finding 297845 Main Photo

Finding #6 Additional Finding Photos

Finding 297845 Additional Photo

Front Entrance Ramp

Lat: 38.7345729000, Long: -104.7273239000

Finding: 7

The handrails on the ramp do not have compliant shape.

The diameter of the handrails must be between 1 1/4 inches and 2 inches in cross-sectional nominal dimension for circular handrails. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2 1/4 inches maximum.

2010 ADAS Section 505.7
Handrail gripping surfaces shall have a cross section complying with 505.7.1 or 505.7.2.

2010 ADAS Section 505.7.1
Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches (32 mm) minimum and 2 inches (51 mm) maximum.

2010 ADAS Section 505.7.2
Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm) maximum.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 505.7, 505.7.1, 505.7.2	**Non compliant handrail shape**	**$0 - $2,500.00**

Recommendation:
Compliant handrail shape shall be included in new ramp re-design and ensure edge protection is also provided.

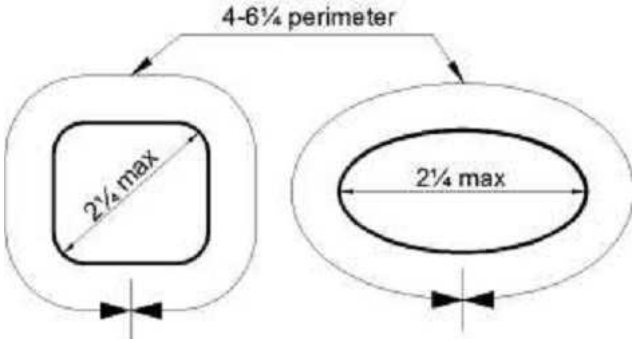
Barrier Priority:
1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #7 Continued



Finding 297846 Main Photo

Finding #7 Additional Finding Photos

Finding 297846 Additional Photo

Front Entrance Ramp

Lat: 38.7345700000, Long: -104.7273000000

Finding: 8

The ramps 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 between 13% - 15.75%**	**$1,500 - $6,500.00**

Recommendation:
Re-design new ramp to meet compliance of no more than 8.3% grade.

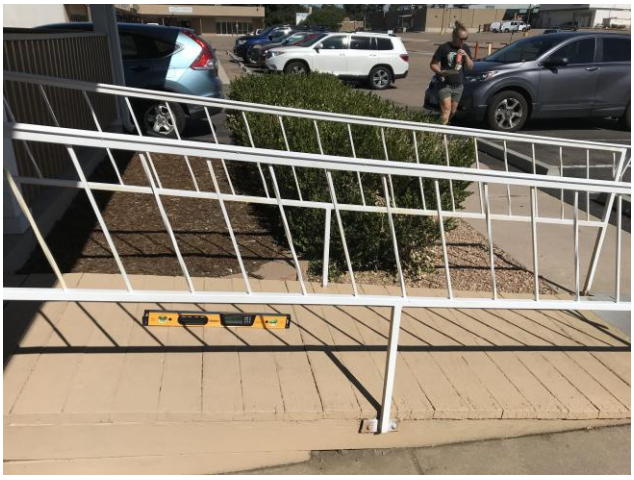
Barrier Priority:
1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

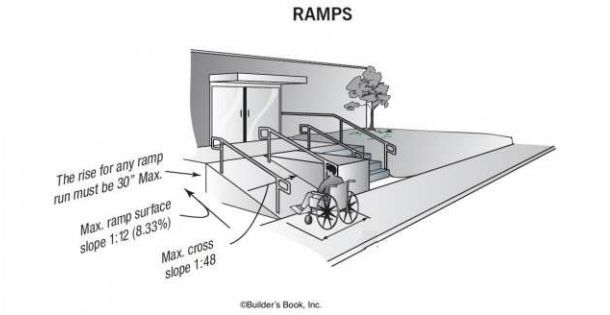
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #8 Continued





Finding 297844 Main Photo

Finding #8 Additional Finding Photos

Finding 297844 Additional Photo

Finding 297844 Additional Photo

Main Lobby

Lat: 38.7345729000, Long: -104.7273239000

Finding: 9

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	**Front door knob requires pinching and twisting**	**$150 - $500.00**

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:
N/A

Finding #9 Continued

Finding 297847 Main Photo

Finding #9 Additional Finding Photos

Finding 297847 Additional Photo

Main Lobby

Lat: 38.7345729000, Long: -104.7273239000

Finding: 10

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:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.8.1	**3.71 seconds to closed position**	**$25 - $150.00**

Recommendation:
Adjust door closer to allow a minimum of 5 seconds before returning to a position of 12 degrees from the latch/locking mechanism.

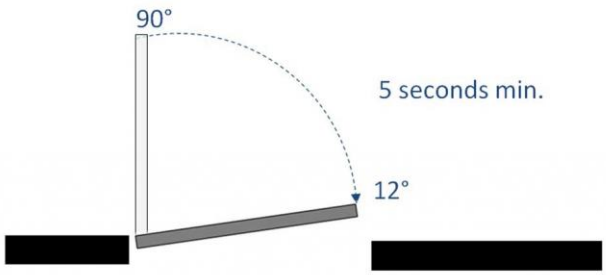
Barrier Priority:
1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #10 Continued



Finding 297848 Main Photo

Main Lobby

Lat: 38.7345729000, Long: -104.7273239000

Finding: 11

The computer monitor is too high and is out of the maximum reach range for a side approach.

Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum to the finished floor.

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

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 308.3.1	**54.5 inches above finished floor**	**$150 - $1,500.00**

Recommendation:
Reposition or reconfigure computer monitor and keyboard for a forward approach and provide knee clearance. Re-location may be necessary.

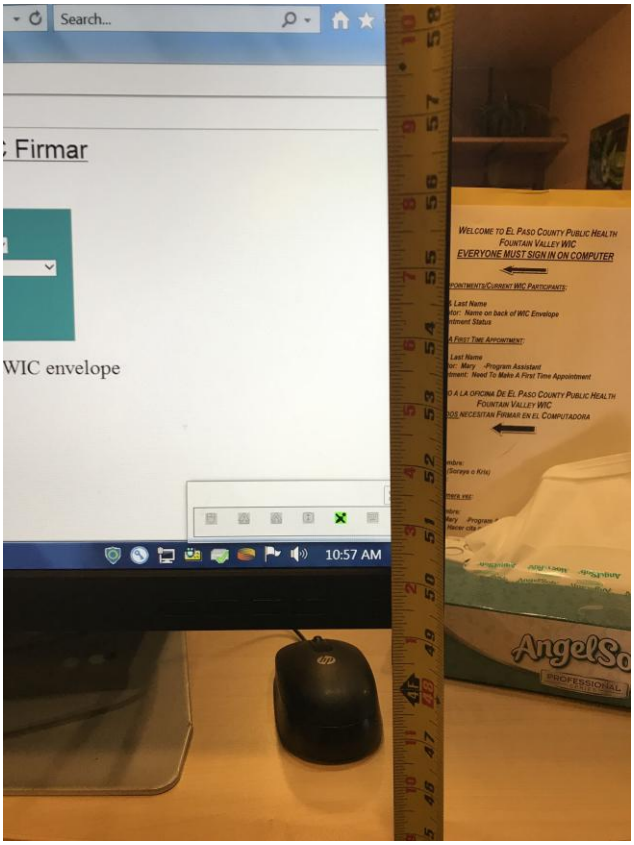
Barrier Priority:
2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

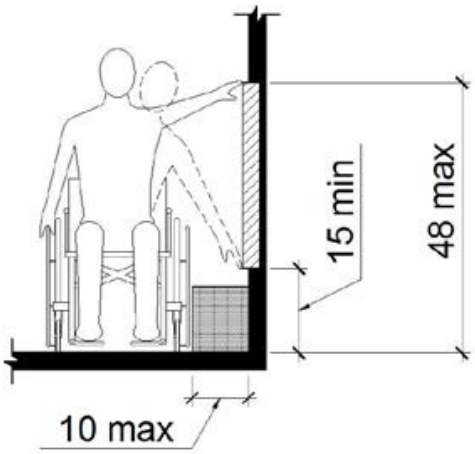
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #11 Continued





Finding 297850 Main Photo

Main Lobby

Lat: 38.7345729000, Long: -104.7273239000

Finding: 12

The transaction counter provides for only a front approach.

Transaction counters shall be 28 to 36 inches high and a minimum of 30 inches wide and must extend the same depth as the sales or service counter top. Knee and toe space must be a minimum of 27 inches tall, 30 inches wide, and 17 inches deep.

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.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 904.4.2	**36.5 inches above finished floor and no knee clearance provided**	**$500 - $1,500.00**

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 forward approach and knee clearance complying with section 305 and/or 306 respectively.

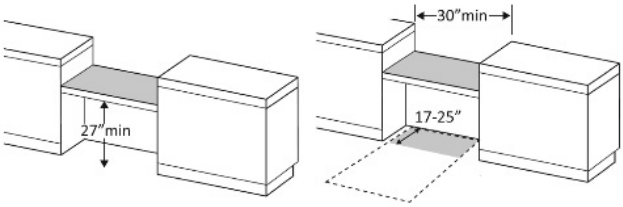
Barrier Priority:
2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #12 Continued



Finding 297851 Main Photo

Finding #12 Additional Finding Photos

Finding 297851 Additional Photo

Main Lobby

Lat: 38.7345729000, Long: -104.7273239000

Finding: 13

The top portion of the brochure rack is positioned too high for either a side or front approach.

Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.

2010 ADAS Section 308.1
Reach ranges shall comply with 308.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 308.1	**75 inches above finished floor.**	**$25 - $250.00**

Recommendation:
Modify the brochure rack and install the top portion on adjacent wall to ensure a maximum height of no more than 48 inches to the operable part (brochure).

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)

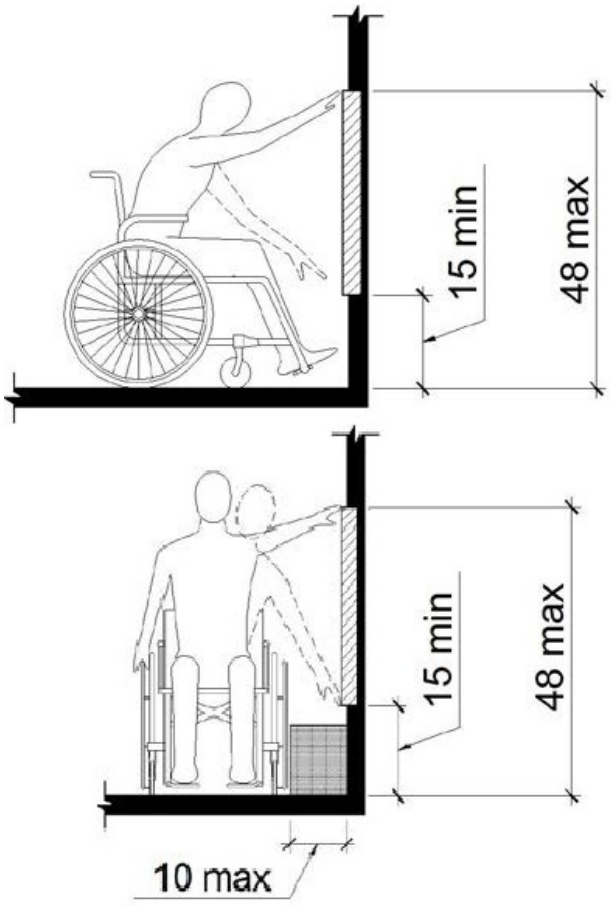
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #13 Continued

Finding 297868 Main Photo



Finding #13 Additional Finding Photos

Finding 297868 Additional Photo

Finding 297868 Additional Photo

Main Lobby

Lat: 38.7345700000, Long: -104.7273000000

Finding: 14

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:	As Built:	Budgeting Range:
2010 ADAS Section: 904.4.2, 904.4.1	**44.5 inches above finished floor**	**$2,500 - $5,000.00**

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. If forward approach is provided, please ensure knee clearance is also provided.

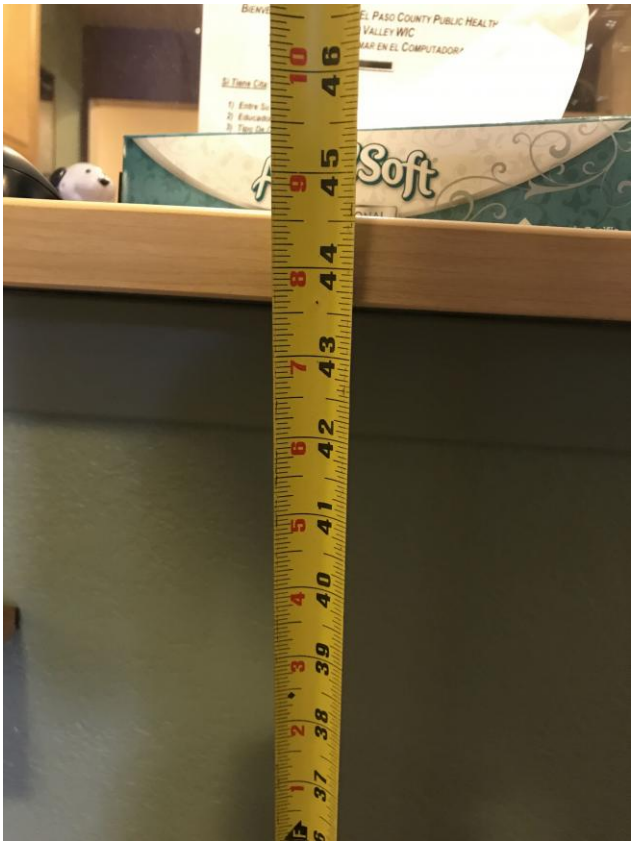
Barrier Priority:
2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

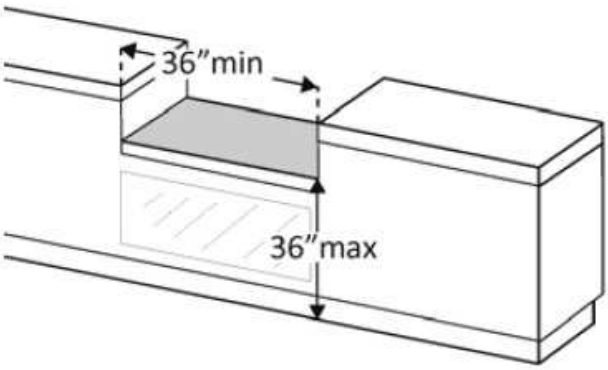
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #14 Continued





Finding 297849 Main Photo

Finding #14 Additional Finding Photos

Finding 297849 Additional Photo

Finding 297849 Additional Photo

Main Lobby

Lat: 38.7345700000, Long: -104.7273000000

Finding: 15

The door opening does not provide at least 32 inches between the face of the door and the opposite stop.

Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches.

2010 ADAS Section 404.2.3
Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.3	**Some of the interior doors are below the 32 inch width requirement**	**$250 - $8,750.00**

Recommendation:
Some interior doors to offices and/or spaces that serve the public do not meet the minimum width requirement of 32 inches.

Please note that in order for this building to meet ADA compliance, major renovation/construction will be required.

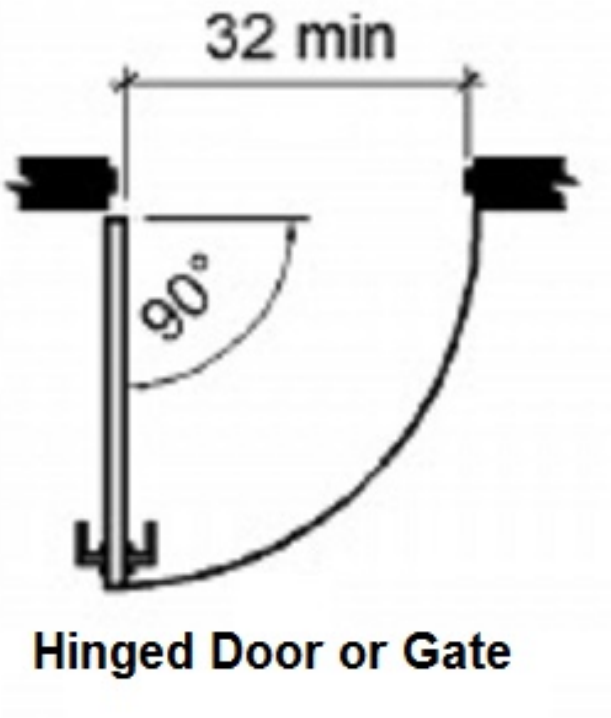
Barrier Priority:
2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #15 Continued



Finding #15 Additional Finding Photos

Finding 297867 Additional Photo

Finding 297867 Additional Photo

Finding 297867 Additional Photo

Unisex Restroom

Lat: 38.7345729000, Long: -104.7273239000

Finding: 16

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 hardware requires grasping and twisting to operate**	**$25 - $100.00**

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

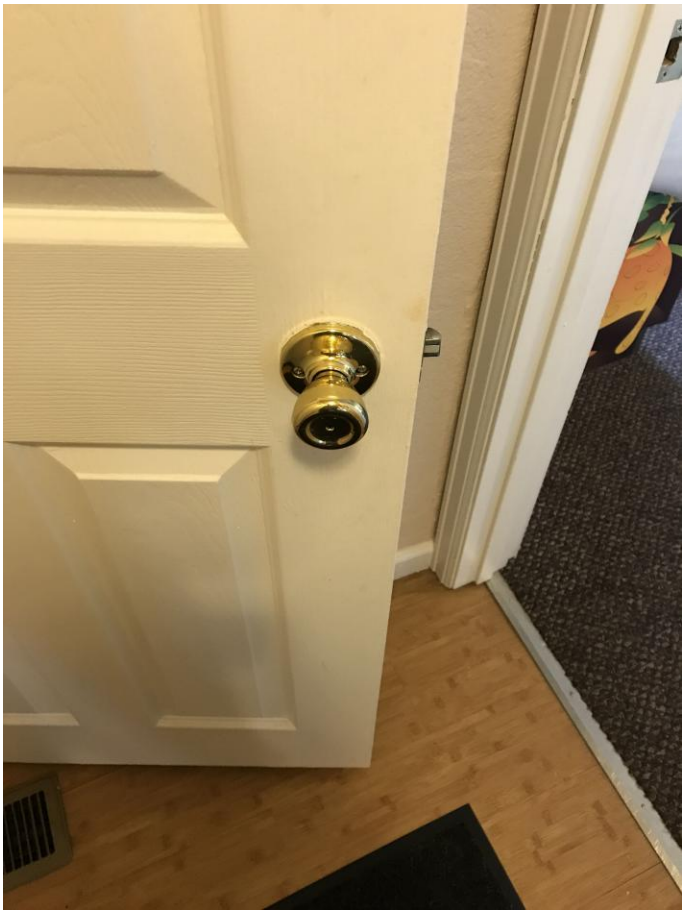
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

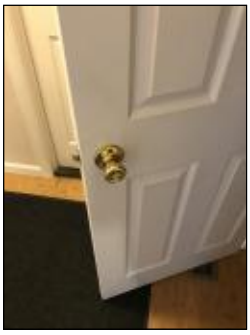
Notes:
N/A

Finding #16 Continued



Finding 297852 Main Photo

Finding #16 Additional Finding Photos



Finding 297852 Additional Photo

Unisex Restroom

Lat: 38.7345729000, Long: -104.7273239000

Finding: 17

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

2010 ADAS Section 404.2.3
Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.3	**26 inches wide**	**$150 - $1,500.00**

Recommendation:
Providing the minimum required width clearance to the restroom is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible.

Please note that in order for the restroom to meet ADA compliance, major renovation/construction will be required.

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)

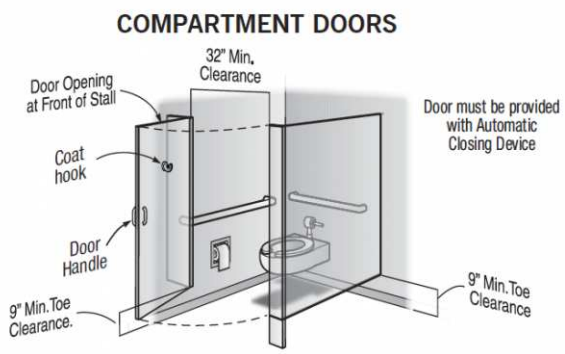
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #17 Continued

Finding 297853 Main Photo



Unisex Restroom

Lat: 38.7345729000, Long: -104.7273239000

Finding: 18

The tactile sign is incorrectly located.

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.

2010 ADAS Section 703.4.2
Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.2	**Restroom sign located on the door**	**$50 - $100.00**

Recommendation:
Due to no adjacent wall existing and space constraints, meeting compliance for restroom sign at this time may not be feasible. Please note that in order for the restroom to meet ADA compliance, major renovation/construction will be required.

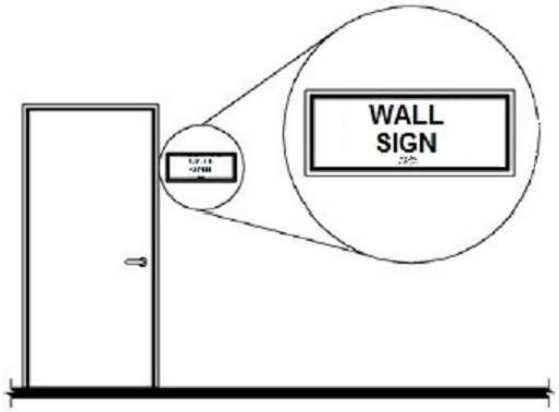
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #18 Continued



Finding 297854 Main Photo

Finding #18 Additional Finding Photos

Finding 297854 Additional Photo

Unisex Restroom

Lat: 38.7345729000, Long: -104.7273239000

Finding: 19

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. Please note that in order for the restroom to meet ADA compliance, major renovation/construction will be required.

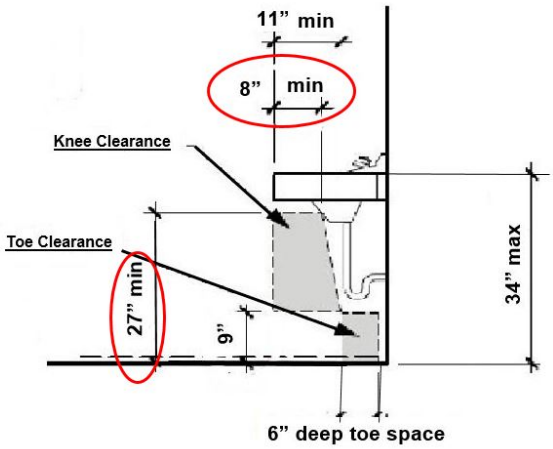
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #19 Continued



Finding 297855 Main Photo

Unisex Restroom

Lat: 38.7345729000, Long: -104.7273239000

Finding: 20

Accessible toilets must have grab bars installed.

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.

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.

2010 ADAS Section 604.5
Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 604.5	**No grab bars provided**	**$100 - $200.00**

Recommendation:
Install side and rear grab bars in a horizontal position 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

Please note that in order for the restroom to meet ADA compliance, major renovation/construction will be required.

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)

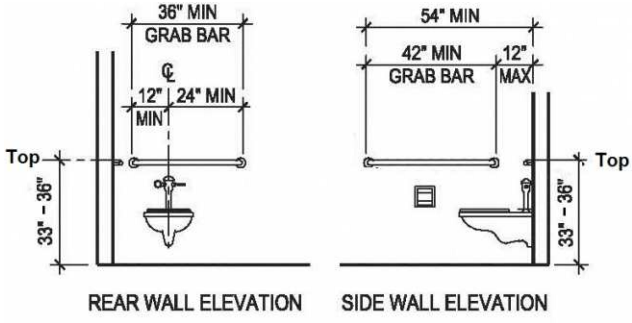
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #20 Continued

Finding 297856 Main Photo



Unisex Restroom

Lat: 38.7345729000, Long: -104.7273239000

Finding: 21

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:	As Built:	Budgeting Range:
2010 ADAS Section: 603.3	**40.5 inches above finished floor**	**$50 - $100.00**

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

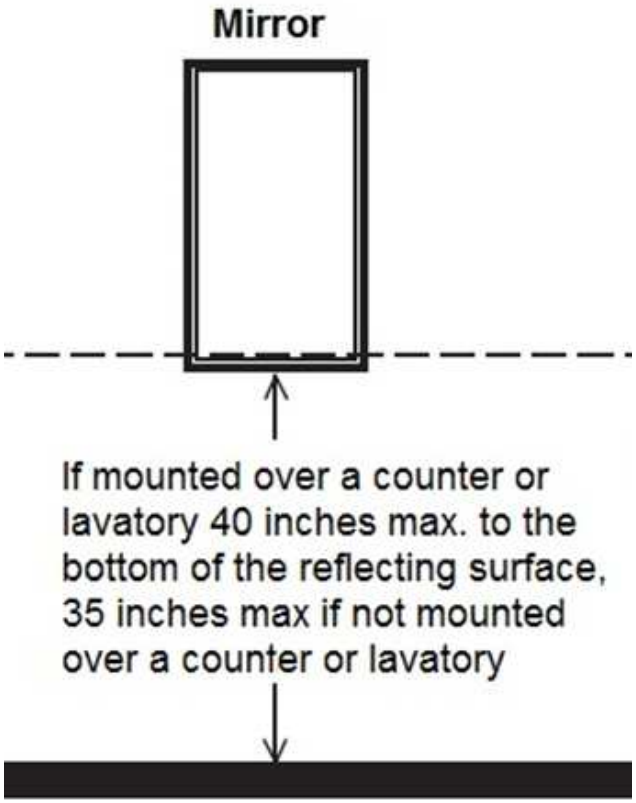
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #21 Continued

Finding 297857 Main Photo



Unisex Restroom

Lat: 38.7345729000, Long: -104.7273239000

Finding: 22

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:	As Built:	Budgeting Range:
2010 ADAS Section: 308.2.1	**56 inches above finished floor**	**$20 - $50.00**

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

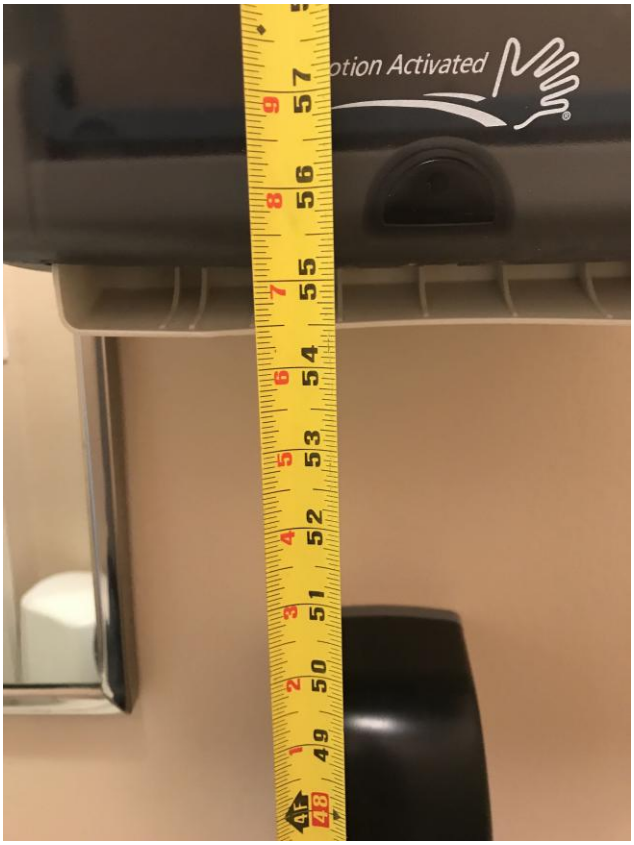
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

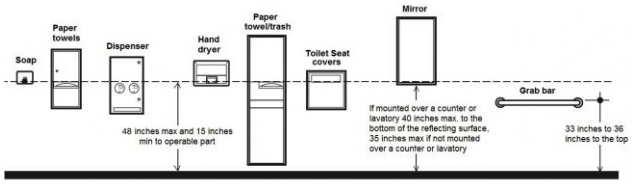
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #22 Continued





Finding 297858 Main Photo

Unisex Restroom

Lat: 38.7345729000, Long: -104.7273239000

Finding: 23

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.2	**15.5 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.

Please note that in order for the restroom to meet ADA compliance, major renovation/construction will be required.

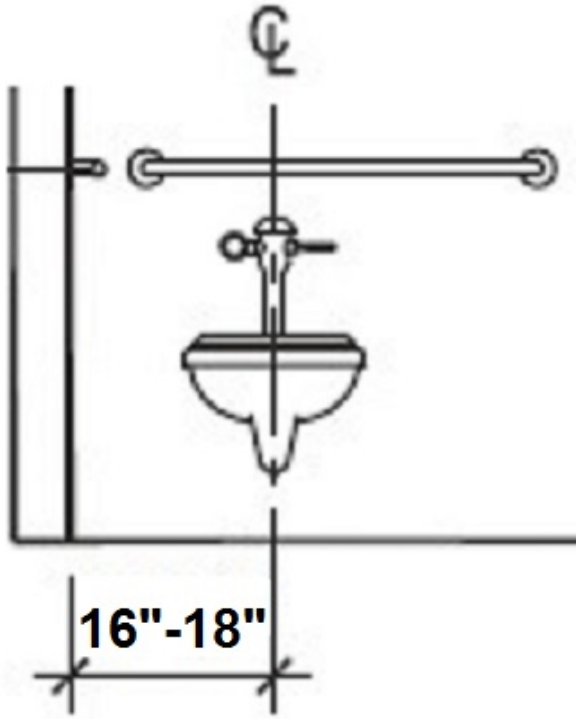
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #23 Continued



Finding 297859 Main Photo

Unisex Restroom

Lat: 38.7345729000, Long: -104.7273239000

Finding: 24

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	**16 inches above finished floor**	**$150 - $1,500.00**

Recommendation:
Adjust toilet height, replace toilet or replace toilet seat with one that will meet the minimum height requirement of 17 inches.

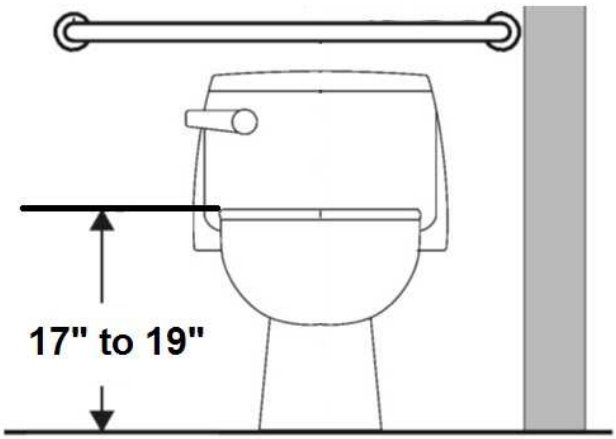
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #24 Continued



Finding 297860 Main Photo

Unisex Restroom

Lat: 38.7345729000, Long: -104.7273239000

Finding: 25

The length of the toilet room is too short.

Where a water closet is installed within an accessible water closet room, clear floor space around the water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.

2010 ADAS Section 604.3.1
Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 604.3.1	**48.5 inches in length**	**$1,500 - $6,500.00**

Recommendation:
Providing the minimum required length clearance to the restroom is technically infeasible at this time because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements. Best practice measures are recommended to ensure restroom is accessible to the maximum extent possible.

Please note that in order for the restroom to meet ADA compliance, major renovation/construction will be required.

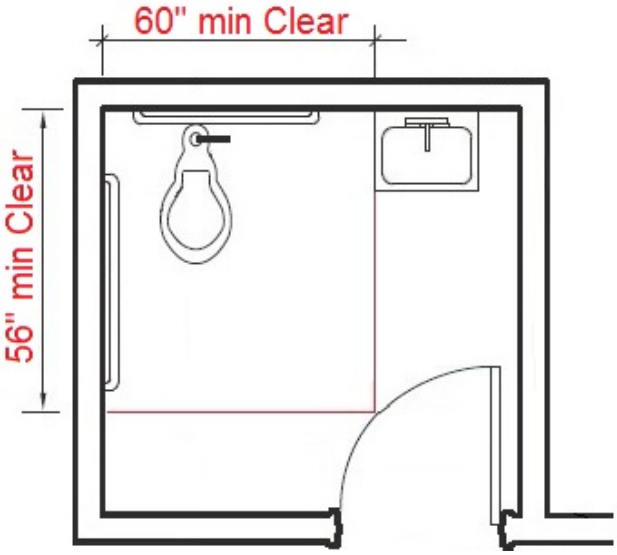
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #25 Continued



Finding 297861 Main Photo

Finding #25 Additional Finding Photos

Finding 297861 Additional Photo

Unisex Restroom

Lat: 38.7345729000, Long: -104.7273239000

Finding: 26

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**	**$25 - $150.00**

Recommendation:
Install lever type faucet controls that do not require tight grasping, pinching or twisting of the wrist.

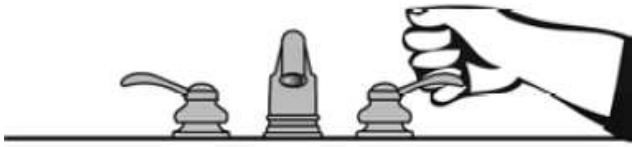
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #26 Continued



Finding 297862 Main Photo

Unisex Restroom

Lat: 38.7345729000, Long: -104.7273239000

Finding: 27

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	**18.5 inches in front of toilet**	**$50 - $100.00**

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.

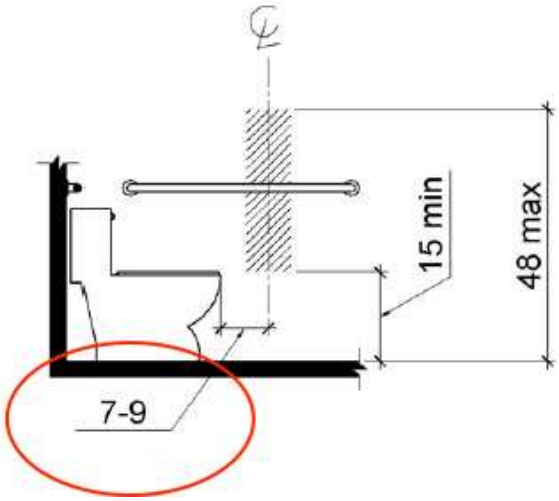
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #27 Continued



Finding 297863 Main Photo

Finding #27 Additional Finding Photos

Finding 297863 Additional Photo

Unisex Restroom

Lat: 38.7345729000, Long: -104.7273239000

Finding: 28

The baby changing table operating mechanism is outside reach range.

The maximum high reach allowed is 48 inches

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

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 308.3.1	**58 inches above finished floor**	**$250 - $500.00**

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

Please note that in order for the restroom to meet ADA compliance, major renovation/construction will be required.

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)

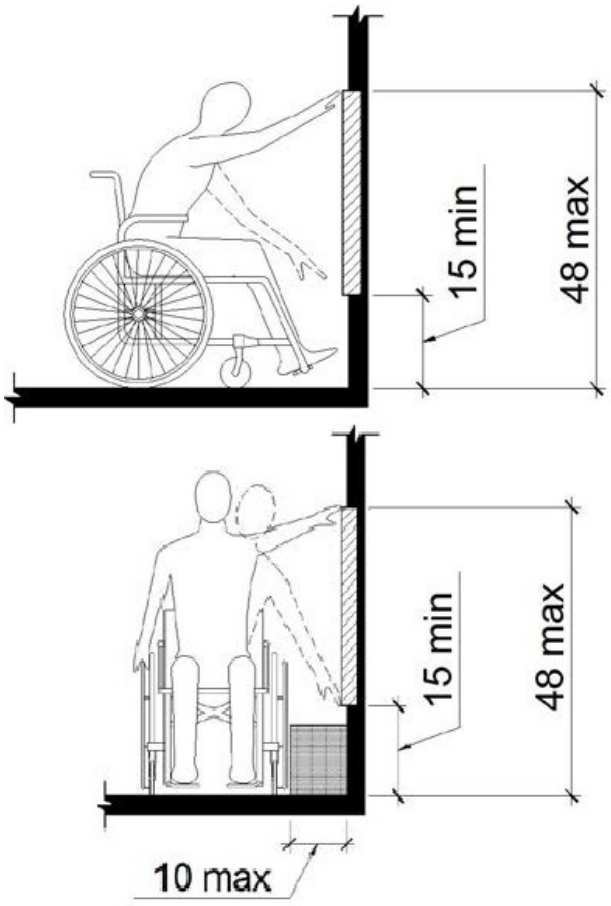
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #28 Continued

Finding 297864 Main Photo



Finding #28 Additional Finding Photos

Finding 297864 Additional Photo

Unisex Restroom

Lat: 38.7345729000, Long: -104.7273239000

Finding: 29

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:	As Built:	Budgeting Range:
2010 ADAS Section: 308.2.1	**66 inches above finished floor**	**$5 - $30.00**

Recommendation:
Lower coat hook 19 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)

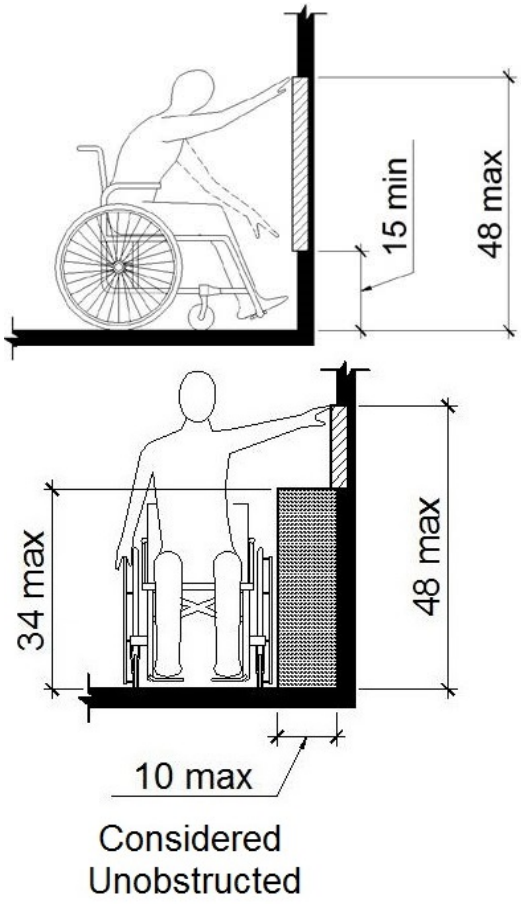
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #29 Continued

Finding 297865 Main Photo



Unisex Restroom

Lat: 38.7345729000, Long: -104.7273239000

Finding: 30

The restroom is not nearly compliant.

The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet, The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory, The entry door does not contain the required minimum maneuvering spaces on the pull/push sides, The entry door encroach into the required clear floor space for fixtures, Grab bars are missing and/or incorrectly installed, Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers, and mirrors are either too high or without clear floor space or both, The restroom contain floor level changes greater than a 1/2 inch of the floor drains and is slope (XX) - (XX), the shower is too small and missing numerous accessible elements.

2010 ADAS Section 213.2
Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 213.2	**Please note that in order for the restroom to meet ADA compliance, major ren ovation/construction will be required.**	**$1,500 - $8,500.00**

Recommendation:
Please note that in order for the restroom to meet ADA compliance, major renovation/construction will be required due to space constraints. In the meantime, will make restroom to the extent feasible/possible.

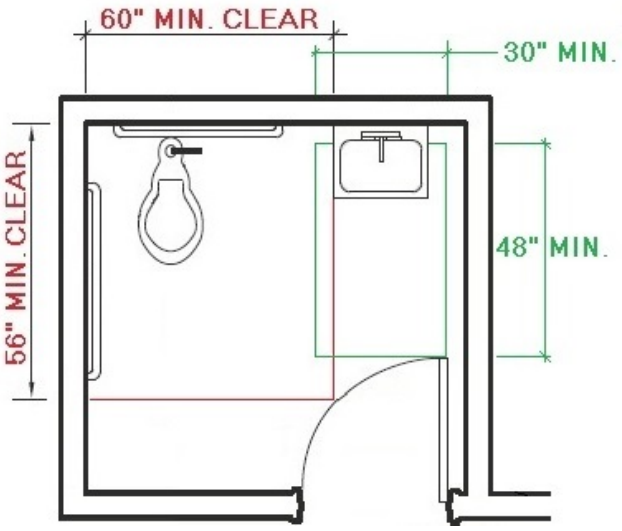
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #30 Continued



Finding 297866 Main Photo

Finding #30 Additional Finding Photos

Finding 297866 Additional Photo

Finding 297866 Additional Photo

Finding 297866 Additional Photo