

Site Accessibility Evaluation

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



Sahwatch Parking Garage

**255 Sahwatch St
Colorado Springs, CO
80903**

Accessibility Evaluation

Inspection Date: 08/27/2019

Inspector: David Mejia

Prepared By



(719) 520 - 6866

www.elpasoco.com

Parking Garage 1st Floor North

Lat: 38.8302918000, Long: -104.8269480000

Finding: 1

The “Stair to 1 West” overhanging sign extends down too close to the route of travel.

Any obstruction that overhangs a route of travel must be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction.

2010 ADAS Section 307.4

Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 307.4

As Built:

75.5 inches above
finished floor

Budgeting Range:

\$100 - \$150.00

Recommendation:

Adjust overhanging sign to provide a minimum of 80 inches above the walking surface measured from the bottom edge of the sign.

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

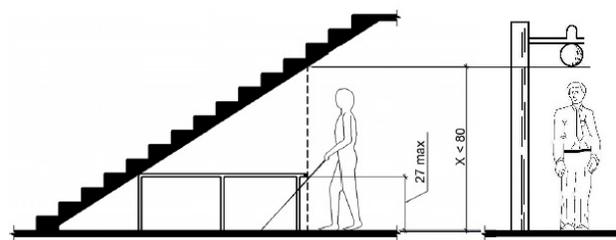
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #1 Continued



Finding 297987 Main Photo

Finding #1 Additional Finding Photos



Finding 297987 Additional Photo

Parking Garage 1st Floor North

Lat: 38.8302918000, Long: -104.8269480000

Finding: 2

The maneuvering space on the pull side of the door or gate does not adequately extend beyond the latch side of the door.

Maneuvering space for doors or gates on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door or gate plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

2010 ADAS Section 404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.4.1	12 inches of maneuvering space on the pull side	\$2,500 - \$2,765.00

Recommendation:

Providing the minimum required maneuvering space on the pull side of the door 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 parking garage is accessible to the maximum extent 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

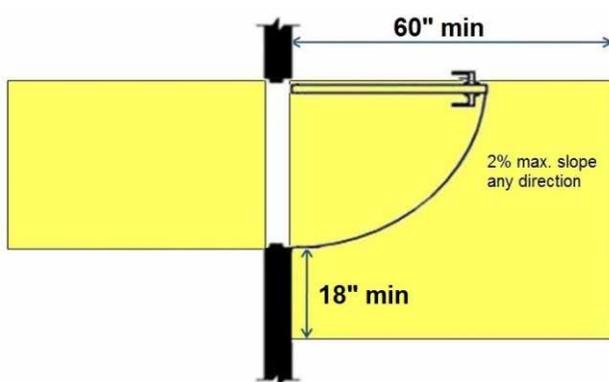
Notes:

N/A

Finding #2 Continued



Finding 297988 Main Photo



Finding #2 Additional Finding Photos



Finding 297988 Additional Photo

Parking Garage 2nd Floor North

Lat: 38.8302918000, Long: -104.8269480000

Finding: 3

The “Stair to 2 West” overhanging sign extends down too close to the route of travel.

Any obstruction that overhangs a route of travel must be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction.

2010 ADAS Section 307.4

Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 307.4

As Built:

77 inches above
finished floor

Budgeting Range:

\$100 - \$150.00

Recommendation:

Adjust overhanging sign to provide a minimum of 80 inches above the walking surface measured from the bottom edge of the sign.

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

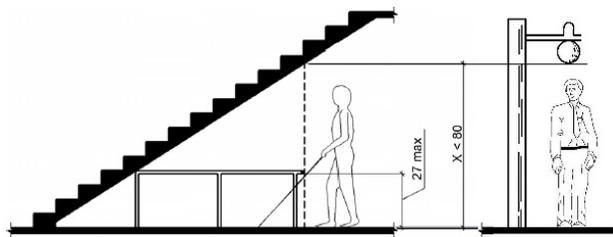
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #3 Continued



Finding 297996 Main Photo

Finding #3 Additional Finding Photos



Finding 297996 Additional Photo

Parking Garage 2nd Floor North

Lat: 38.8302918000, Long: -104.8269480000

Finding: 4

The maneuvering space on the pull side of the door or gate does not adequately extend beyond the latch side of the door.

Maneuvering space for doors or gates on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door or gate plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

2010 ADAS Section 404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.4.1	12 inches of maneuvering space on the pull side	\$2,500 - \$2,765.00

Recommendation:

Providing the minimum required maneuvering space on the pull side of the door 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 parking garage is accessible to the maximum extent 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

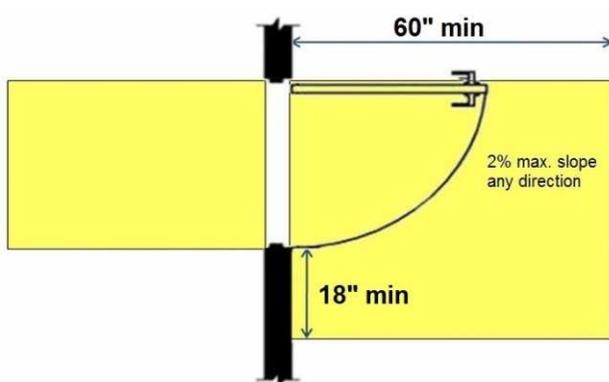
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #4 Continued



Finding 298015 Main Photo

Finding #4 Additional Finding Photos



Finding 298015 Additional Photo

Parking Garage 2nd Floor South

Lat: 38.8302918000, Long: -104.8269480000

Finding: 5

The maneuvering space on the pull side of the door or gate does not adequately extend beyond the latch side of the door.

Maneuvering space for doors or gates on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door or gate plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

2010 ADAS Section 404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.4.1	12 inches of maneuvering space on the pull side	\$2,500 - \$2,765.00

Recommendation:

Providing the minimum required maneuvering space on the pull side of the door 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 parking garage is accessible to the maximum extent 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

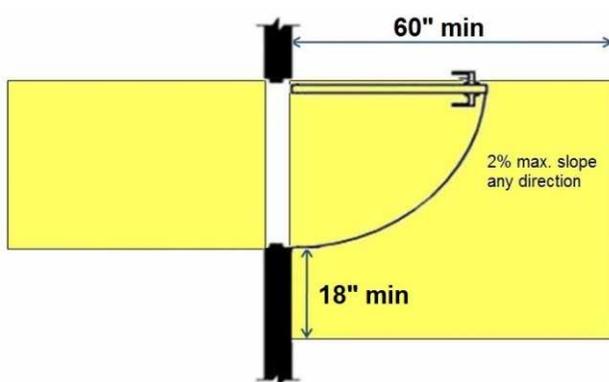
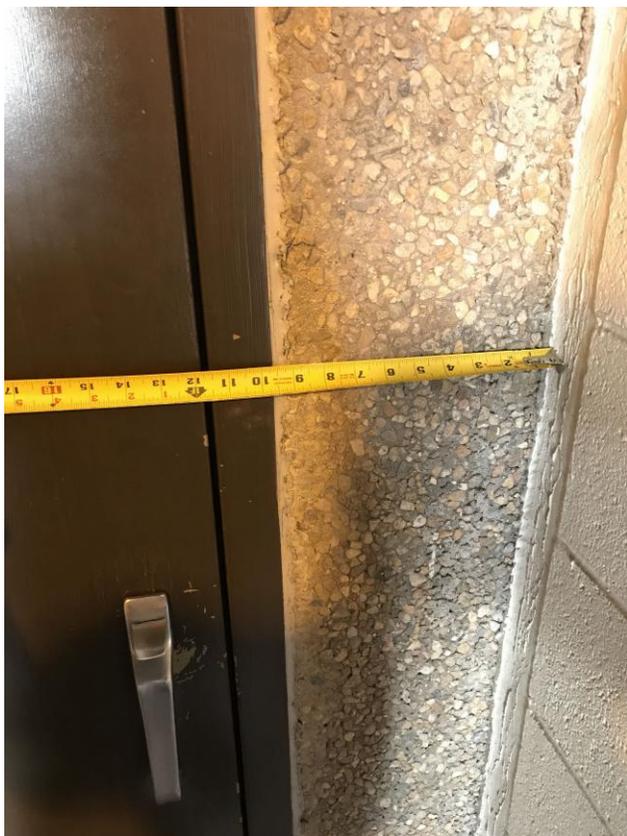
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #5 Continued



Finding 298020 Main Photo

Finding #5 Additional Finding Photos



Finding 298020 Additional Photo

Parking Garage 3rd Floor North

Lat: 38.8302918000, Long: -104.8269480000

Finding: 6

The "Stair to 3 West" overhanging sign extends down too close to the route of travel.

Any obstruction that overhangs a route of travel must be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction.

2010 ADAS Section 307.4

Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 307.4

As Built:

76 inches above
finished floor

Budgeting Range:

\$100 - \$150.00

Recommendation:

Adjust overhanging sign to provide a minimum of 80 inches above the walking surface measured from the bottom edge of the sign.

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

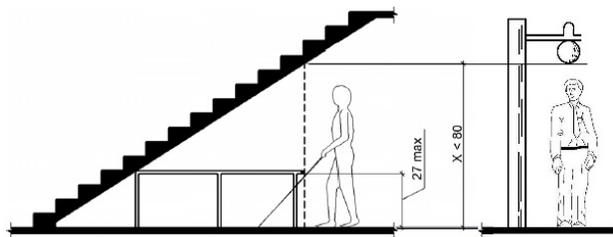
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #6 Continued



Finding 298025 Main Photo

Finding #6 Additional Finding Photos



Finding 298025 Additional Photo

Parking Garage 3rd Floor North

Lat: 38.8302918000, Long: -104.8269480000

Finding: 7

The maneuvering space on the pull side of the door or gate does not adequately extend beyond the latch side of the door.

Maneuvering space for doors or gates on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door or gate plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

2010 ADAS Section 404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.4.1	13 inches of maneuvering space on the pull side	\$2,500 - \$2,765.00

Recommendation:

Providing the minimum required maneuvering space on the pull side of the door 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 parking garage is accessible to the maximum extent 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

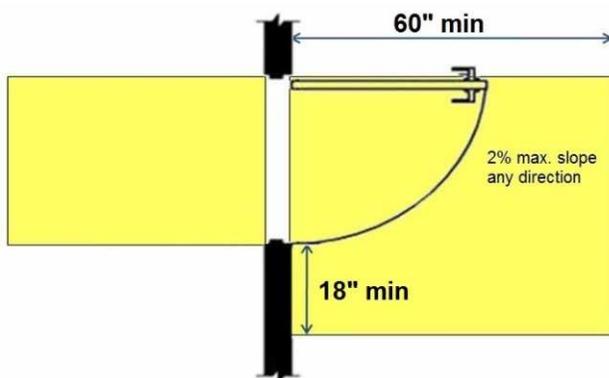
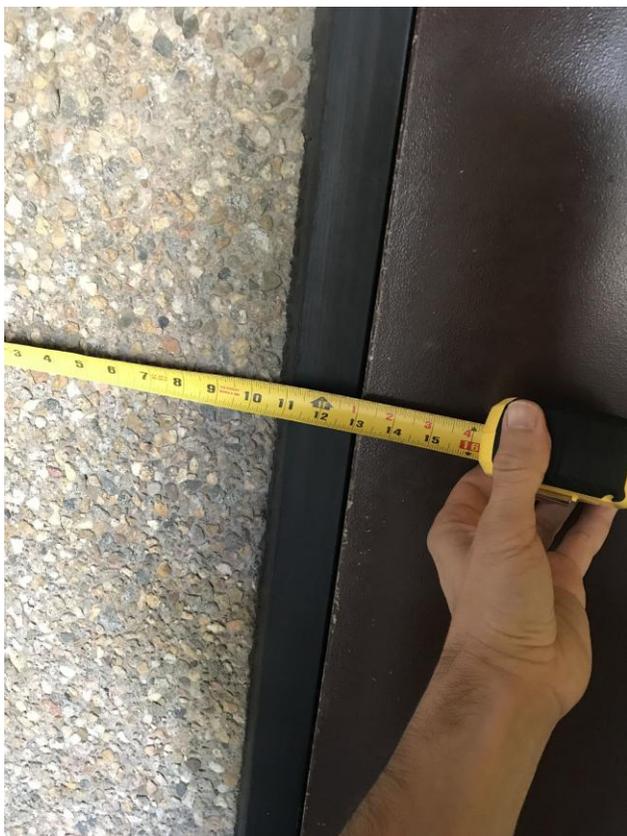
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #7 Continued



Finding 298026 Main Photo

Finding #7 Additional Finding Photos



Finding 298026 Additional Photo

Parking Garage 3rd Floor South

Lat: 38.8302918000, Long: -104.8269480000

Finding: 8

The maneuvering space on the pull side of the door or gate does not adequately extend beyond the latch side of the door.

Maneuvering space for doors or gates on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door or gate plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

2010 ADAS Section 404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.4.1	13 inches of maneuvering space on the pull side	\$2,500 - \$2,765.00

Recommendation:

Providing the minimum required maneuvering space on the pull side of the door 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 parking garage is accessible to the maximum extent 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

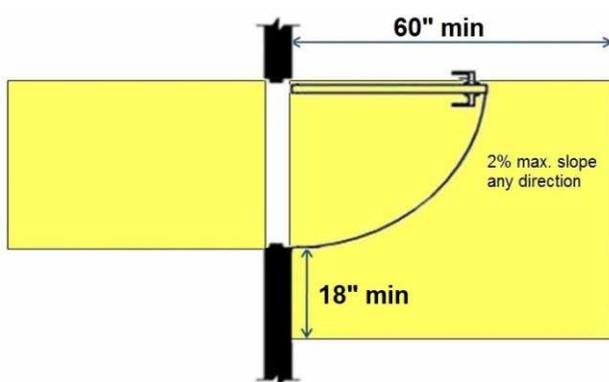
Notes:

N/A

Finding #8 Continued



Finding 298030 Main Photo



Finding #8 Additional Finding Photos



Finding 298030 Additional Photo

Parking Garage 4th Floor North

Lat: 38.8302918000, Long: -104.8269480000

Finding: 9

The “Stair to 4 West” overhanging sign extends down too close to the route of travel.

Any obstruction that overhangs a route of travel must be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction.

2010 ADAS Section 307.4

Vertical clearance shall be 80 inches (2030 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2030 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (685 mm) maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 307.4

As Built:

76 inches above
finished floor

Budgeting Range:

\$100 - \$150.00

Recommendation:

Adjust overhanging sign to provide a minimum of 80 inches above the walking surface measured from the bottom edge of the sign.

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

N/A

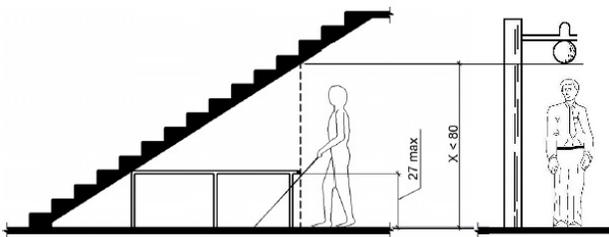
Notes:

N/A

Finding #9 Continued



Finding 298035 Main Photo



Finding #9 Additional Finding Photos



Finding 298035 Additional Photo

Parking Garage 4th Floor North

Lat: 38.8302918000, Long: -104.8269480000

Finding: 10

The maneuvering space on the pull side of the door or gate does not adequately extend beyond the latch side of the door.

Maneuvering space for doors or gates on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door or gate plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

2010 ADAS Section 404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.4.1	12.5 inches of maneuvering space on the pull side	\$2,500 - \$2,765.00

Recommendation:

Providing the minimum required maneuvering space on the pull side of the door 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 parking garage is accessible to the maximum extent 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

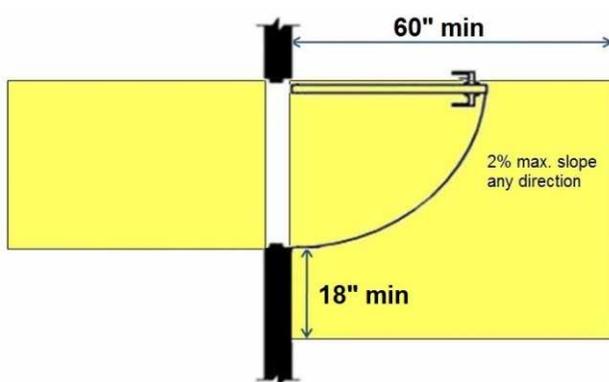
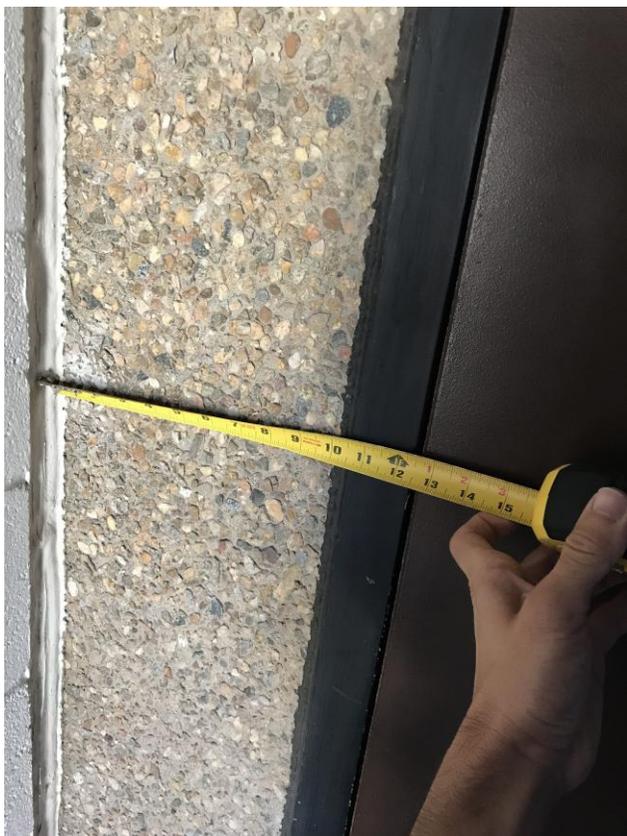
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #10 Continued



Finding 298036 Main Photo

Finding #10 Additional Finding Photos



Finding 298036 Additional Photo

Parking Garage 4th Floor South

Lat: 38.8302918000, Long: -104.8269480000

Finding: 11

The maneuvering space on the pull side of the door or gate does not adequately extend beyond the latch side of the door.

Maneuvering space for doors or gates on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door or gate plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

2010 ADAS Section 404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.4.1	11.5 inches of maneuvering space on the pull side	\$2,500 - \$2,765.00

Recommendation:

Providing the minimum required maneuvering space on the pull side of the door 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 parking garage is accessible to the maximum extent 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

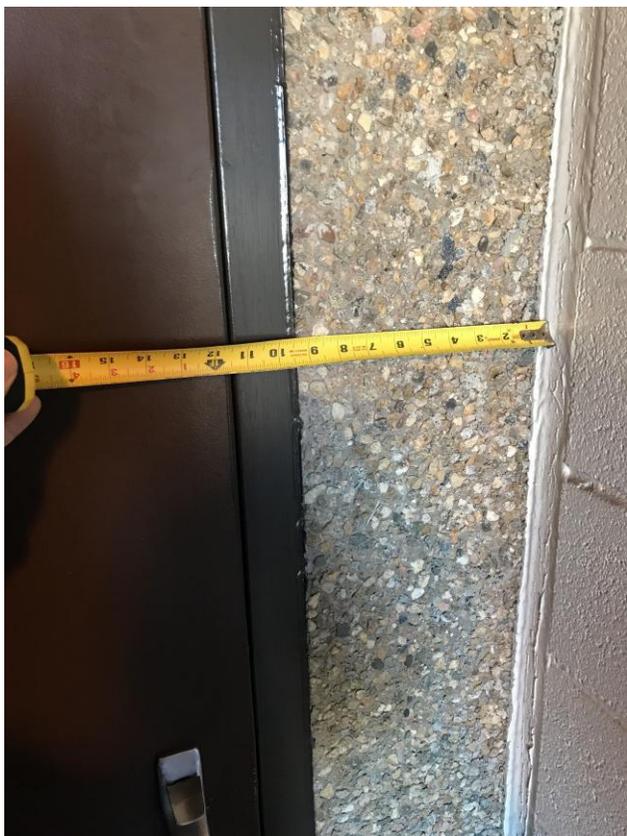
Estimated Remediation Date:

N/A

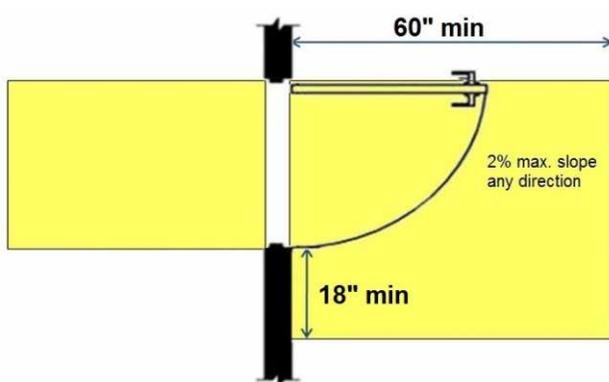
Notes:

N/A

Finding #11 Continued



Finding 298041 Main Photo



Finding #11 Additional Finding Photos



Finding 298041 Additional Photo

Parking Garage 5th Floor North

Lat: 38.8302918000, Long: -104.8269480000

Finding: 12

The maneuvering space on the pull side of the door or gate does not adequately extend beyond the latch side of the door.

Maneuvering space for doors or gates on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door or gate plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

2010 ADAS Section 404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.4.1	12.5 inches of maneuvering space on the pull side	\$2,500 - \$2,765.00

Recommendation:

Providing the minimum required maneuvering space on the pull side of the door 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 parking garage is accessible to the maximum extent 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

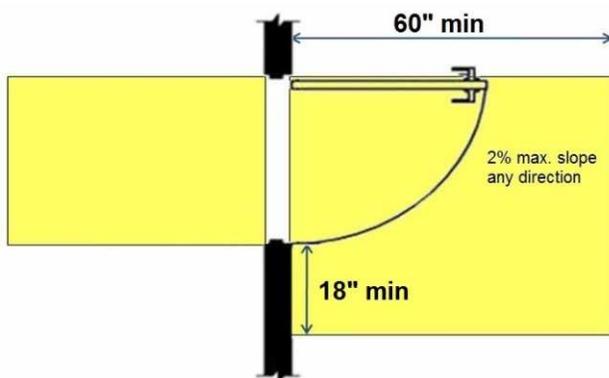
Notes:

N/A

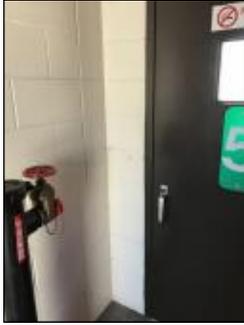
Finding #12 Continued



Finding 298046 Main Photo



Finding #12 Additional Finding Photos



Finding 298046 Additional Photo

Parking Garage 5th Floor South

Lat: 38.8302900000, Long: -104.8270000000

Finding: 13

The maneuvering space on the pull side of the door or gate does not adequately extend beyond the latch side of the door.

Maneuvering space for doors or gates on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door or gate plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

2010 ADAS Section 404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.4.1	12 inches of maneuvering space on the pull side	\$2,500 - \$2,765.00

Recommendation:

Providing the minimum required maneuvering space on the pull side of the door 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 parking garage is accessible to the maximum extent possible.

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Department:

N/A

Estimated Remediation Date:

N/A

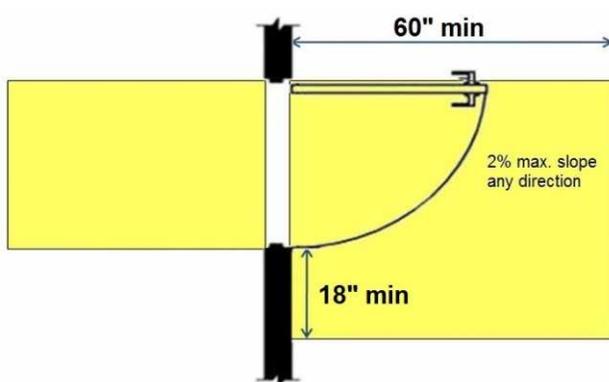
Notes:

N/A

Finding #13 Continued



Finding 298053 Main Photo



Finding #13 Additional Finding Photos



Finding 298053 Additional Photo