

# Site Accessibility Evaluation

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



### **Bear Creek Nature Center**

**245 Bear Creek Rd  
Colorado Springs, CO  
80906**

**Accessibility Evaluation**

***Inspection Date: 05/06/2020***

***Inspector: David Mejia***

**Prepared By**



**(719) 520 - 6866**

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

## Parking Lot

Lat: 38.8294600000, Long: -104.8787000000

### Finding: 1

The concrete expansion joint is spaced greater than 1/2 inch.

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

*2010 ADAS Section 302.3*

*Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.*

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 302.3	Expansion joint 2 inches in width	\$1,500 - \$4,500.00

### Recommendation:

Crack fill expansion joints to ensure an opening no more than 1/2 inch in diameter.

### 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

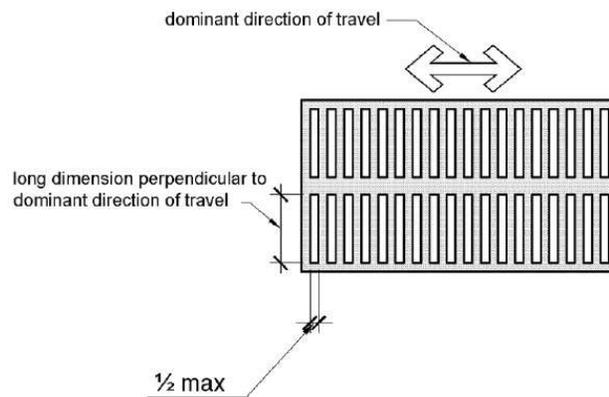
### Estimated Remediation Date:

N/A

### Notes:

N/A

**Finding #1 Continued**



Finding 299242 Main Photo

**Finding #1 Additional Finding Photos**



Finding 299242 Additional Photo

## **Parking Lot**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 2**

The access aisle is not a minimum 8 feet to the centerline of the stripe.

The accessible parking stall access aisle must be a minimum of 8 feet wide measured from centerline to centerline.

Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

Alternatively, the stall can be 11 feet wide and the access aisle may be 5 feet wide.

*2010 ADAS Section 502.2 Exception*

*Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.*

#### **Citation:**

2010 ADAS Section: 502.2 Exception

#### **As Built:**

7ft 2 inches in width

#### **Budgeting Range:**

\$150 - \$2,500.00

#### **Recommendation:**

Re-stripe access aisle and ensure a minimum width of 8 feet measured to the center of the paint stripe.

#### **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

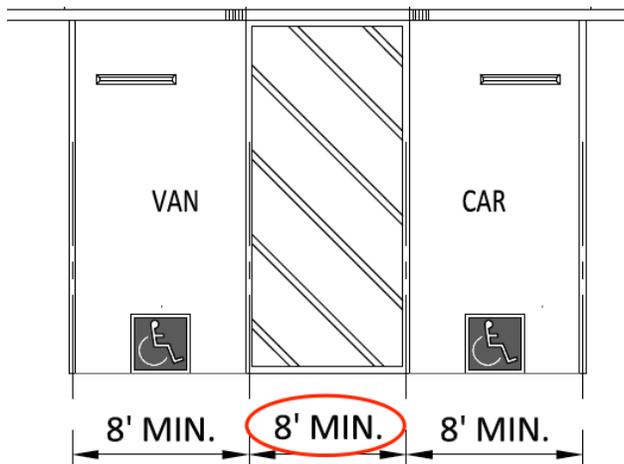
#### **Notes:**

N/A

### Finding #2 Continued



Finding 299243 Main Photo



## **Parking Lot**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 3**

The curb ramp on the accessible route contains cross slopes greater than 2%.

Surface cross slopes shall not exceed one unit vertical in 48 units horizontal (2-percent slope).

*2010 ADAS Section 405.3*

*Cross slope of ramp runs shall not be steeper than 1:48.*

*2010 ADAS Section 406.1*

*Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.*

#### **Citation:**

2010 ADAS Section: 405.3, 406.1

#### **As Built:**

Curb ramp has 2.71%  
cross slope

#### **Budgeting Range:**

\$2,500 - \$9,500.00

#### **Recommendation:**

During re-construction/remodel, replace existing pedestrian ramp and construct a parallel curb ramp to meet current ADA standards.

#### **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

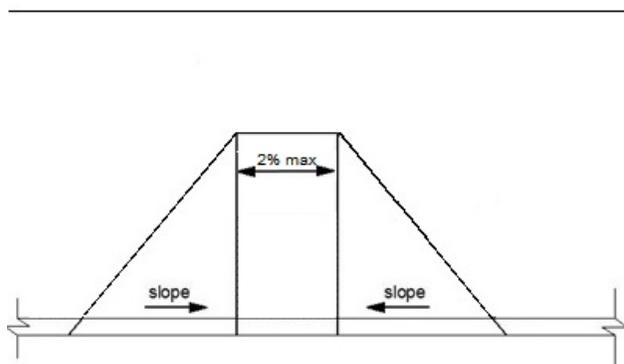
#### **Estimated Remediation Date:**

N/A

#### **Notes:**

N/A

### Finding #3 Continued



Finding 299244 Main Photo

**Finding #3 Additional Finding Photos**



**Finding 299244 Additional Photo**

## **Parking Lot**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 4**

The top of the curb ramp does not have a level landing.

A level landing 36 inches in deep shall be provided at the upper end of each curb ramp over its full width to permit safe egress from the ramp surface. The landing clear width shall be at least as wide as the Curb Ramp, excluding flared sides, leading to the landing.

*2010 ADAS Section 406.4*

*Landings shall be provided at the tops of curb ramps. The landing clear length shall be 36 inches (915 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.*

#### **Citation:**

2010 ADAS Section: 406.4

#### **As Built:**

No level landing exists  
on top of curb ramp

#### **Budgeting Range:**

\$1,500 - \$6,500.00

#### **Recommendation:**

During re-construction/remodel, replace existing pedestrian ramp and construct a parallel curb ramp to meet current ADA standards.

#### **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

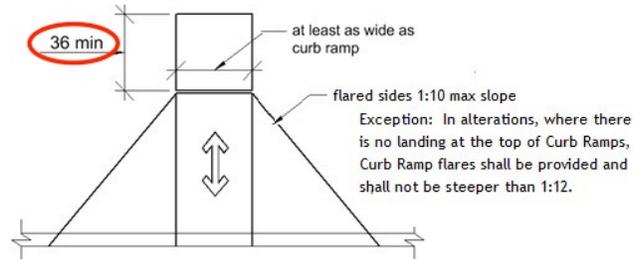
#### **Notes:**

N/A

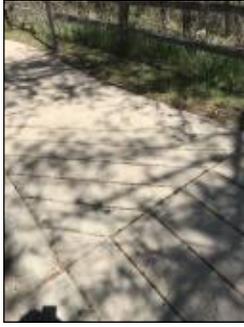
**Finding #4 Continued**



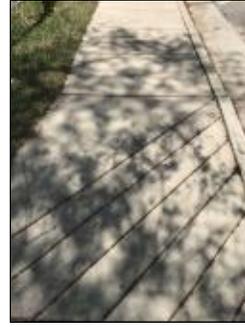
Finding 299245 Main Photo



**Finding #4 Additional Finding Photos**



**Finding 299245 Additional Photo**



**Finding 299245 Additional Photo**

## **Parking Lot**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 5**

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

*2010 ADAS Section 303.3*

*Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.*

*2010 ADAS Section 303.2*

*Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.*

#### **Citation:**

2010 ADAS Section: 303.3, 303.2

#### **As Built:**

Path of travel contains a couple of abrupt vertical changes greater than 1/4 inch

#### **Budgeting Range:**

\$1,500 - \$4,500.00

#### **Recommendation:**

Shave abrupt vertical changes along the walkway/path of travel.

#### **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

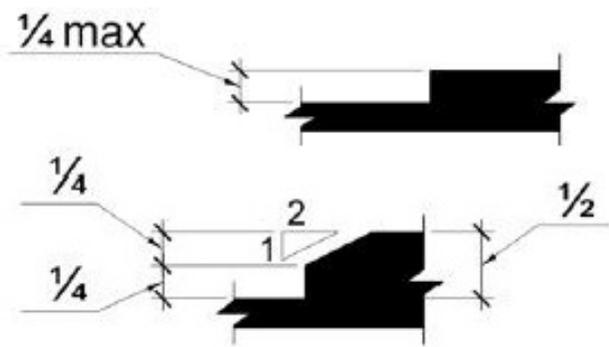
#### **Notes:**

N/A

Finding #5 Continued



Finding 299246 Main Photo



**Finding #5 Additional Finding Photos**



Finding 299246 Additional Photo



Finding 299246 Additional Photo



Finding 299246 Additional Photo



Finding 299246 Additional Photo



Finding 299246 Additional Photo

## Main Entrance Automatic Door Opener

Lat: 38.8294600000, Long: -104.8787000000

### Finding: 6

Push button to main entrance automatic door not operational.

*2010 ADAS Section Recommended*

*None*

#### Citation:

2010 ADAS Section: Recommended

#### As Built:

Push button non operational

#### Budgeting Range:

\$200 - \$750.00

#### Recommendation:

Replace batteries or replace push button.

#### 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 299247 Main Photo

## **Womens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 7**

Clear floor space is not provide at the tactile door sign.

Signs containing tactile Characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile Characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

*2010 ADAS Section 703.4.2*

*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:**

2010 ADAS Section: 703.4.2

#### **As Built:**

6.5 inches to  
centerline of sign

#### **Budgeting Range:**

\$150 - \$500.00

#### **Recommendation:**

Reposition restroom sign to 9 inches minimum centerline of tactile sign measured from the edge of door frame opening.

#### **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

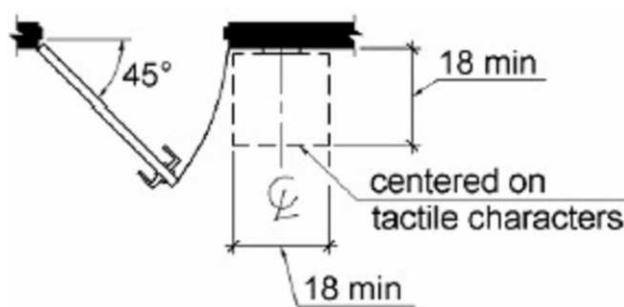
#### **Estimated Remediation Date:**

N/A

#### **Notes:**

N/A

Finding #7 Continued



Finding 299248 Main Photo

**Finding #7 Additional Finding Photos**



Finding 299248 Additional Photo

## **Womens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 8**

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:**

2010 ADAS Section: 308.3.1

#### **As Built:**

58 inches above finished floor to operable part

#### **Budgeting Range:**

\$250 - \$650.00

#### **Recommendation:**

If possible, relocate baby changing station to another section/wall and ensure it meets ADA standards. If baby changing station cannot be relocated, remove and use existing table/counter as baby changing station. Existing table/counter meets ADA compliance for knee, toe, height and forward approach 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

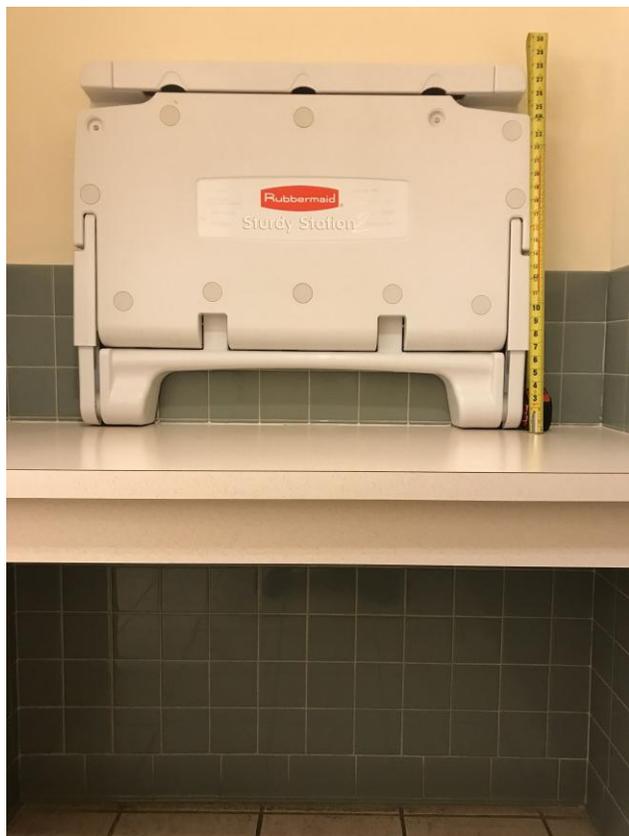
#### **Estimated Remediation Date:**

N/A

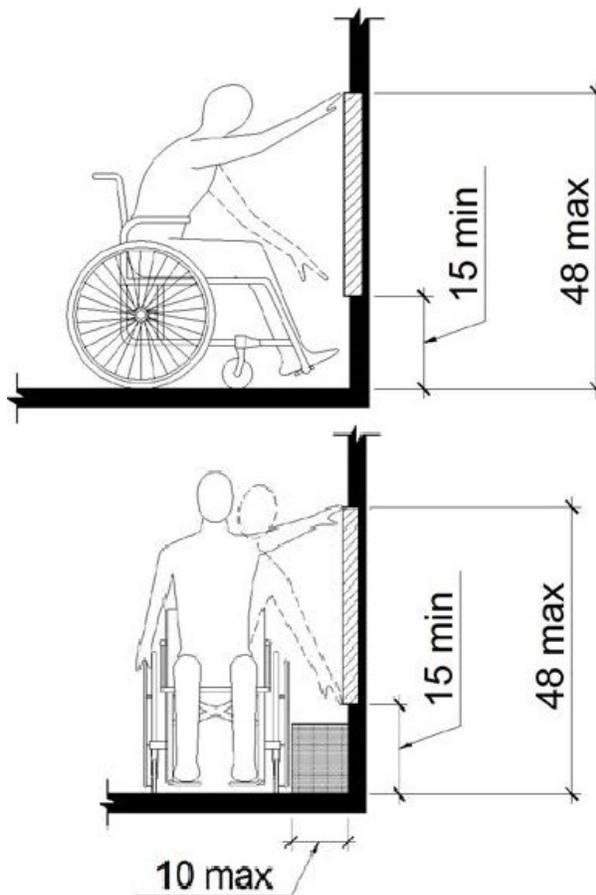
#### **Notes:**

N/A

Finding #8 Continued



Finding 299249 Main Photo



**Finding #8 Additional Finding Photos**



Finding 299249 Additional Photo

## **Womens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 9**

The baby changing table is too high when folded down.

The tops of baby changing surfaces shall be 28 inches minimum and 34 inches maximum above the finish floor or ground.

*2010 ADAS Section 902.3*

*The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.*

#### **Citation:**

2010 ADAS Section: 902.3

#### **As Built:**

43 inches above  
finished floor

#### **Budgeting Range:**

\$25 - \$150.00

### **Recommendation:**

If possible, relocate baby changing station to another section/wall and ensure it meets ADA standards. If baby changing station cannot be relocated, remove and use existing table/counter as baby changing station. Existing table/counter meets ADA compliance for knee, toe, height and forward approach 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:**

N/A

**Finding #9 Continued**



Finding 299250 Main Photo

## **Womens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 10**

The side grab bar is located greater than 12 inches from the rear wall.

The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.

*2010 ADAS Section 604.5.1*

*The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.*

#### **Citation:**

2010 ADAS Section: 604.5.1

#### **As Built:**

11.25 inches from rear wall

#### **Budgeting Range:**

\$50 - \$150.00

#### **Recommendation:**

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

#### **Barrier Priority:**

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

#### **Department:**

N/A

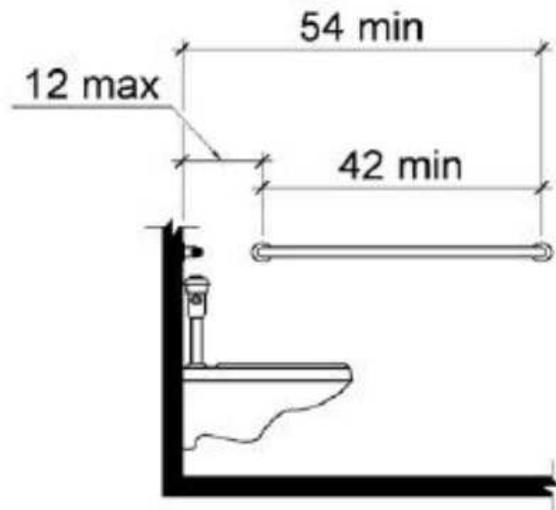
#### **Estimated Remediation Date:**

N/A

#### **Notes:**

N/A

Finding #10 Continued



Finding 299251 Main Photo

**Finding #10 Additional Finding Photos**



Finding 299251 Additional Photo

## **Womens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 11**

The rear grab bar does not extend adequately past the centerline of the toilet on the wall side.

The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on one side and 24 inches minimum on the other side.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

*2010 ADAS Section 604.5.2*

*The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.*

#### **Citation:**

2010 ADAS Section: 604.5.2

#### **As Built:**

7 inches past  
centerline of toilet to  
wall side

#### **Budgeting Range:**

\$50 - \$150.00

#### **Recommendation:**

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

#### **Barrier Priority:**

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

#### **Department:**

N/A

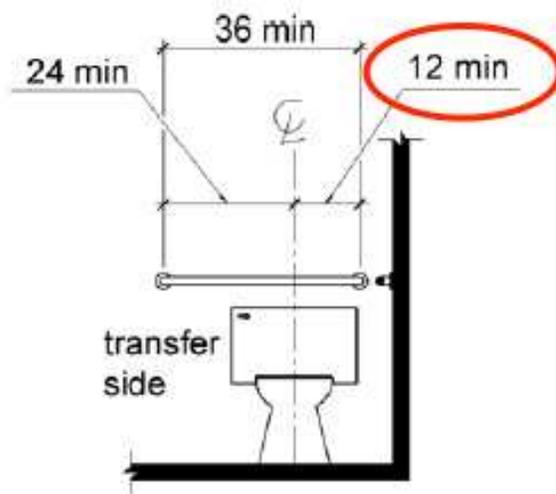
#### **Estimated Remediation Date:**

N/A

#### **Notes:**

N/A

Finding #11 Continued



Finding 299252 Main Photo

**Finding #11 Additional Finding Photos**



Finding 299252 Additional Photo

## **Womens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 12**

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished floor.

*2010 ADAS Section 308.2.1*

*Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.*

#### **Citation:**

2010 ADAS Section: 308.2.1

#### **As Built:**

Coat hook 66.25  
inches above finished  
floor

#### **Budgeting Range:**

\$15 - \$40.00

#### **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

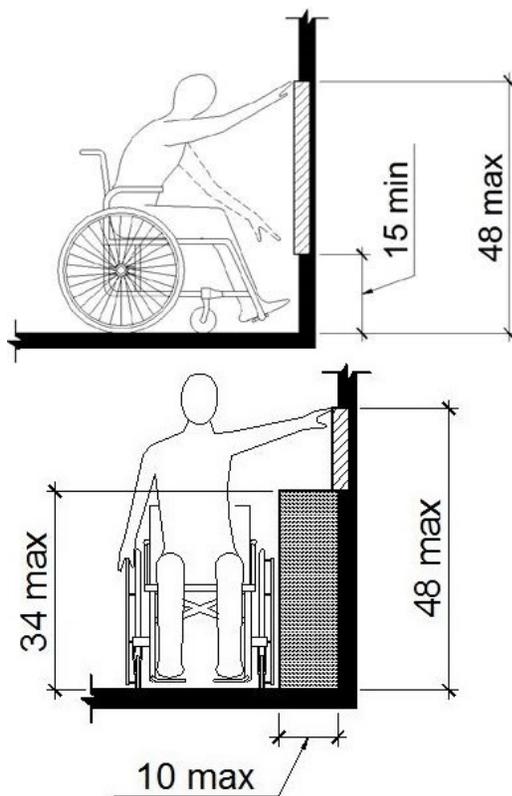
#### **Notes:**

N/A

Finding #12 Continued



Finding 299253 Main Photo



Considered  
Unobstructed

## **Womens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 13**

The water closet compartment door is missing a loop handle.

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

*2010 ADAS Section 604.8.1.2*

*Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.*

#### **Citation:**

2010 ADAS Section: 604.8.1.2

#### **As Built:**

Compartment door  
missing loop handles

#### **Budgeting Range:**

\$25 - \$150.00

#### **Recommendation:**

Install loop or U-shape handles on the inside and outside of the compartment door. Between 36 - 40 inches preferred.

#### **Barrier Priority:**

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

#### **Department:**

N/A

#### **Estimated Remediation Date:**

N/A

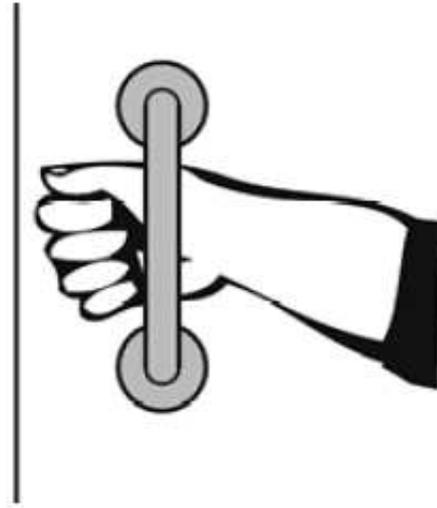
#### **Notes:**

N/A

**Finding #13 Continued**



Finding 299254 Main Photo



## **Womens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 14**

**The compartment door is not self closing.**

**The water closet compartment shall be equipped with a door that has an automatic-closing device.**

*2010 ADAS Section 604.8.1.2*

*Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.*

#### **Citation:**

2010 ADAS Section: 604.8.1.2

#### **As Built:**

Compartment door not self-closing

#### **Budgeting Range:**

\$150 - \$500.00

#### **Recommendation:**

Adjust or install automatic closing hinges.

#### **Barrier Priority:**

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

#### **Department:**

N/A

#### **Estimated Remediation Date:**

N/A

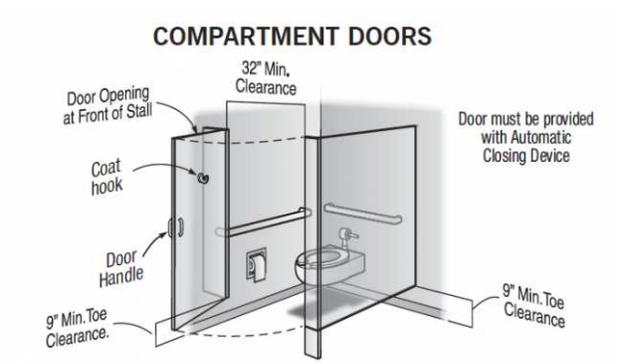
#### **Notes:**

N/A

**Finding #14 Continued**



**Finding 299255 Main Photo**



## **Mens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 15**

The door is equipped with a door closer and returns to a closed position too quickly.

Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

*2010 ADAS Section 404.2.8.1*

*Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.*

#### **Citation:**

2010 ADAS Section: 404.2.8.1

#### **As Built:**

4.96 seconds to closed position

#### **Budgeting Range:**

\$25 - \$150.00

#### **Recommendation:**

Adjust door closer to allow a minimum of 5 seconds to move from the open position at 90 degrees to 12 degrees from the latch/locking mechanism.

#### **Barrier Priority:**

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

#### **Department:**

N/A

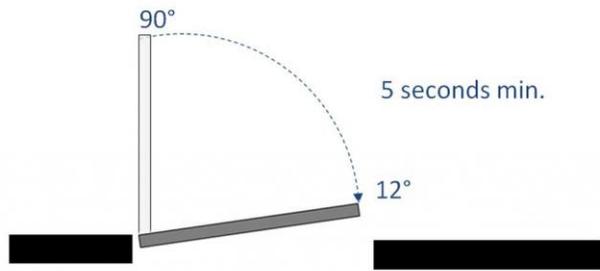
#### **Estimated Remediation Date:**

N/A

#### **Notes:**

N/A

**Finding #15 Continued**



Finding 299256 Main Photo

## **Mens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 16**

The baby changing table is too high when folded down.

The tops of baby changing surfaces shall be 28 inches minimum and 34 inches maximum above the finish floor or ground.

*2010 ADAS Section 902.3*

*The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.*

#### **Citation:**

2010 ADAS Section: 902.3

#### **As Built:**

44 inches above  
finished floor

#### **Budgeting Range:**

\$25 - \$750.00

#### **Recommendation:**

If possible, relocate baby changing station to another section/wall and ensure it meets ADA standards. If baby changing station cannot be relocated, remove and use existing table/counter as baby changing station. Existing table/counter meets ADA compliance for knee, toe, height and forward approach 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:**

N/A

**Finding #16 Continued**



Finding 299257 Main Photo

## **Mens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 17**

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:**

2010 ADAS Section: 308.3.1

#### **As Built:**

59 inches above  
finished floor to  
operable part

#### **Budgeting Range:**

\$25 - \$150.00

#### **Recommendation:**

If possible, relocate baby changing station to another section/wall and ensure it meets ADA standards. If baby changing station cannot be relocated, remove and use existing table/counter as baby changing station. Existing table/counter meets ADA compliance for knee, toe, height and forward approach 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

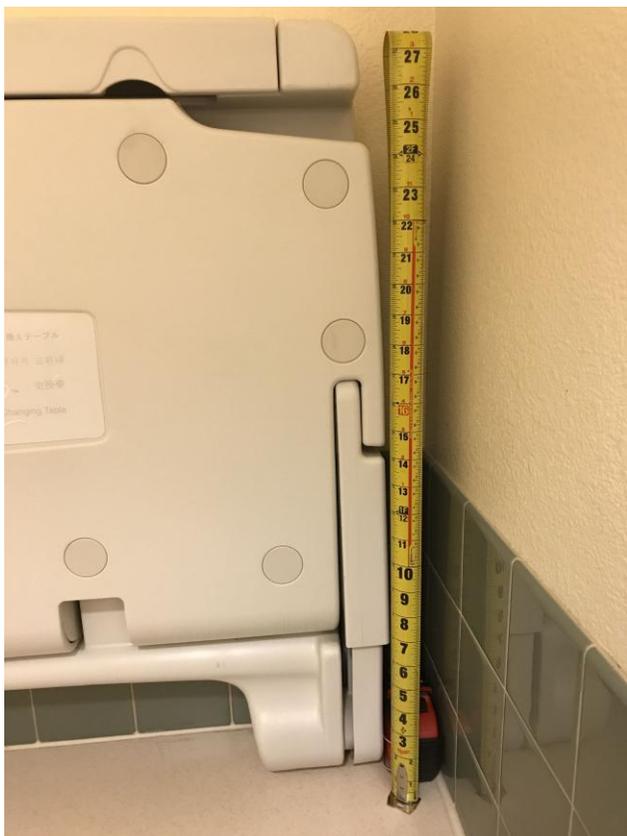
#### **Estimated Remediation Date:**

N/A

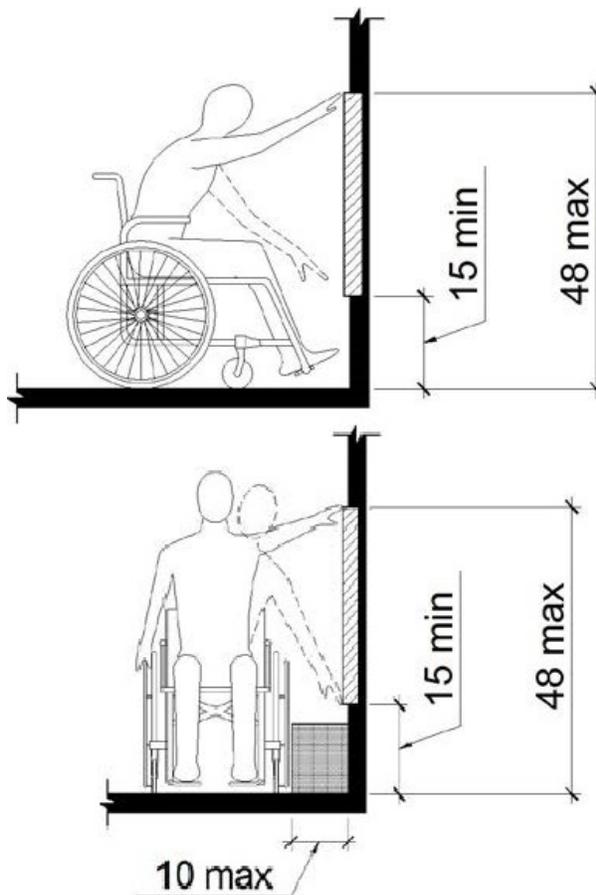
#### **Notes:**

N/A

Finding #17 Continued



Finding 299258 Main Photo



**Finding #17 Additional Finding Photos**



Finding 299258 Additional Photo

## **Mens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 18**

The side grab bar is located greater than 12 inches from the rear wall.

The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.

*2010 ADAS Section 604.5.1*

*The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.*

#### **Citation:**

2010 ADAS Section: 604.5.1

#### **As Built:**

11.25 inches from rear wall

#### **Budgeting Range:**

\$50 - \$150.00

#### **Recommendation:**

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

#### **Barrier Priority:**

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

#### **Department:**

N/A

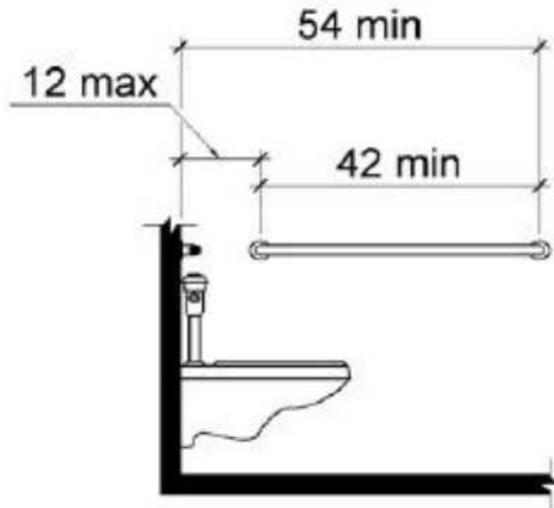
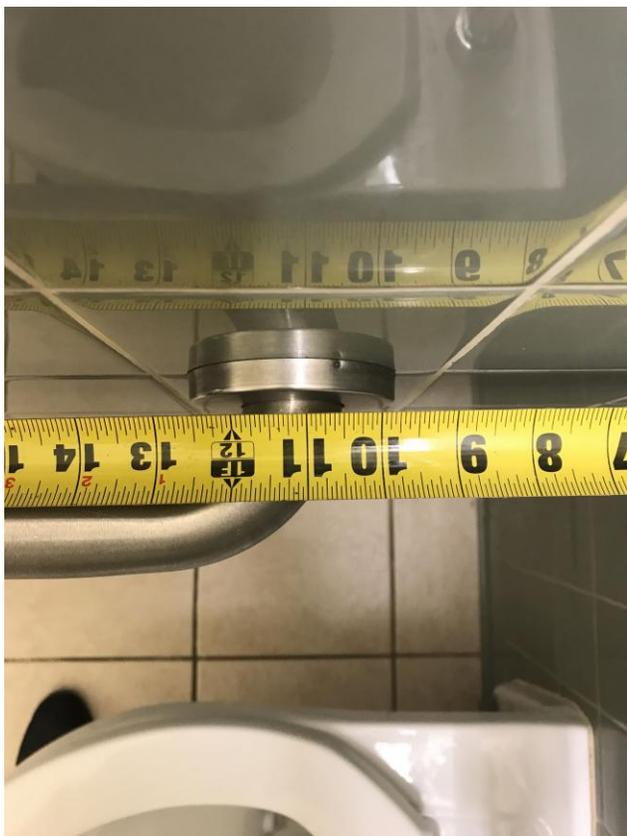
#### **Estimated Remediation Date:**

N/A

#### **Notes:**

N/A

Finding #18 Continued



Finding 299259 Main Photo

**Finding #18 Additional Finding Photos**



Finding 299259 Additional Photo

## **Mens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 19**

The rear grab bar does not extend adequately past the centerline of the toilet on the wall side.

The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on one side and 24 inches minimum on the other side.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

*2010 ADAS Section 604.5.2*

*The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.*

#### **Citation:**

2010 ADAS Section: 604.5.2

#### **As Built:**

7 inches past  
centerline of toilet to  
wall side

#### **Budgeting Range:**

\$50 - \$150.00

#### **Recommendation:**

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

#### **Barrier Priority:**

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

#### **Department:**

N/A

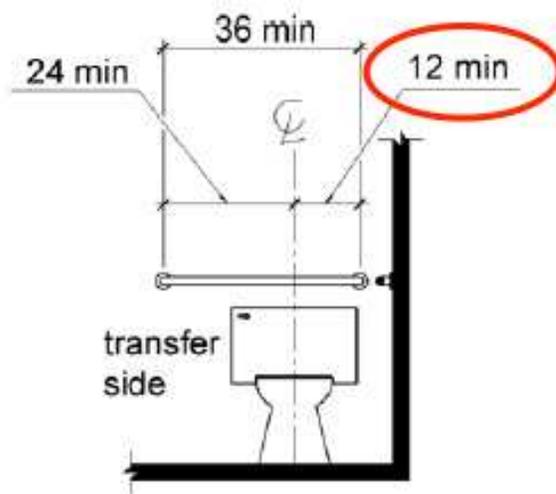
#### **Estimated Remediation Date:**

N/A

#### **Notes:**

N/A

Finding #19 Continued



Finding 299260 Main Photo

**Finding #19 Additional Finding Photos**



Finding 299260 Additional Photo

## **Mens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 20**

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished floor.

*2010 ADAS Section 308.2.1*

*Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.*

#### **Citation:**

2010 ADAS Section: 308.2.1

#### **As Built:**

Coat hook 66 inches  
above finished floor

#### **Budgeting Range:**

\$15 - \$40.00

#### **Recommendation:**

N/A - Refer to Finding

#### **Barrier Priority:**

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

#### **Department:**

N/A

#### **Estimated Remediation Date:**

N/A

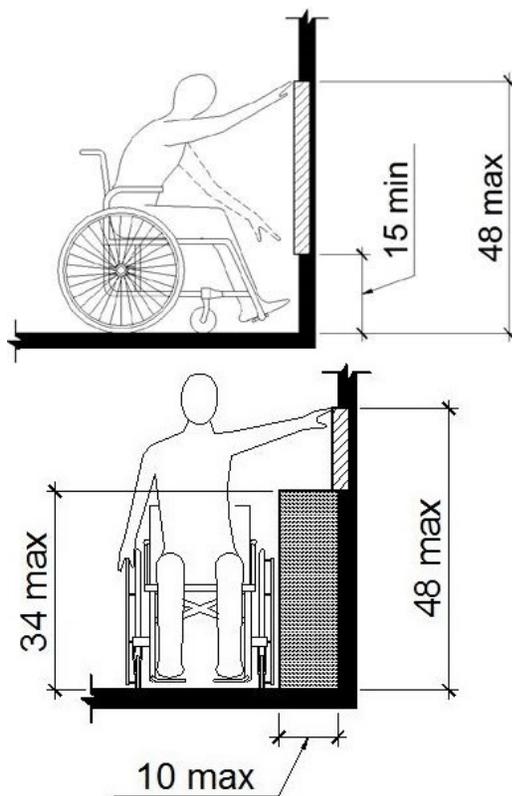
#### **Notes:**

N/A

Finding #20 Continued



Finding 299261 Main Photo



Considered  
Unobstructed

## **Mens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 21**

The water closet compartment door is missing a loop handle.

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

*2010 ADAS Section 604.8.1.2*

*Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.*

#### **Citation:**

2010 ADAS Section: 604.8.1.2

#### **As Built:**

Compartment door  
missing loop handles

#### **Budgeting Range:**

\$25 - \$150.00

#### **Recommendation:**

Install loop or U-shape handles on the inside and outside of the compartment door. Between 36 - 40 inches preferred.

#### **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

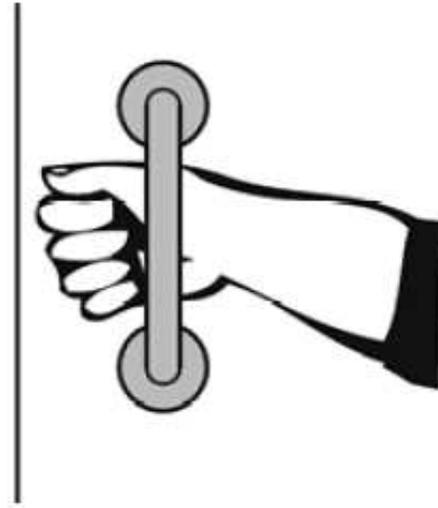
#### **Estimated Remediation Date:**

N/A

#### **Notes:**

N/A

**Finding #21 Continued**



Finding 299262 Main Photo

## **Mens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 22**

**The compartment door is not self closing.**

**The water closet compartment shall be equipped with a door that has an automatic-closing device.**

*2010 ADAS Section 604.8.1.2*

*Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.*

#### **Citation:**

2010 ADAS Section: 604.8.1.2

#### **As Built:**

Compartment door not self-closing

#### **Budgeting Range:**

\$50 - \$150.00

#### **Recommendation:**

Adjust or install automatic closing hinges.

#### **Barrier Priority:**

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

#### **Department:**

N/A

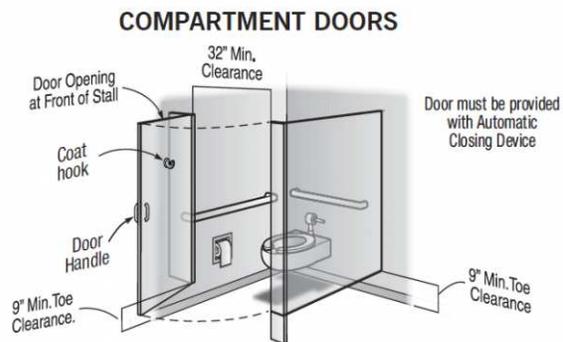
#### **Estimated Remediation Date:**

N/A

#### **Notes:**

N/A

**Finding #22 Continued**



**Finding 299263 Main Photo**

## **Mens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 23**

The toilet paper is not installed within the compliant range.

Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

*2010 ADAS Section 604.7*

*Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.*

#### **Citation:**

2010 ADAS Section: 604.7

#### **As Built:**

4.25 inches in front of toilet

#### **Budgeting Range:**

\$25 - \$75.00

#### **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

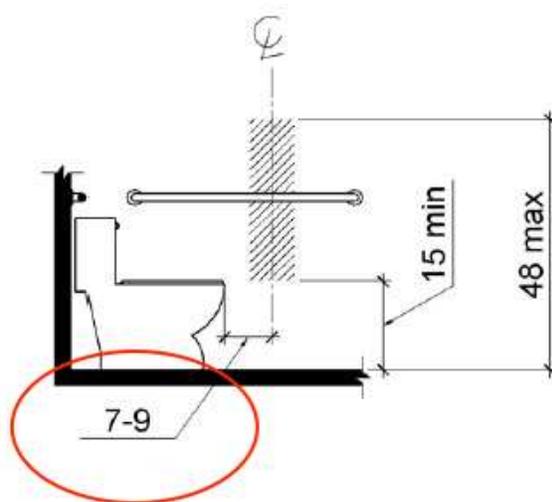
#### **Estimated Remediation Date:**

N/A

#### **Notes:**

N/A

Finding #23 Continued



Finding 299264 Main Photo

## **Mens Restroom**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 24**

Clear floor space is not provide at the tactile door sign.

Signs containing tactile Characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile Characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

*2010 ADAS Section 703.4.2*

*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:**

2010 ADAS Section: 703.4.2

#### **As Built:**

6.5 inches to  
centerline of sign

#### **Budgeting Range:**

\$50 - \$150.00

#### **Recommendation:**

Relocate sign to adjacent wall or add another restroom sign on adjacent wall and leave existing sign in place.

#### **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

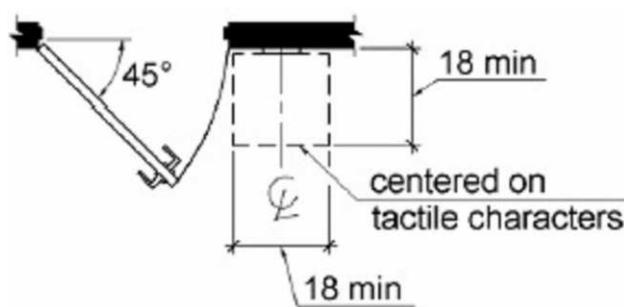
#### **Estimated Remediation Date:**

N/A

#### **Notes:**

N/A

Finding #24 Continued



Finding 299265 Main Photo

## Entry Way

**Lat: 38.8294600000, Long: -104.8787000000**

### Finding: 25

The shelf or brochure holder is positioned too high for either a side or front approach.

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

*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.*

*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:

2010 ADAS Section: 308.2.1, 308.3.1

#### As Built:

Top of brochures at 68 inches above finished floor

#### Budgeting Range:

\$150 - \$200.00

#### Recommendation:

Split brochure holder into two separate holders and place one of the brochure holders in the adjacent wall

#### 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

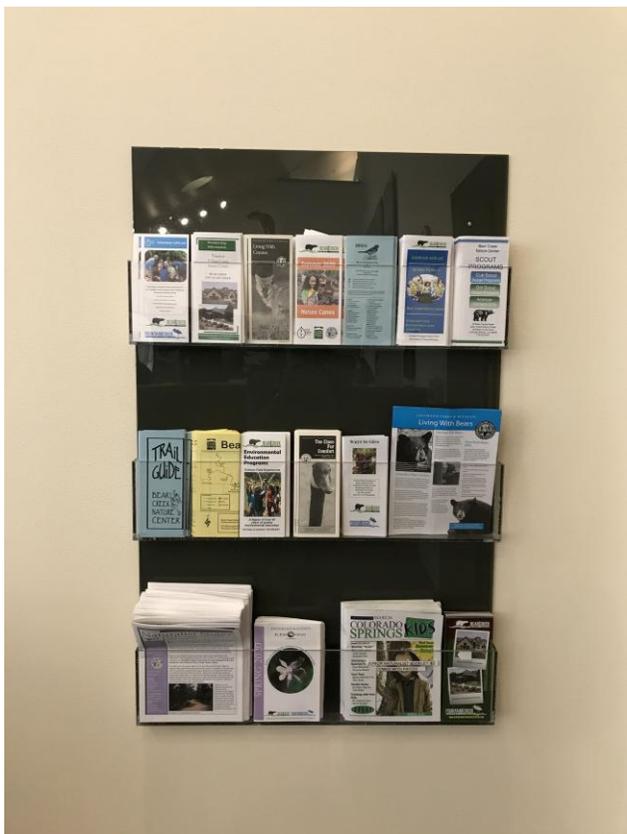
#### Estimated Remediation Date:

N/A

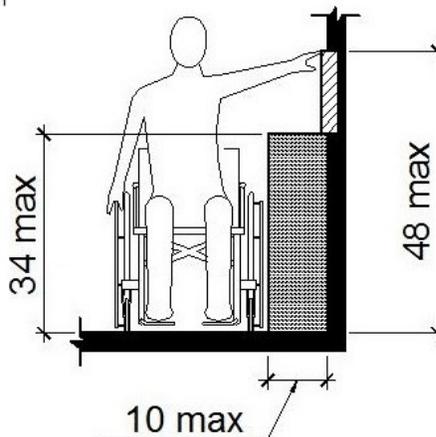
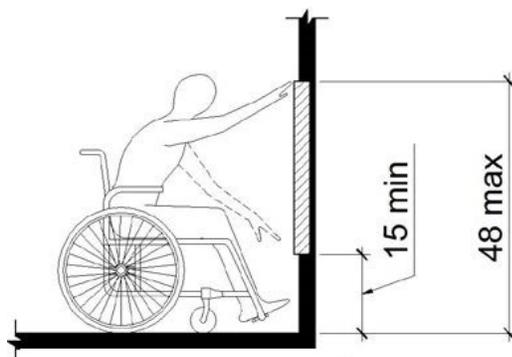
#### Notes:

N/A

Finding #25 Continued



Finding 299266 Main Photo



Considered  
Unobstructed

**Finding #25 Additional Finding Photos**



Finding 299266 Additional Photo



Finding 299266 Additional Photo

## Rear Stairway

Lat: 38.8294600000, Long: -104.8787000000

### Finding: 26

The handrails are not continuous.

Handrails shall be continuous within the full length of each stair flight.

*2010 ADAS Section 505.3*

*Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.*

#### Citation:

2010 ADAS Section: 505.3

#### As Built:

Handrails do not extend full length of stairway

#### Budgeting Range:

\$1,633 - \$1,633.33

#### Recommendation:

Renovate stairway and handrails to current building and ADA standards.

#### 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

CORRECTED

**Finding #26 Continued**



Finding 299267 Main Photo

CORRECTED

## Rear Stairway

Lat: 38.8294600000, Long: -104.8787000000

### Finding: 27

The stair risers are not tall enough.

Stair treads shall be no less than 11 inches deep, measured from riser to riser. Stair riser heights shall be 7 inches maximum and 4 inches minimum. On any given flight of stairs, all steps shall have uniform riser height and uniform tread widths.

2010 ADAS Section 504.2

All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum.

#### Citation:

2010 ADAS Section: 504.2

#### As Built:

Inconsistent stair treads throughout stairway

#### Budgeting Range:

\$1,633 - \$1,633.33

#### Recommendation:

Renovate stairway and handrails to current building and ADA standards.

#### 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 299268 Main Photo

CORRECTED

## Rear Stairway

Lat: 38.8294600000, Long: -104.8787000000

### Finding: 28

The handrails are not at the correct height.

The tops of handrails and their extensions must be between 34 inches and 38 inches above the stair nosing or ground.

*2010 ADAS Section 505.4*

*Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.*

#### Citation:

2010 ADAS Section: 505.4

#### As Built:

Top of handrail was below 34 inches throughout the stairway

#### Budgeting Range:

\$1,633 - \$1,633.33

#### Recommendation:

Renovate stairway and handrails to current building and ADA standards.

#### 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

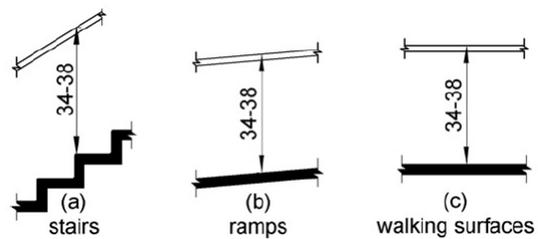
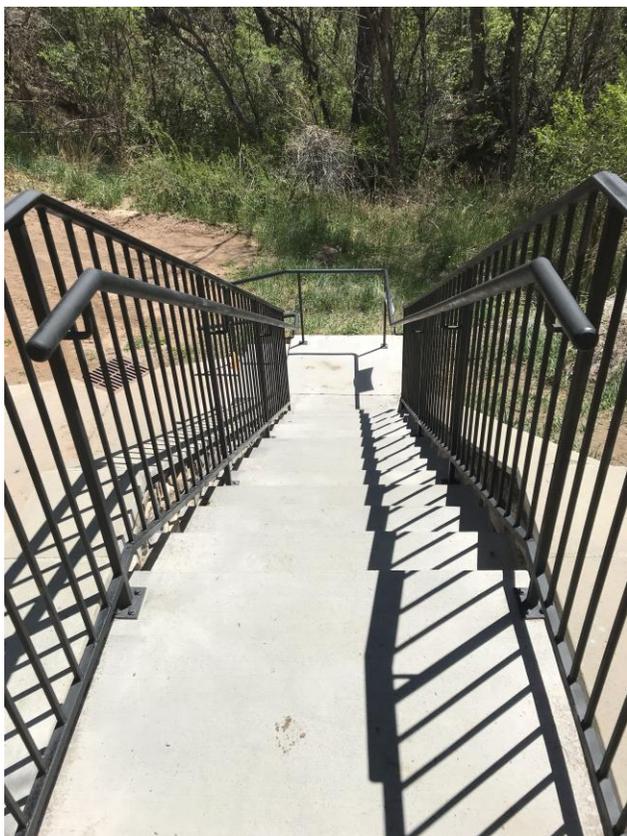
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #28 Continued



Finding 299269 Main Photo

CORRECTED

**Finding #28 Additional Finding Photos**



Finding 299269 Additional Photo

**CORRECTED**

## **Exterior Drinking Fountain**

**Lat: 38.8294600000, Long: -104.8787000000**

### **Finding: 29**

There is not enough knee clearance under the drinking fountain.

The drinking fountain must have a clear knee space between the bottom of the drinking fountain and the floor not less than 27 inches in height, 30 inches in width, and 8 inches in depth.

*2010 ADAS Section 602.2*

*Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.*

#### **Citation:**

2010 ADAS Section: 602.2

#### **As Built:**

No knee clearance provided underneath drinking fountain

#### **Budgeting Range:**

\$1,500 - \$4,500.00

#### **Recommendation:**

Replace drinking fountain with one that provides 27 inches of knee clearance underneath measured from the bottom edge of the drinking fountain above the finished floor.

#### **Barrier Priority:**

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

#### **Department:**

N/A

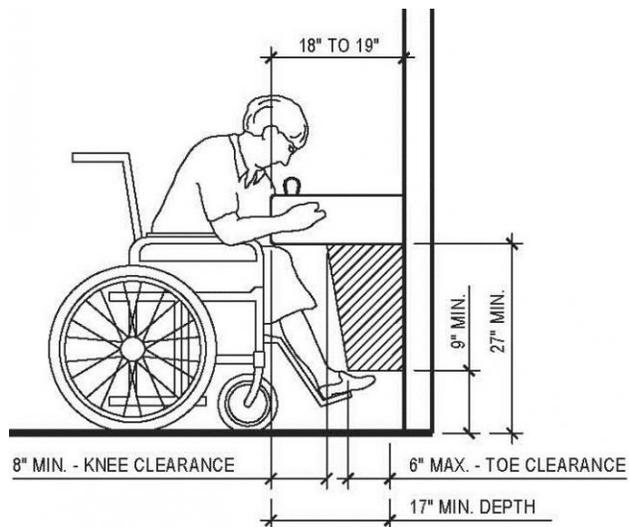
#### **Estimated Remediation Date:**

N/A

#### **Notes:**

N/A

Finding #29 Continued



Finding 299270 Main Photo

**Finding #29 Additional Finding Photos**



Finding 299270 Additional Photo