Site Accessibility Evaluation

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

Citizens Service Center

1675 W Garden of the Gods Rd
Northeast Colorado Springs, CO 80907

ADA Only

Inspection Date: 12/07/2015
Inspector: David Mejia

Prepared By

(719) 520 - 6866
www.elpasoco.com

Powered by BlueDAG

First Floor Hallway

Lat: 38.8966515000, Long: -104.8355991000

Finding: 1

The display case projects more than 4 inches into the circulation path.

Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.

2010 ADAS Section 307.2
Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 307.2	**Display case in main hallway protruding 5½ inches.**	**$0 - $752.62**

CORRECTED

Recommendation:
Submit a work order to have reconfigured/replaced.

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

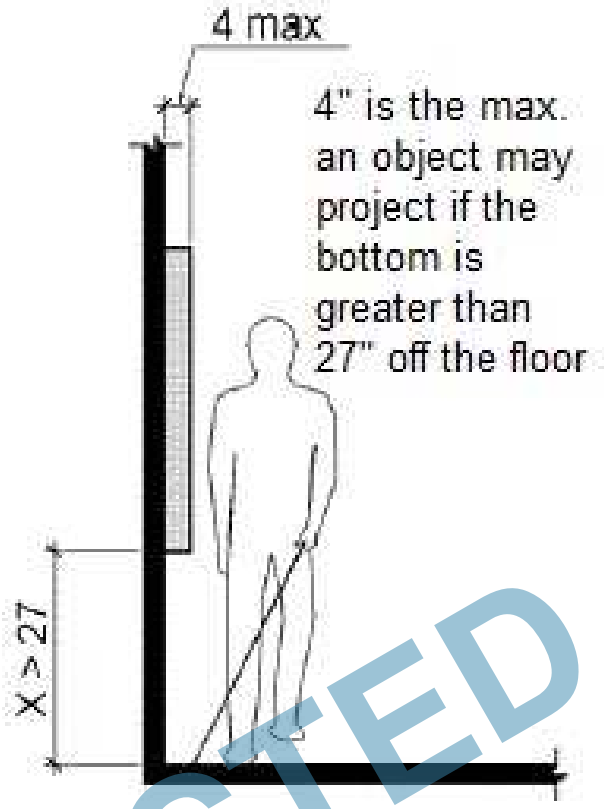
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action: Added a skirt to meet 4 inch from wall x 27 inch above the floor requirement, 4/15/2015.

Finding #1 Continued

Finding 16329 Main Photo



CORRECTED

Finding #1 Additional Finding Photos

Finding 16329 Additional Photo

CORRECTED

First Floor Hallway

Lat: 38.8966515000, Long: -104.8355991000

Finding: 2

The accessible counter has been obstructed with computer monitors and other office supplies. Reorganize counter space in order to provide equal customer service to persons who may need that particular service counter.

2010 ADAS Section Recommended
None

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: Recommended	**Service counter obstruction**	**$0 - $0.00**

Recommendation:
N/A - Refer to Finding

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)

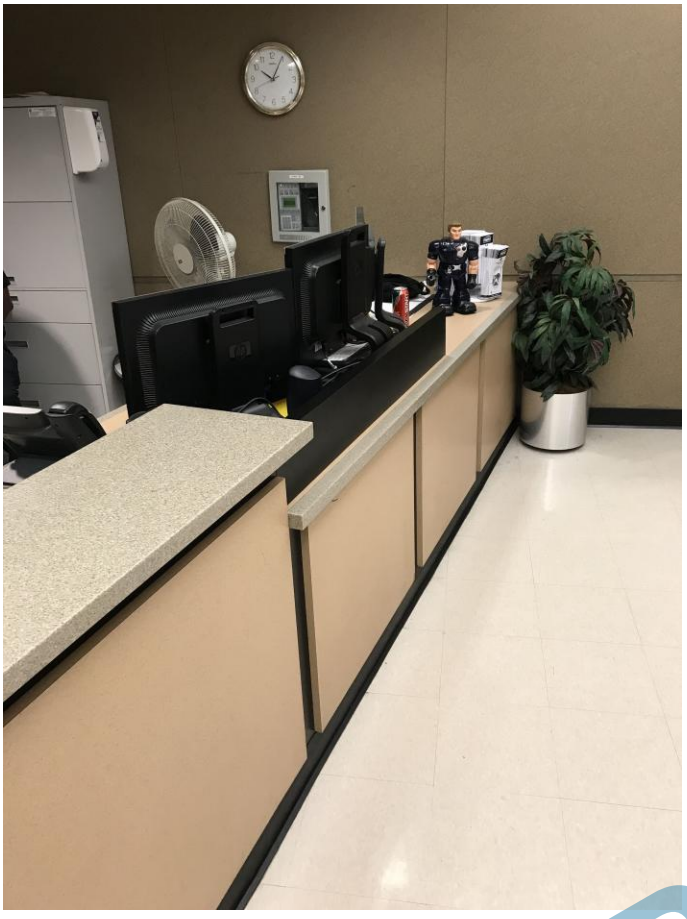
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

COMPLIANT

Finding #2 Continued



Finding 298303 Main Photo

COMPLIANT

Finding #2 Additional Finding Photos

Finding 298303 Additional Photo

COMPLIANT

First Floor Hallway

Lat: 38.8966515000, Long: -104.8355991000

Finding: 3

The shelf or storage facility 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:	As Built:	Budgeting Range:
2010 ADAS Section: 308.2.1, 308.3.1	**65 inches above finished floor and 19 inches in depth**	**$1,500 - $4,500.00**

Recommendation:
Pamphlets/brochures should be no higher than 46 inches maximum due to shelf depth measuring 19 inches. Move pamphlets to other location to meet compliance or re-configure shelves/pamphlets to meet compliance.

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)

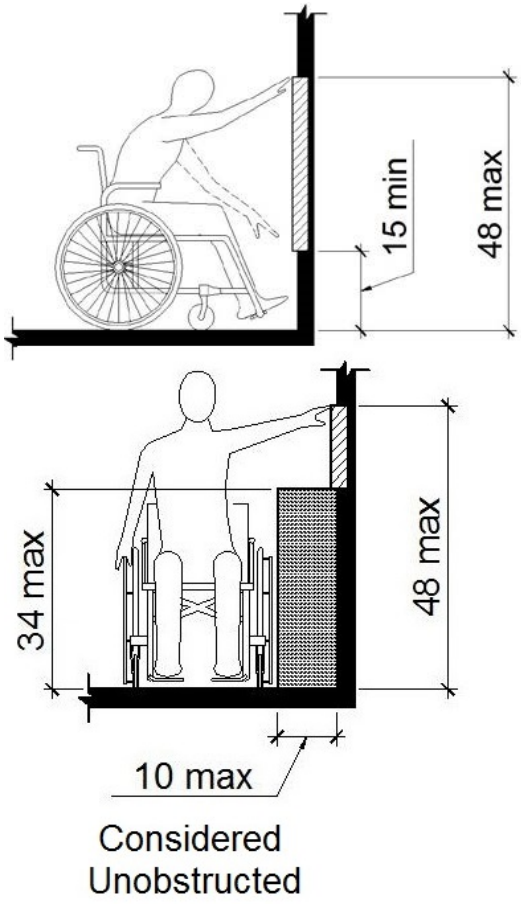
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #3 Continued

Finding 298304 Main Photo



Finding #3 Additional Finding Photos

Finding 298304 Additional Photo

Finding 298304 Additional Photo

Finding 298304 Additional Photo

Finding 298304 Additional Photo

Child Services Suite 1107 & 1113 1st Floor

Lat: 38.8966515000, Long: -104.8355991000

Finding: 4

Door to Child Services reception area are ADA compliant but due to a unique and special circumstance they are not practical for an employee with a qualified disability.

2010 ADAS Section Recommended
None

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: Recommended	**Recommend installing automatic and power-assisted doors**	**$1,950 - $3,072.00**

Recommendation:
N/A - Refer to Finding

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

CORRECTED

Finding #4 Continued

CORRECTED

Finding #4 Additional Finding Photos

Finding 297835 Additional Photo

CORRECTED

Child Services Suite 1107 & 1113 1st Floor

Lat: 38.8966515000, Long: -104.8355991000

Finding: 5

Doors to employee area are ADA compliant but due to a unique and special circumstance they are not practical for an employee with a qualified disability.

2010 ADAS Section Recommended
None

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: Recommended	**Recommend installing automatic and power-assisted doors to Suite # 1113**	**$1,950 - $2,635.00**

Recommendation:
N/A - Refer to Finding

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

CORRECTED

Finding #5 Continued

CORRECTED

Finding #5 Additional Finding Photos

Finding 297836 Additional Photo

CORRECTED

Child Services Suite 1107 & 1113 1st Floor

Lat: 38.8966515000, Long: -104.8355991000

Finding: 6

Doors to employee area are ADA compliant but due to a unique and special circumstance they are not practical for an employee with a qualified disability.

2010 ADAS Section Recommended
None

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: Recommended	**Recommend installing automatic and power-assisted doors to Suite # 1113**	**$1,950 - $2,370.00**

Recommendation:
N/A - Refer to Finding

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

CORRECTED

Finding #6 Continued

CORRECTED

Finding #6 Additional Finding Photos

Finding 297837 Additional Photo

CORRECTED

1027 Elevator-Vestibule

Lat: 38.8966515000, Long: -104.8355991000

Finding: 7

The force required to operate the element exceeds the maximum.

The force required to activate operable parts is 5 pounds maximum. Operate; are operable with one hand without tight grasping, pinching, or twisting of the wrist. W/O# 339386 submitted to adjust force.

Corrective Action: Replaced valves/adjusted force, 13 Aug 2015

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	**Drinking fountain required 14 lbs of force.**	**$0 - $80.00**

Recommendation:
Submit a work order to have force adjusted.

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

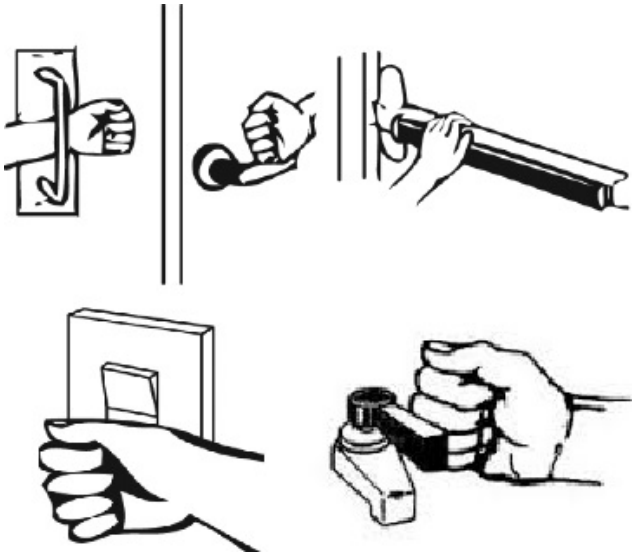
Estimated Remediation Date:
N/A

Notes:
Corrective Action: Submitted W/O# 339386. Closed this w/o and opened w/o# 381210 to test and ensure all 14 fountains in facility were brought into ADA compliance, if needed. Completed 3/3/2017.

CORRECTED

Finding #7 Continued

Finding 16353 Main Photo



CORRECTED

Main West Entrance

Lat: 38.8966515000, Long: -104.8355991000

Finding: 8

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	**Inside vestibule door takes 4.6 seconds.**	**$0 - $0.00**

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

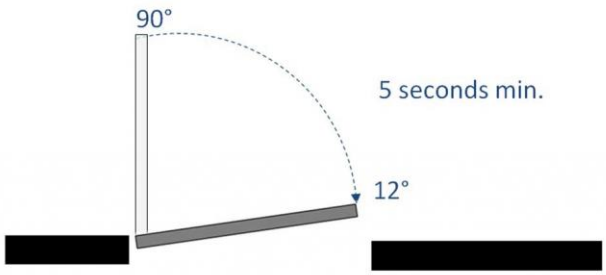
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action: W/O# 339384 submitted for adjustment. Corrected - Adjusted door closer to 5lbs or +, 13 Aug 2015.

CORRECTED

Finding #8 Continued



Finding 16355 Main Photo

CORRECTED

Pikes Peak Workforce Center

Lat: 38.8966515000, Long: -104.8355991000

Finding: 9

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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. (RELOCATED FROM RM 1107 TO 1118 WITHIN CSC).

2010 ADAS Section 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Baseline of the lowest character was 61½ inches above the floor and the baseline of the highest character was 66 inches above the floor.**	**$0 - $80.00**

CORRECTED

Recommendation:
Submit w/o to reinstall sign to proper height.

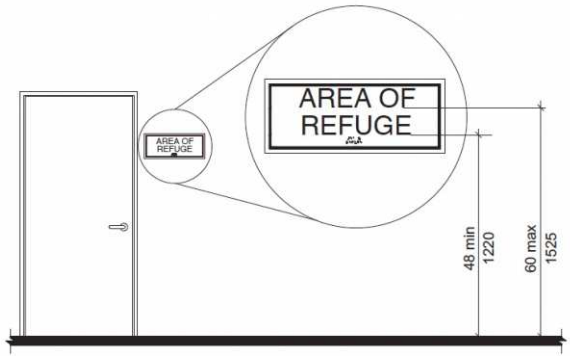
Barrier Priority:
2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
W/O# 339557 submitted to reinstall sign. Corrective Action: Lowered sign, 19 Aug 2015.

Finding #9 Continued



Finding 16358 Main Photo

CORRECTED

Finding #9 Additional Finding Photos

Finding 16358 Additional Photo

CORRECTED

Pikes Peak Workforce Center

Lat: 38.8966515000, Long: -104.8355991000

Finding: 10

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. 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.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum. (RELOCATED FROM RM 1107 TO 1118 WITHIN CSC).

2010 ADAS Section 404.2.9
Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

CORRECTED

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.9	**Door opening force was 8 lbs.**	**$0 - $0.00**

Recommendation:
Submit w/o to adjust to proper opening force.

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

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action:W/O# 339385 submitted to adjust to 5 lbs. Readjusted force to meet ADA, 13 Aug 2015.

CORRECTED

Pikes Peak Workforce Center

Lat: 38.8966515000, Long: -104.8355991000

Finding: 11

The transaction counter is too high. Visitation area is not accessible to wheelchair users.

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. (RELOCATED FROM RM 1107 TO 1118 WITHIN CSC).

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	**Counter measured 42 inches above floor all the way across entire counter.**	**$0 - $3,500.00**

CORRECTED

Recommendation:
Submit w/o for correction to proper height.

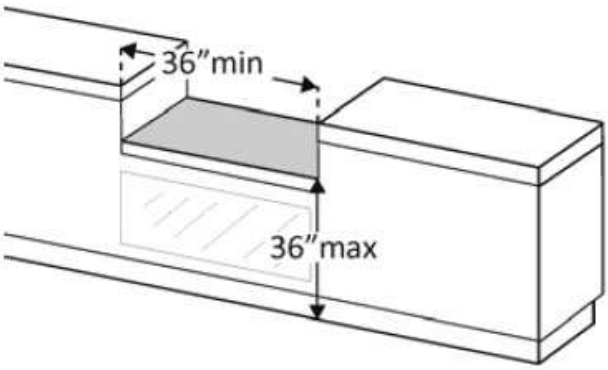
Barrier Priority:
2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action: W/O# 339391 submitted for correction. THIS FINDING NO LONGER APPLIES DUE TO RELOCATION OF PPWFC TO ROOM #.

Finding #11 Continued



Finding 16360 Main Photo

CORRECTED

Pikes Peak Workforce Center

Lat: 38.8966515000, Long: -104.8355991000

Finding: 12

Public phone does not have a volume pictogram of a telephone handset with radiating sound waves. b). There was not at least one telephone that had a TTY. c). There were no signs that provided direction to public telephones also provided direction to the TTY. Per 2010 ADA: 703.7.2.3, 217.4.1, 216.2 (RELOCATED FROM RM 1107 TO 1118 WITHIN CSC).

2010 ADAS Section Advisory
None

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: Advisory	**TTY or equivalent not available.**	**$30 - $50.00**

Recommendation:
Place pictogram sticker near volume button.

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)

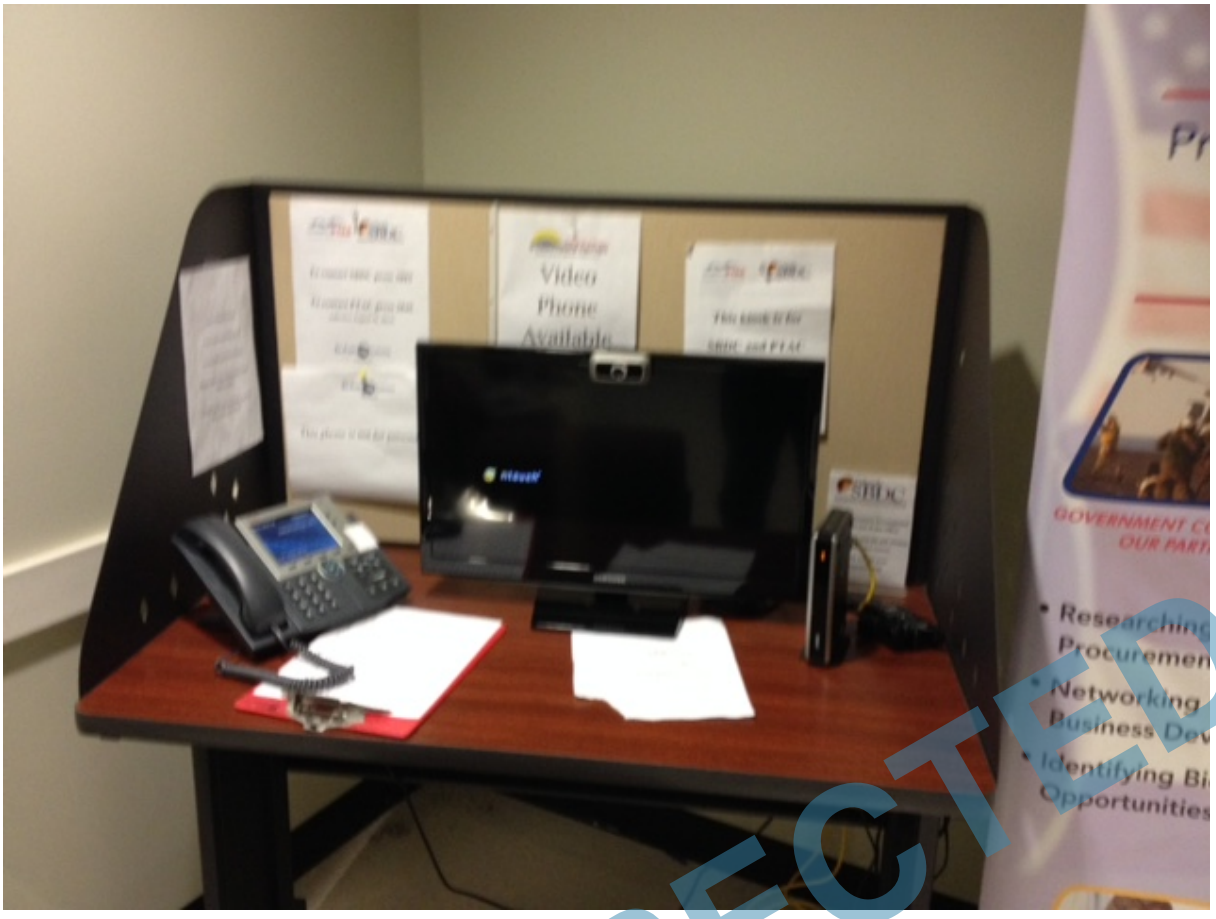
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action: A pictogram was placed on public phone Corrective Action: Videophone was installed on 13 Aug 2015.

CORRECTED

Finding #12 Continued



Finding 16405 Main Photo

CORRECTED

Finding #12 Additional Finding Photos

Finding 16405 Additional Photo

CORRECTED

Pikes Peak Workforce Center

Lat: 38.8966515000, Long: -104.8355991000

Finding: 13

The tactile text is multi-lined and the Braille is not below the entire text.

If text is multi-lined, braille shall be placed below the entire text.
(NEW LOCATION)

2010 ADAS Section 703.3.2
Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.3.2	Sign did not have Braille below multi-lined entire text	$150 - $1,500.00

Recommendation:
Install sign with tactile text is multi-lined and the Braille is not below the entire text.

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

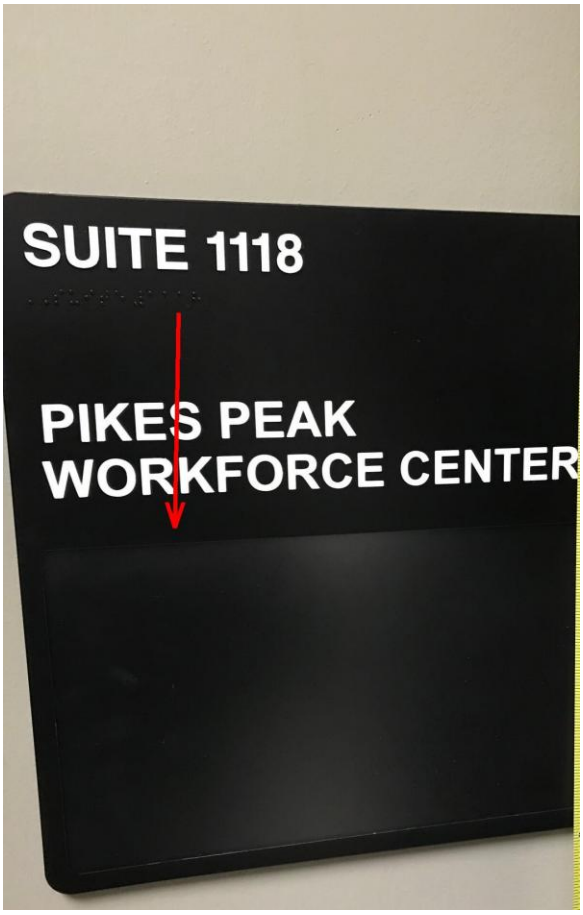
Department:
N/A

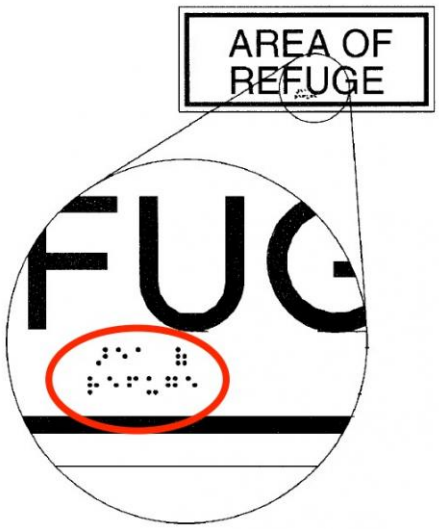
Estimated Remediation Date:
N/A

Notes:
Corrective Action: Per Tiffany Clark-Trujillo, a new sign has been ordered - PO# 7385247.

CORRECTED

Finding #13 Continued





Finding 123126 Main Photo

CORRECTED

Pikes Peak Workforce Center

Lat: 38.8966515000, Long: -104.8355991000

Finding: 14

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. 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.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

2010 ADAS Section 404.2.9
Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.9	**Door entrance opening pressure was at 9 lbs.**	**$10 - $15.00**

CORRECTED

Recommendation:
Submit a work order to have door pressure adjusted to no more than 5 pounds opening pressure.

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

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action: Work order# 419127 MONTHLY ADJUST DOORS & LOCKS submitted on 1 Feb 2018.

Finding #14 Continued

Finding 127456 Main Photo

CORRECTED

Pikes Peak Workforce Center

Lat: 38.8966515000, Long: -104.8355991000

Finding: 15

State and local governments have an obligation to make their programs and services accessible to persons with disabilities.

Kudos to Tiffany Clark-Trujillo for a best practice program.

• Comprehensive technology, software and services
• 4 ADA stations to include:
Technology
- 1 Sorenson nTouch VP Video Relay (Video Phone)
- 4 Adjustable workstations
- 4 HDE keyboards (over-sized black letters with high contrast yellow keys)
- 2 Freedom Scientific Topaz Low Vision Magnifiers
- 4 Trackball mouse
- Numerous sets of headphones and disposable earbuds
- 3 hand held low vision magnifiers
Software Programs
- JAWS (Job Access With Speech) is a computer screen reader program for Microsoft Windows that allows blind and visually impaired users to read the screen with a text-to-speech output (headphones will be required). Clients can hear what is on the screen instead of reading it.
- MAGic is a screen magnification and screen reading software for low vision computer users. It does things such as enlarge the screen, change cursor size, and allows the contrast to be changed (black on white, white on black, red, orange, etc.)
Language Assistance Services
- GlobeLink-In-person and Over the Phone Interpreting(OPI) for English Language Learners or those with Limited English Proficiency
- Access2Sign Language Inc.-provides in person sign language interpreters
- I-Speak cards which can help front line staff to identify the language needed when obtaining a foreign language interpreter
Effective communication
- We are able to provide our Workshop booklets in Large Print and in Braille.
- We also provide some UI and PPWFC documentation in Spanish
- Jobseekers are able to request an accommodation from our website in a fillable form format
Training:
- Title II ADA Basics training
- 11 hours-ADA Accessibility audit and report for PPWFC, Cripple Creek and Woodland Park locations.
- 4 hours-ADA Compliance and Disability Etiquette training for PPWFC staff.
• Non-Discrimination and EEO Monitoring Report conducted in June of 2017 and has to be conducted every 3 years.
• PPWFC Grievance Procedures

2010 ADAS Section Advisory
None

Citation:

CORRECTED

CORRECTED

As Built:

Program Access was above and beyond

CORRECTED

Budgeting Range:

$0 - $0.00

CORRECTED

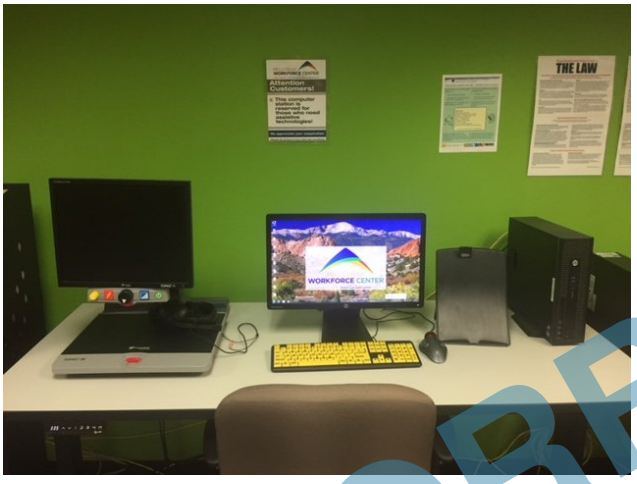
Recommendation:
N/A - Refer to Finding

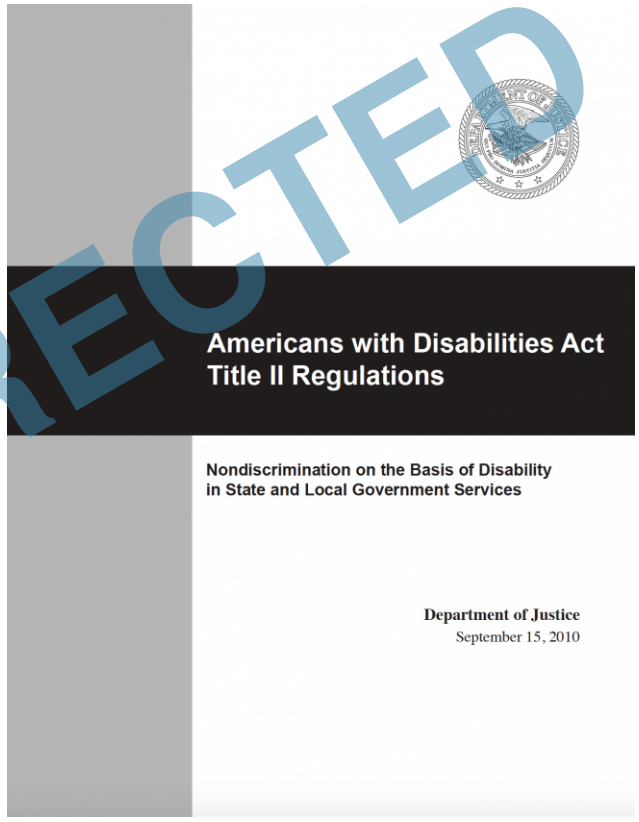
Barrier Priority:
4 (Low): Should be completed as soon as possible due to being a technical violation, but may not result in providing greater access to persons with disabilities. (Includes; Findings that are technically violations but provide a moderate to low increase in accessibility compared to the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

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A





CORRECTED

Cafeteria 1022

Lat: 38.8966515000, Long: -104.8355991000

Finding: 16

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Baseline of the lowest character was 59½ inches above the floor and the baseline of the highest character was 65 inches above the floor.**	**$0 - $80.00**

CORRECTED

Recommendation:
Submit w/o to reinstall to proper height.

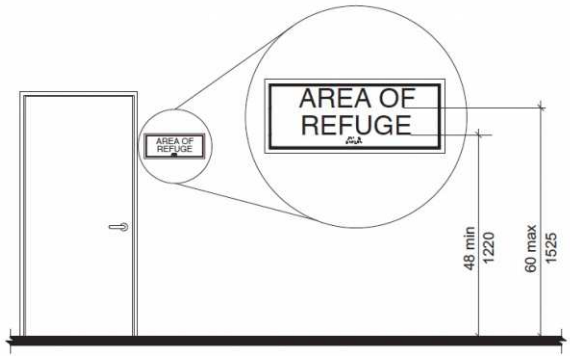
Barrier Priority:
2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action: W/O# 340425 submitted to reinstall. Re-positioned sign to meet ADA, 14 Sep 2015.

Finding #16 Continued



Finding 16461 Main Photo

CORRECTED

Parking Garage

Lat: 38.8966515000, Long: -104.8355991000

Finding: 17

There are not enough van accessible stalls.

There are 21 accessible parking stalls including 2 designated for a van.

There should be a minimum of 21 accessible parking stalls including a minimum of 3 van accessible stalls. W/O# 340439 submitted for correction.

Corrective Action: Budget range is dependent upon if sign needs to be installed.

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

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

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 208.2, 208.2.4	**Of the accessible Van parking spaces, there are currently two. Submit w/o for correction.**	**$600 - $2,263.62**

CORRECTED

Recommendation:
Re-stripe parking lot and ensure a minimum of 3 van accessible parking stalls are 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:
Corrective Action: Work Order # 340439 submitted for correction.

7/26/19 Work order #340439 was closed and replaced with contract work order # 468523.

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

CORRECTED

Parking Garage

Lat: 38.8966515000, Long: -104.8355991000

Finding: 18

There are currently eight accessible parking spaces that measure less than eight feet (96 inches) wide and one aisle area that measures less than five feet (60 inches).

The striping and markings for the accessible parking stall's, loading/unloading access aisle are dilapidated and in need of repair and/or maintenance. W/O# 340439 submitted for correction.

Access aisles shall be marked so as to discourage parking in them. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the center-line of the markings.

Corrective Action: Budget range is dependent upon installation of signage if needed.

2010 ADAS Section 502.3.3
Access aisles shall be marked so as to discourage parking in them.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 502.3.3	**Parking spots need proper identification. Submit w/o for correction.**	**$1,000 - $2,263.63**

CORRECTED

Recommendation:
Re-stripe parking lot 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:
7/26/19 Work order #340439 was closed and replaced with contract work order # 468523.

Parking Garage

Lat: 38.8966515000, Long: -104.8355991000

Finding: 19

Replace all accessible parking stalls signage (ADA).

2010 ADAS Section Recommended
None

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: Recommended	**Replace and center ADA parking stalls signage**	**$100 - $119.58**

Recommendation:
Replace and center ADA parking stalls signage

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

CORRECTED

Records Department, Public Health (2nd Fl)

Lat: 38.8966515000, Long: -104.8355991000

Finding: 20

A pictogram will be attached to the provided public phone. b). Accommodations are being made with the Independence Center and their contractor to install a Videophone in this location. c). Once installed signs a directional sign will be mounted. Add pictogram to telephone handset. Telephones with a volume control shall be identified by a pictogram of a telephone handset with radiating sound waves on a square field as depicted in figure. Public phone does not have a volume pictogram of a telephone handset with radiating sound waves. b). There was not at least one telephone that had a TTY. c). There were no signs that provided direction to public telephones also provided direction to the TTY.

2010 ADAS Section Advisory
None

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: Advisory	**TTY or equivalent not available.**	**$30 - $50.00**

Recommendation:
Adhere a pictogram near volume control area.

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

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action: Budget Range: Assessment to determine if connectivity run was needed. A pictogram was provided for the public phone and Videophone was installed on 20 Aug 2015.

CORRECTED

Finding #20 Continued

Finding 16480 Main Photo

CORRECTED

Finding #20 Additional Finding Photos

Finding 16480 Additional Photo

CORRECTED

Records Department Department 2nd Fl, 2535

Lat: 38.8966515000, Long: -104.8355991000

Finding: 21

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Center of sign was 60 inches. Submit w/o for correction.**	**$0 - $80.00**

CORRECTED

Recommendation:
Submit a work order to have sign moved.

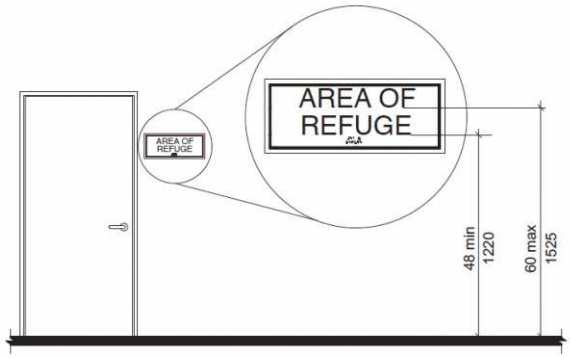
Barrier Priority:
4 (Low): Should be completed as soon as possible due to being a technical violation, but may not result in providing greater access to persons with disabilities. (Includes; Findings that are technically violations but provide a moderate to low increase in accessibility compared to the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

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action: W/O# 340616 submitted for correction. Re-positioned sign to meet ADA, 14 Sep 2015.

Finding #21 Continued



Finding 16487 Main Photo

CORRECTED

Department of Human Services, 3rd Fl

Lat: 38.8966515000, Long: -104.8355991000

Finding: 22

The evaluation box projects more than 4 inches into the circulation path.

Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.

2010 ADAS Section 307.2
Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 307.2	**Evaluation box mounted on wall was protruding 10 inches. Remove box or add tactile waning such as permanent planter.**	**$15 - $20.00**

CORRECTED

Recommendation:
Remove or relocated box to non-path area.

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

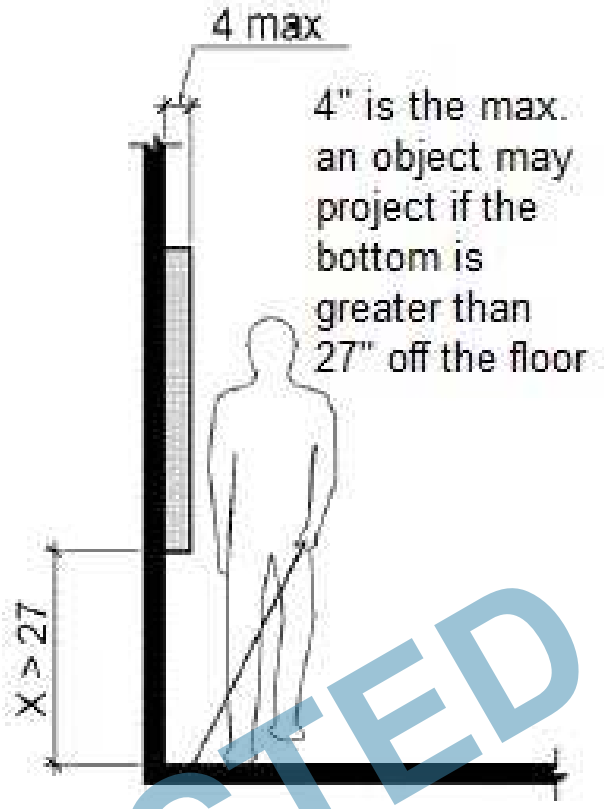
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action: Evaluation box was removed 27 November 2015.

Finding #22 Continued

Finding 16488 Main Photo



CORRECTED

Department of Human Services, 3rd Fl

Lat: 38.8966515000, Long: -104.8355991000

Finding: 23

a). Public phone does not have a volume pictogram of a telephone handset with radiating sound waves. b). There was not at least one telephone that had a TTY. c). There were no signs that provided direction to public telephones also provided direction to the TTY. Per 2010 ADA: 703.7.2.3, 217.4.1, 216.2

2010 ADAS Section Advisory
None

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: Advisory	**TTY or equivalent not available.**	**$150 - $300.00**

Recommendation:
Adhere pictogram near volume control area.

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:
Corrective Action: A pictogram was provided for the public phone and Videophone was installed on 20 Aug 2015.

CORRECTED

Finding #23 Continued

Finding 16489 Main Photo

CORRECTED

Northern Parking Lot

Lat: 38.8966515000, Long: -104.8355991000

Finding: 24

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 slopes on south facing stalls exceed 2%**	**$2,500 - $3,605.66**

Recommendation:
Most of the south facing parking stalls exceed 2% running slope. Re-pave parking lot to meet ADA compliance. Cross slope is within compliance.

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)

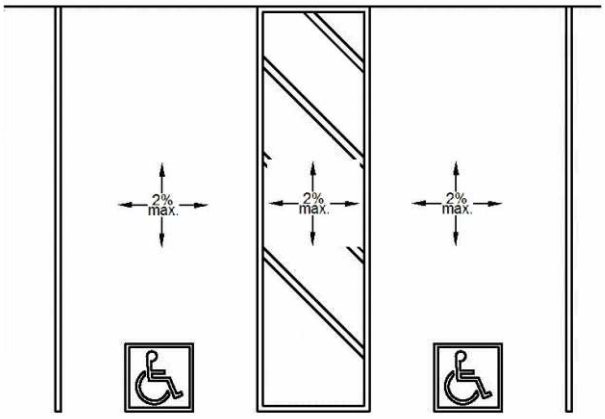
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

CORRECTED

Finding #24 Continued



Finding 298305 Main Photo

CORRECTED

Finding #24 Additional Finding Photos

Finding 298305 Additional Photo

Finding 298305 Additional Photo

Finding 298305 Additional Photo

Finding 298305 Additional Photo

Finding 298305 Additional Photo

CORRECTED

Northern Parking Lot

Lat: 38.8966515000, Long: -104.8355991000

Finding: 25

The striping and markings for the accessible parking stall, loading/unloading access aisle are dilapidated and in need of repair and/or maintenance.

2010 ADAS Section 502.3.3
Access aisles shall be marked so as to discourage parking in them.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 502.3.3	**Striping throughout parking lot dilapidated**	**$1,500 - $3,605.66**

Recommendation:
When parking lot is repaved re-stripe accessible parking stalls and access aisles and add the international symbol of accessibility signage.

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

CORRECTED

Finding #25 Continued

Finding 298306 Main Photo

CORRECTED

Finding #25 Additional Finding Photos

Finding 298306 Additional Photo

Finding 298306 Additional Photo

CORRECTED

Northern Parking Lot

Lat: 38.8966515000, Long: -104.8355991000

Finding: 26

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

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	**Van sign missing**	**$2,500 - $3,605.66**

Recommendation:
Install "van accessible" sing below existing accessible sign and ensure bottom edge of "van accessible" sign is no lower than 60 inches from the finished floor.

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 #26 Continued

Finding 298307 Main Photo

Finding #26 Additional Finding Photos

Finding 298307 Additional Photo

Northern Parking Lot

Lat: 38.8966515000, Long: -104.8355991000

Finding: 27

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:	As Built:	Budgeting Range:
2010 ADAS Section: 502.2 Exception	**Access aisle only measures 91.5 inches in width**	**$1,500 - $3,605.66**

CORRECTED

Recommendation:
Van access aisle must measure a minimum of 8 feet wide due to accessible parking stalls next to it measuring 8 feet. Van access aisles may measure 5 feet if van accessible parking stall is at a minimum 11 feet wide.

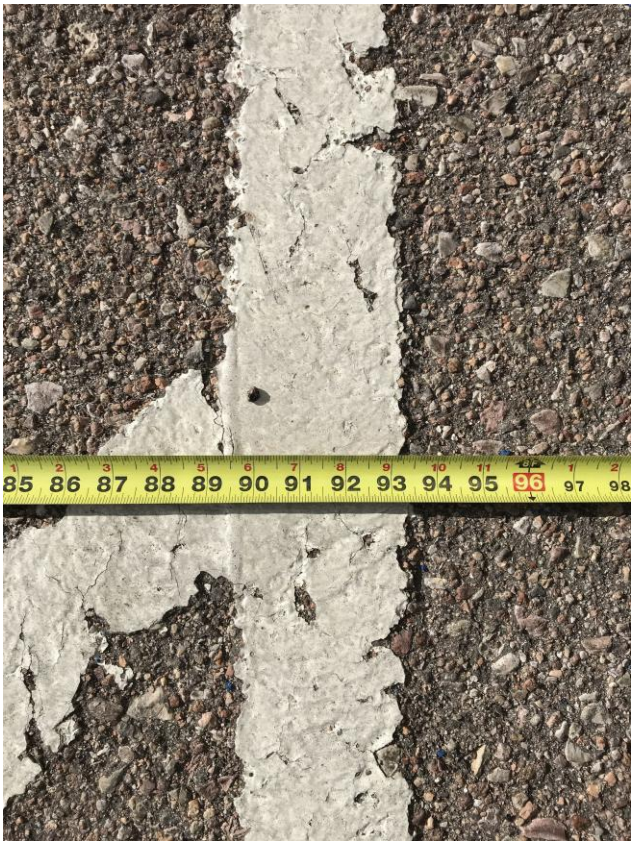
Barrier Priority:
1 (High): Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

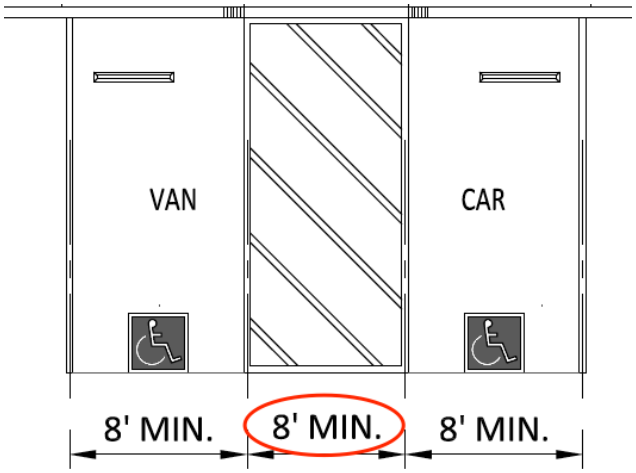
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #27 Continued





Finding 298308 Main Photo

CORRECTED

Finding #27 Additional Finding Photos

Finding 298308 Additional Photo

CORRECTED

Northern Parking Lot

Lat: 38.8966515000, Long: -104.8355991000

Finding: 28

Re-pave parking lot due to deteriorating anc cracking asphalt throughout.

2010 ADAS Section Recommended
None

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: Recommended	**Deteriorating parking lot surface**	**$1,500 - $3,605.66**

Recommendation:
Parking lot needs to be resurfaced and re-striped. Also, all accessible parking stalls need to have a maximum cross and running slope no greater than 2%.

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

CORRECTED

Finding #28 Continued

Finding 298309 Main Photo

CORRECTED

Finding #28 Additional Finding Photos

Finding 298309 Additional Photo

Finding 298309 Additional Photo

Finding 298309 Additional Photo

Finding 298309 Additional Photo

Finding 298309 Additional Photo

CORRECTED

Northern Parking Lot

Lat: 38.8966515000, Long: -104.8355991000

Finding: 29

The access aisle is not a minimum 5 feet wide.

A accessible parking stall's access aisle must be a minimum of 5 feet wide measured from centerline to centerline.

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

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

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 502.3.1	**Non-van access aisles facing north not 5 feet wide**	**$1,500 - $3,605.66**

CORRECTED

Recommendation:
All non-van access aisles must be a minimum of 5 feet wide. Re-stripe to 5 feet wide measured to the centerline of the stripe when parking lot is re-paved.

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)

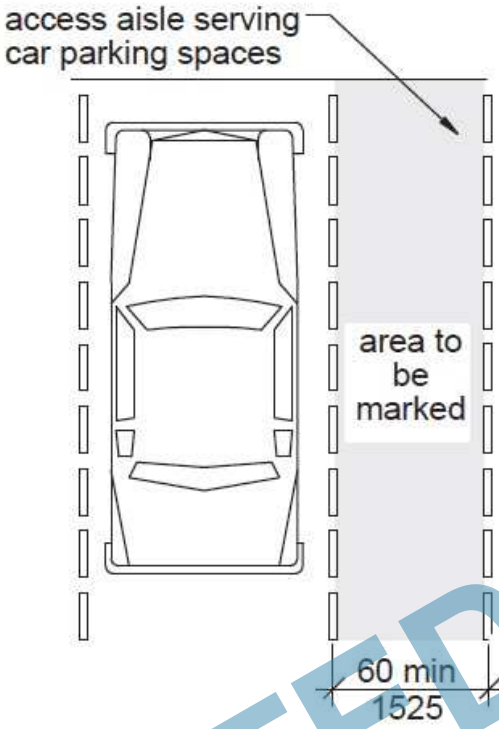
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #29 Continued

Finding 298310 Main Photo



CORRECTED

Finding #29 Additional Finding Photos

Finding 298310 Additional Photo

CORRECTED

1st Floor, Men's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 30

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.8.1.2	**Loop handles missing on both sides of compartment door**	**$25 - $40.00**

CORRECTED

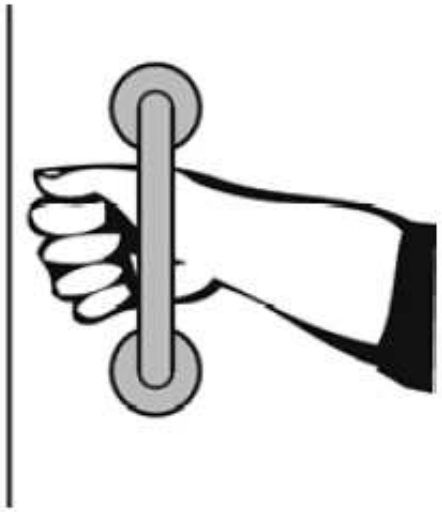
Recommendation:
Install loop or U-shape handles on the inside and outside of the compartment door.

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

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
Corrective Action: Loop handles were installed on 3/31/2017. Completed.



CORRECTED

1st Floor, Men's Restroom

Lat: 38.8966515000, Long: -104.8355991000

Finding: 31

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	**19.5 inches above finished floor**	**$2,550 - $5,000.00**

Recommendation:
Adjust toilet height, replace toilet or replace toilet seat with one that will meet the maximum height requirement of 19 inches.

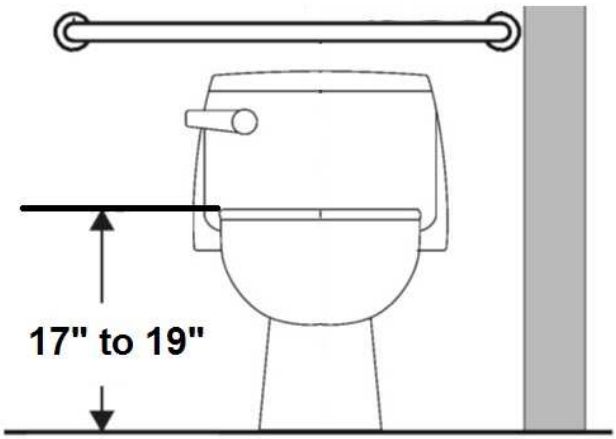
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #31 Continued



Finding 298320 Main Photo

1st Floor, Men's Restroom

Lat: 38.8966515000, Long: -104.8355991000

Finding: 32

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	**Both paper towel dispensers are out of compliance**	**$150 - $1,500.00**

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

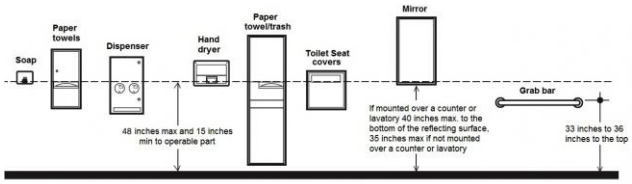
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #32 Continued



Finding 298321 Main Photo

Finding #32 Additional Finding Photos

Finding 298321 Additional Photo

1st Floor, Men's Restroom

Lat: 38.8966515000, Long: -104.8355991000

Finding: 33

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	**54.5 inches above finished floor**	**$25 - $150.00**

Recommendation:
Lower baby changing station to meet the 27 inches minimum required under an element for knee clearance, 28 inches minimum to 34 inches maximum to the top of the table surface and 48 inches maximum height to operable part measured from the finished floor.

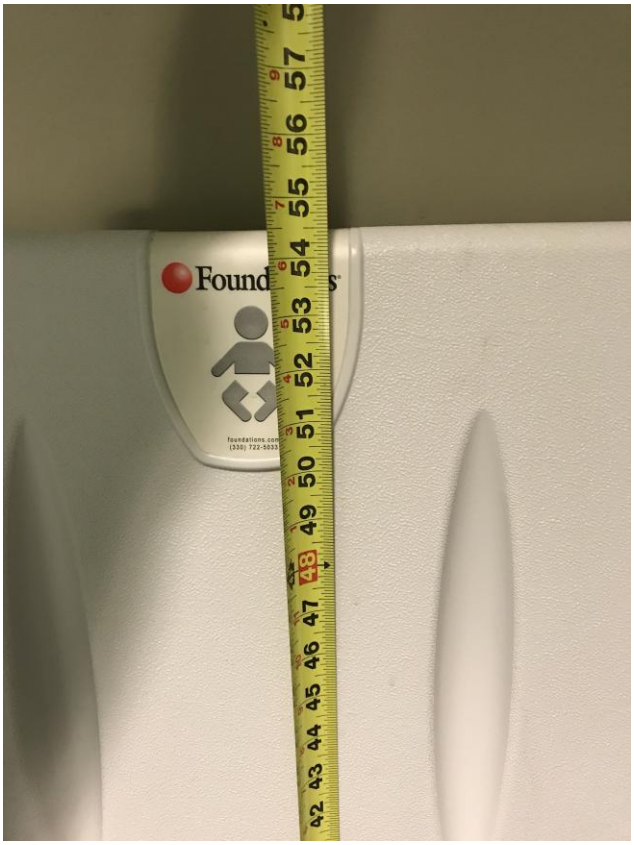
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

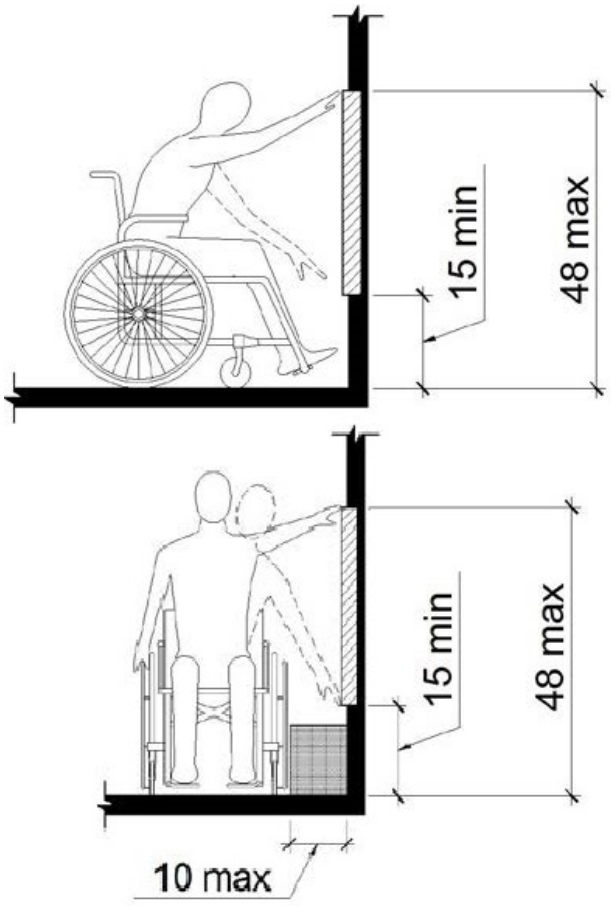
Estimated Remediation Date:
N/A

Notes:
N/A

Finding #33 Continued



Finding 298322 Main Photo



Finding #33 Additional Finding Photos

Finding 298322 Additional Photo

1st Floor, Men's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 34

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.8.1.2	**Compartment door not self-closing**	**$50 - $100.00**

Recommendation:
Adjust or install automatic closing hinges.

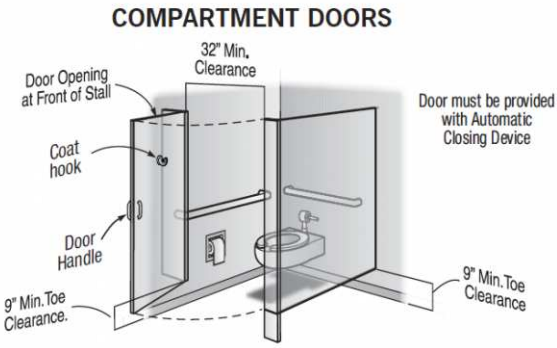
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #34 Continued



Finding 298311 Main Photo

1st Floor, Men's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 35

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	**10 inches in front of toilet**	**$0 - $0.00**

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)

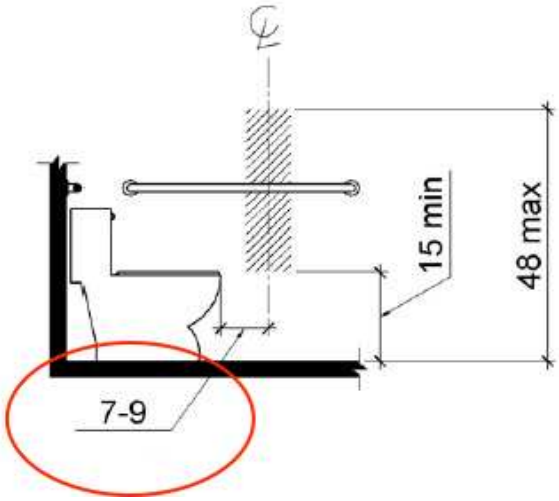
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #35 Continued

Finding 298319 Main Photo



Finding #35 Additional Finding Photos

Finding 298319 Additional Photo

1st Floor, Men's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 36

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. 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.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

2010 ADAS Section 404.2.9
Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.9	**Requires 8 lbs of pressure**	**$0 - $0.00**

Recommendation:
Adjust door closer to 5 lbs of pressure or less.

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 #36 Continued

Finding 298318 Main Photo

Finding #36 Additional Finding Photos

Finding 298318 Additional Photo

1st Floor Women's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 37

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. 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.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

2010 ADAS Section 404.2.9
Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.9	**Requires 10 lbs of pressure**	**$0 - $0.00**

Recommendation:
Adjust door closer to 5 lbs of pressure or less.

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 #37 Continued

Finding 298336 Main Photo

1st Floor Women's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 38

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

Recommendation:
Lower paper towel dispenser 3 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

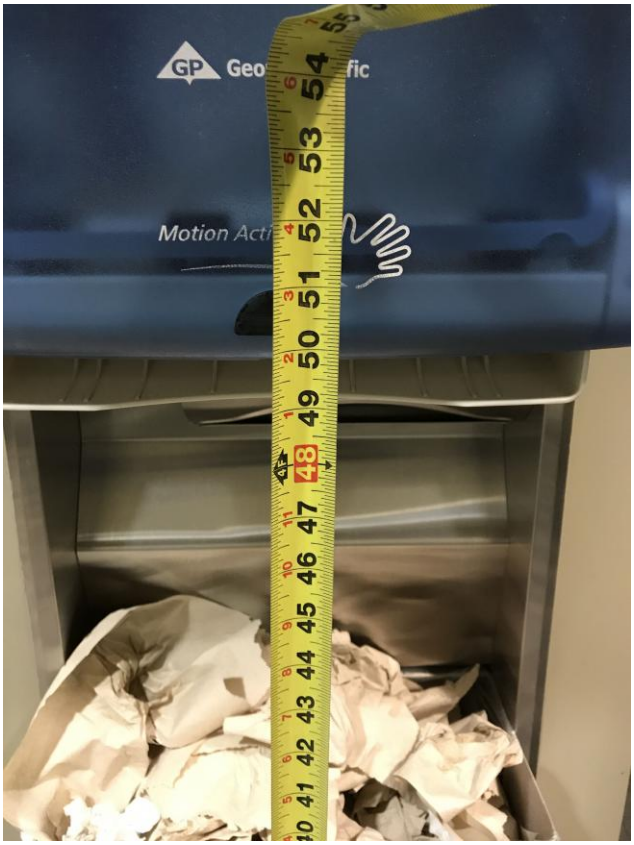
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

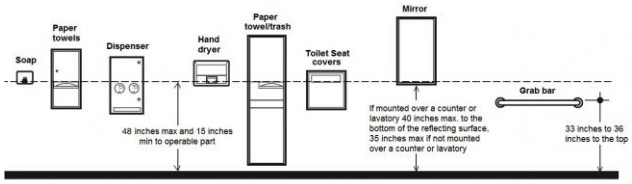
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #38 Continued





Finding 298337 Main Photo

1st Floor Women's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 39

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	**10 inches in front of toilet**	**$0 - $0.00**

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.

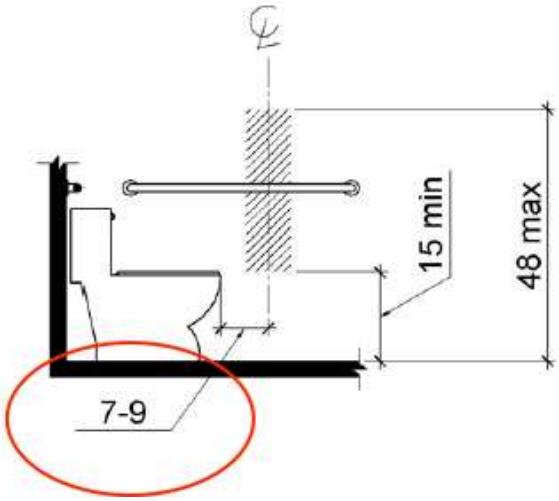
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #39 Continued



Finding 298338 Main Photo

1st Floor Women's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 40

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.8.1.2	**Compartment door not self-closing**	**$250 - $40.00**

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)

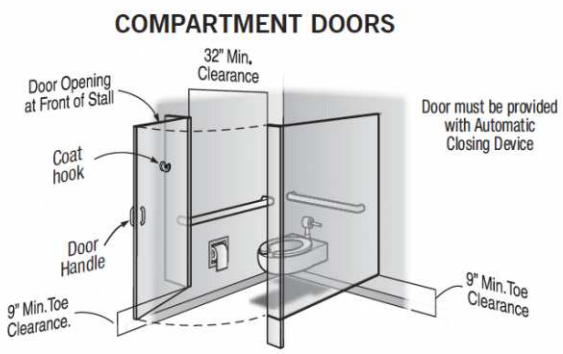
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #40 Continued

Finding 298339 Main Photo



1st Floor Women's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 41

The water closet compartment door is missing a loop handle on the inside.

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.8.1.2	**Missing inside loop handle**	**$25 - $50.00**

Recommendation:
Install loop or U-shaped handle on inside of compartment door.

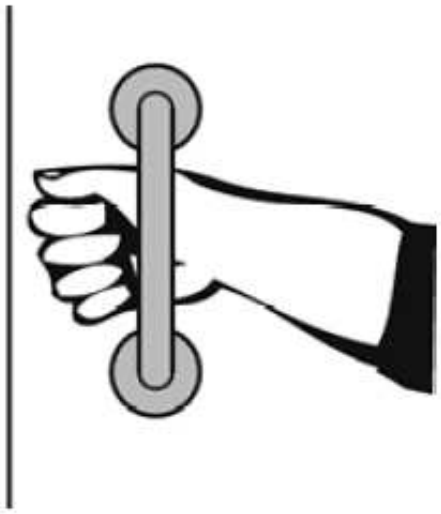
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #41 Continued



Finding 298340 Main Photo

1st Floor Women's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 42

The water closet compartment door is missing a loop handle on the inside.

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.8.1.2	**Missing inside loop handle**	**$25 - $50.00**

Recommendation:
Install loop or U-shaped handle on inside of compartment door.

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

1st Floor Women's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 43

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:	As Built:	Budgeting Range:
2010 ADAS Section: 902.3	**37.5 inches above finished floor**	**$0 - $0.00**

Recommendation:
Lower baby changing station to meet the 27 inches minimum required under an element for knee clearance, 28 inches minimum to 34 inches maximum to the top of the table surface and 48 inches maximum height to operable part measured from the 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 #43 Continued

Finding 298342 Main Photo

Finding #43 Additional Finding Photos

Finding 298342 Additional Photo

2nd Floor Men's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 44

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

Recommendation:
Lower paper towel dispenser 3 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

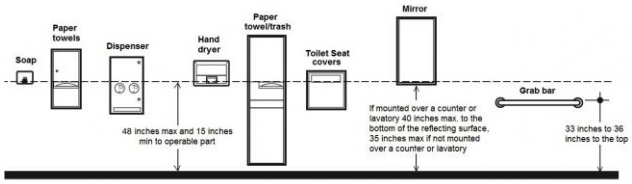
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #44 Continued



Finding 298324 Main Photo

Finding #44 Additional Finding Photos

Finding 298324 Additional Photo

2nd Floor Men's Restroom

Lat: 38.8966515000, Long: -104.8355991000

Finding: 45

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	**10 inches in front of toilet**	**$0 - $0.00**

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.

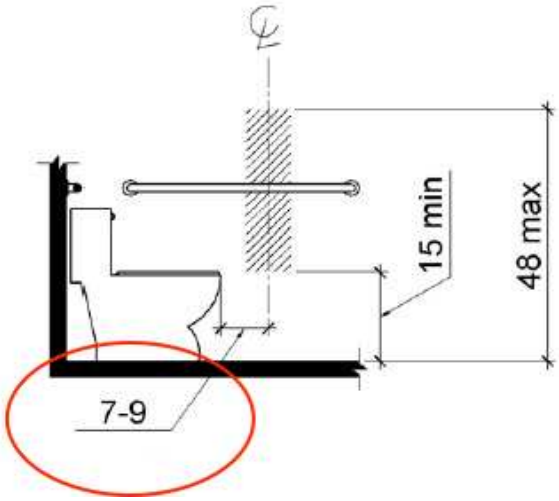
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #45 Continued



Finding 298325 Main Photo

Finding #45 Additional Finding Photos

Finding 298325 Additional Photo

2nd Floor Men's Restroom

Lat: 38.8966515000, Long: -104.8355991000

Finding: 46

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	**52.5 inches above finished floor**	**$0 - $0.00**

Recommendation:
Lower coat hook 5 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)

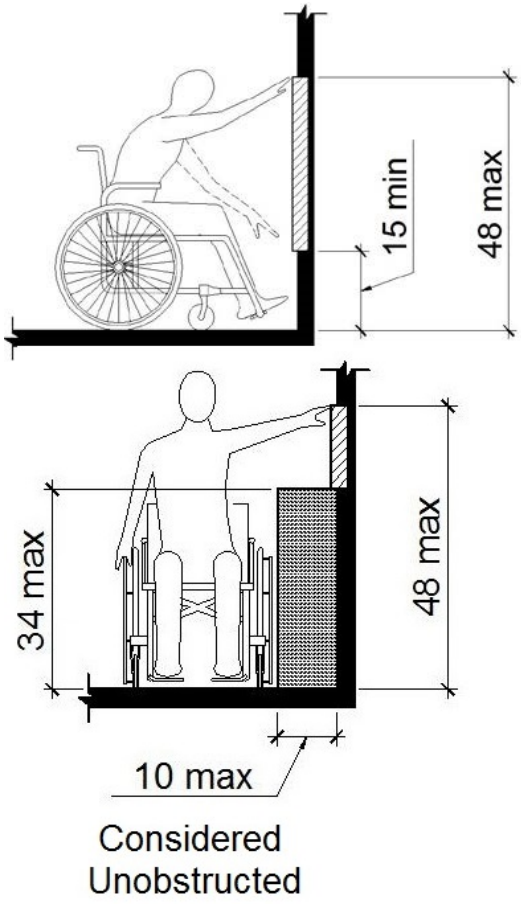
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #46 Continued

Finding 298328 Main Photo



Finding #46 Additional Finding Photos

Finding 298328 Additional Photo

2nd Floor Men's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 47

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.8.1.2	**Compartment door not self-closing**	**$25 - $50.00**

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)

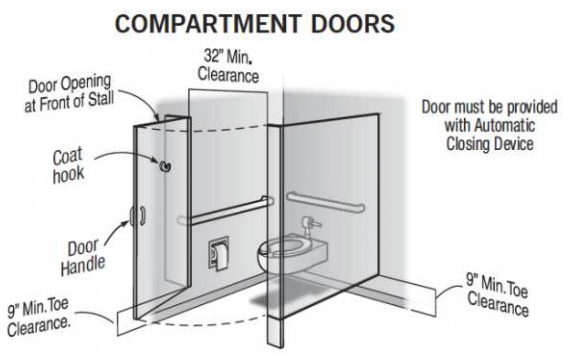
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #47 Continued

Finding 298326 Main Photo



2nd Floor Men's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 48

The water closet compartment door is missing a loop handle on the inside.

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.8.1.2	**Missing inside loop handle on inside of compartment door**	**$25 - $50.00**

Recommendation:
Install loop or U-shaped handle on inside of compartment door.

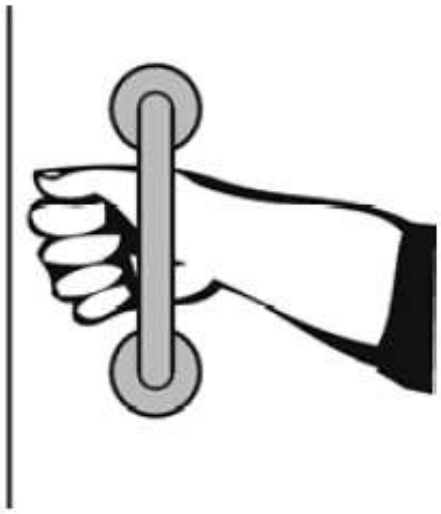
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #48 Continued



Finding 298327 Main Photo

2nd Floor Men's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 49

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	**55 inches above finished floor**	**$125 - $300.00**

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.

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)

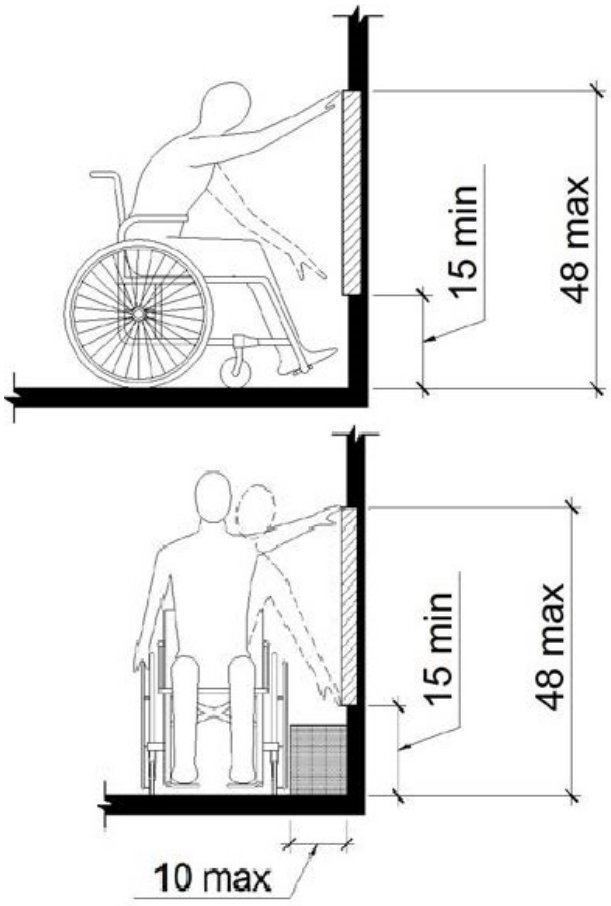
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #49 Continued

Finding 298329 Main Photo



Finding #49 Additional Finding Photos

Finding 298329 Additional Photo

2nd Floor Men's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 50

The 2nd 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	**3.9 seconds to closed position**	**$0 - $0.00**

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.

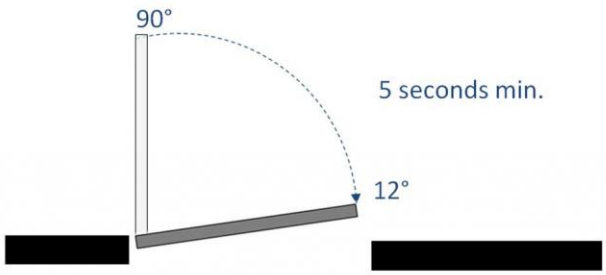
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #50 Continued



Finding 298323 Main Photo

Finding #50 Additional Finding Photos

Finding 298323 Additional Photo

2nd Floor Women's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 51

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

Recommendation:
Lower paper towel dispenser 5 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

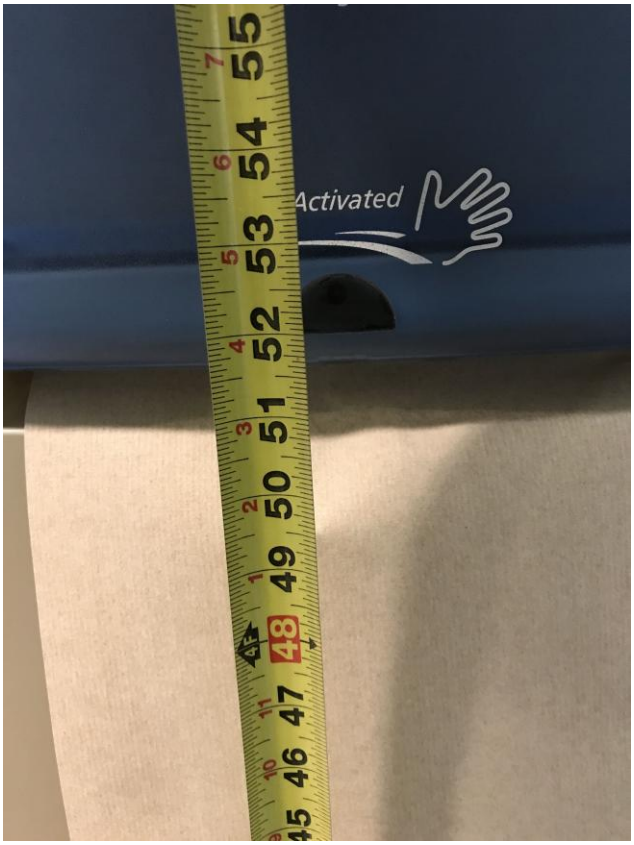
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

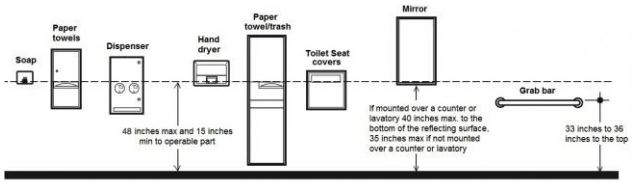
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #51 Continued





Finding 298345 Main Photo

2nd Floor Women's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 52

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.8.1.2	**Compartment door not self-closing**	**$25 - $50.00**

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)

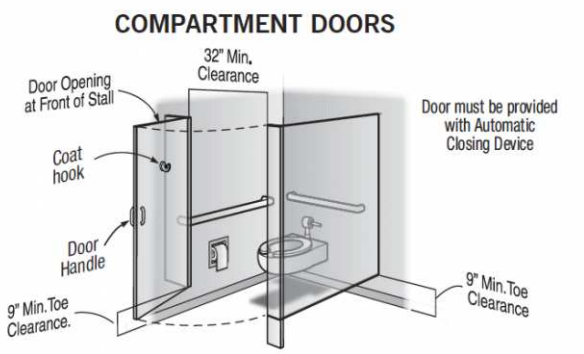
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #52 Continued

Finding 298346 Main Photo



2nd Floor Women's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 53

The water closet compartment door is missing a loop handle on the inside.

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.8.1.2	**Missing inside loop handle on inside of compartment door**	**$25 - $50.00**

Recommendation:
Install loop or U-shaped handle on inside of compartment door.

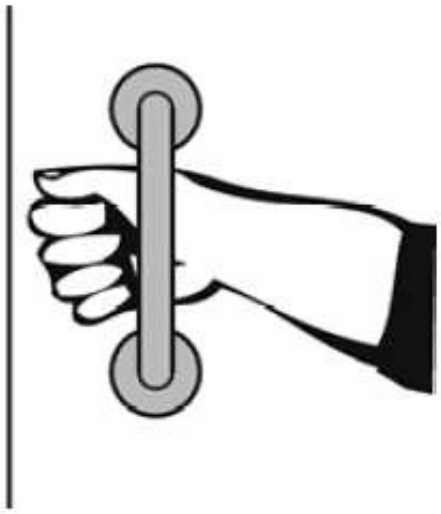
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #53 Continued



Finding 298347 Main Photo

2nd Floor Women's Restroom

Lat: 38.8966515000, Long: -104.8355991000

Finding: 54

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	**53 inches above finished floor**	**$0 - $0.00**

Recommendation:
Lower coat hook 6 inches minimum or install another coat hook not to exceed a maximum height of 48 inches above finished floor.

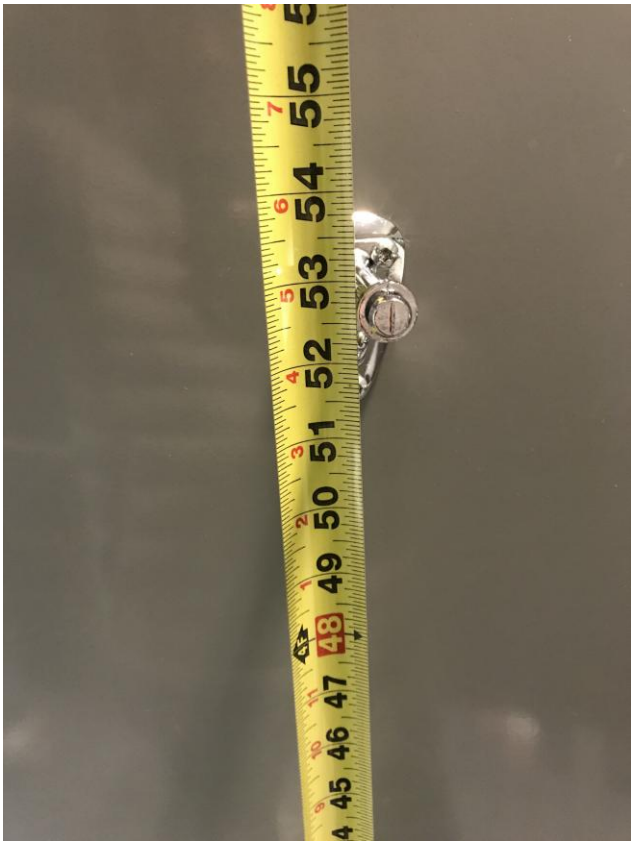
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

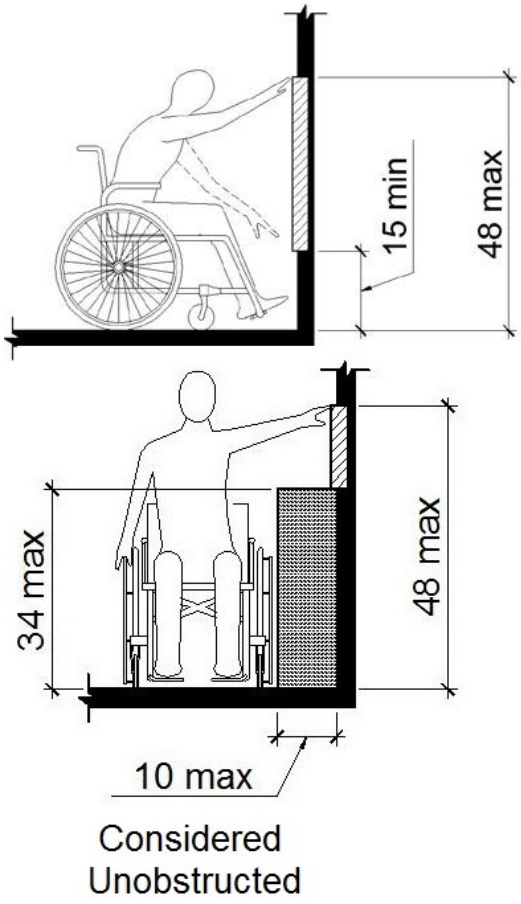
Estimated Remediation Date:
N/A

Notes:
N/A

Finding #54 Continued



Finding 298349 Main Photo



2nd Floor Women's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 55

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	**53 inches above finished floor**	**$125 - $300.00**

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.

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)

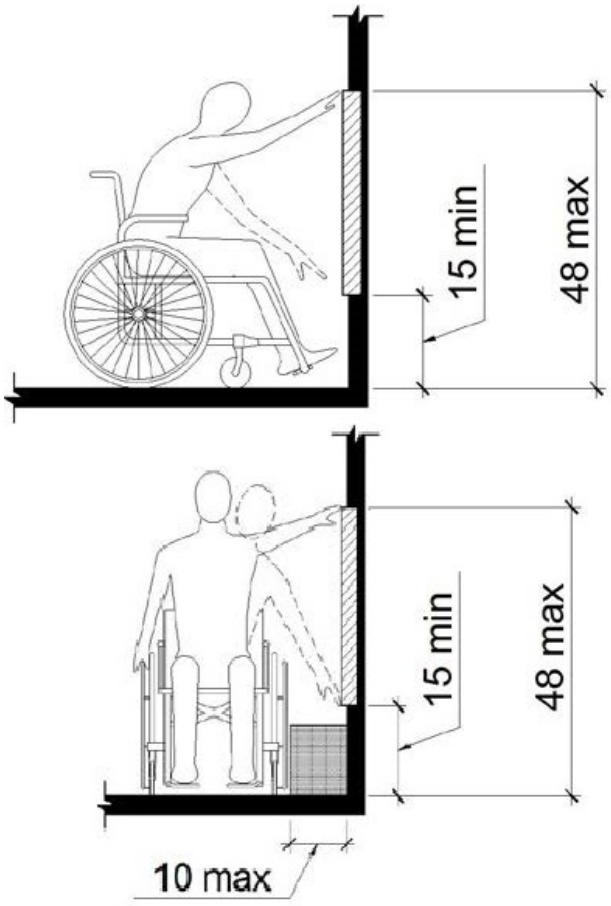
Department:
N/A

Estimated Remediation Date:
N/A

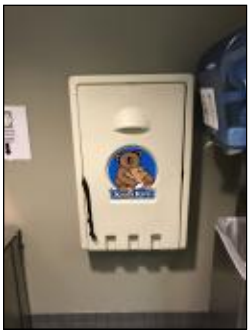
Notes:
N/A

Finding #55 Continued

Finding 298348 Main Photo



Finding #55 Additional Finding Photos



Finding 298348 Additional Photo

Finding 298348 Additional Photo

3rd Floor Men's Restroom

Lat: 38.8966515000, Long: -104.8355991000

Finding: 56

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	**3.1 seconds to closed position**	**$0 - $0.00**

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.

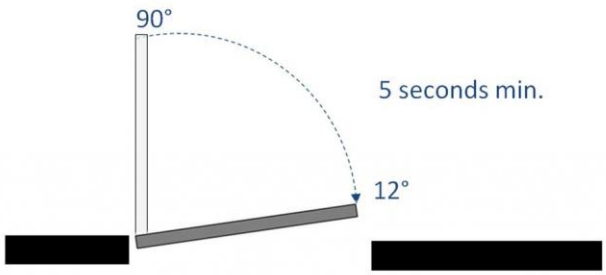
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #56 Continued



Finding 298330 Main Photo

3rd Floor Men's Restroom

Lat: 38.8966515000, Long: -104.8355991000

Finding: 57

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	**Both paper towel dispensers are out of compliance**	**$150 - $1,500.00**

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

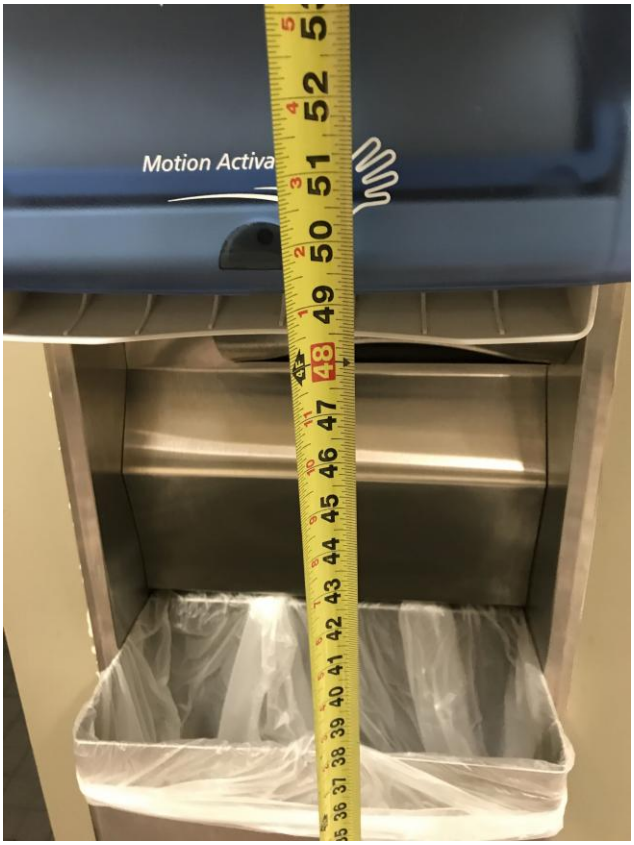
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

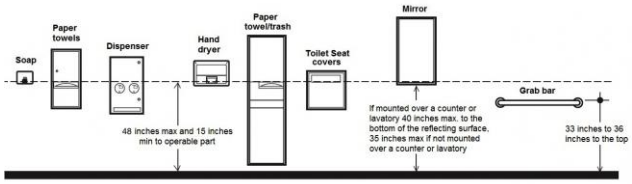
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #57 Continued





Finding 298331 Main Photo

3rd Floor Men's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 58

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.8.1.2	**Compartment door not self-closing**	**$25 - $50.00**

Recommendation:
Adjust or install automatic closing hinges.

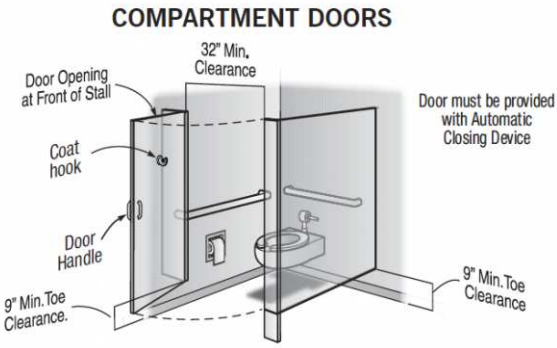
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #58 Continued



Finding 298332 Main Photo

3rd Floor Men's Restroom

Lat: 38.8966515000, Long: -104.8355991000

Finding: 59

The water closet compartment door is missing a loop handle on the inside.

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.8.1.2	**Missing inside loop handle on inside of compartment door**	**$25 - $50.00**

Recommendation:
Install loop or U-shaped handle on inside of compartment door.

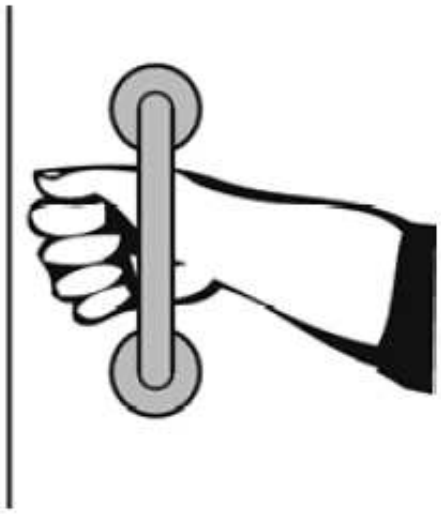
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #59 Continued



Finding 298333 Main Photo

3rd Floor Men's Restroom

Lat: 38.8966515000, Long: -104.8355991000

Finding: 60

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	**19.5 inches above finished floor**	**$2,550 - $5,000.00**

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

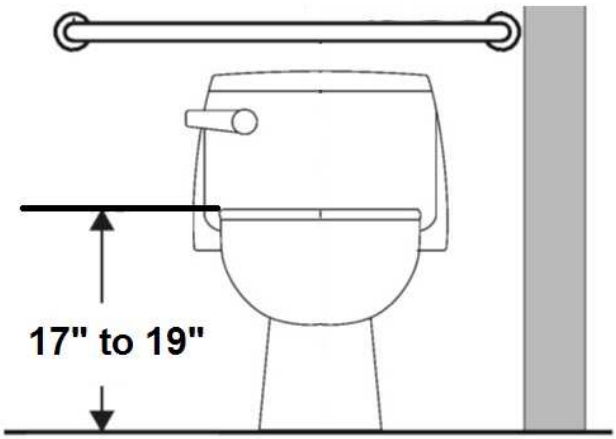
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #60 Continued



Finding 298334 Main Photo

3rd Floor Men's Restroom

Lat: 38.8966515000, Long: -104.8355991000

Finding: 61

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	**10 inches in front of toilet**	**$0 - $0.00**

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.

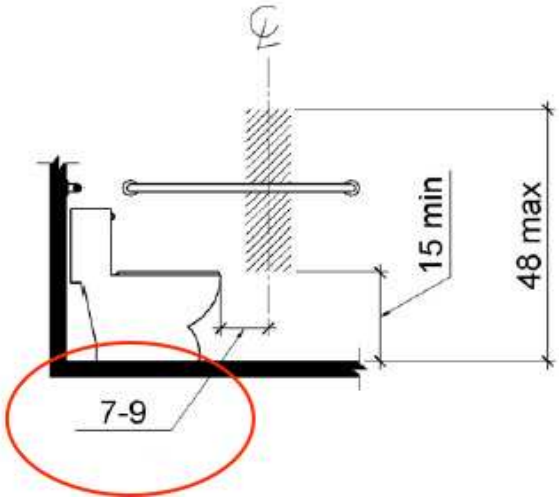
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #61 Continued



Finding 298335 Main Photo

Finding #61 Additional Finding Photos

Finding 298335 Additional Photo

3rd Floor Men's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 62

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	**50 inches above finished floor**	**$125 - $300.00**

Recommendation:
Lower baby changing station to meet the 27 inches minimum required under an element for knee clearance, 28 inches minimum to 34 inches maximum to the top of the table surface and 48 inches maximum height to operable part measured from the 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)

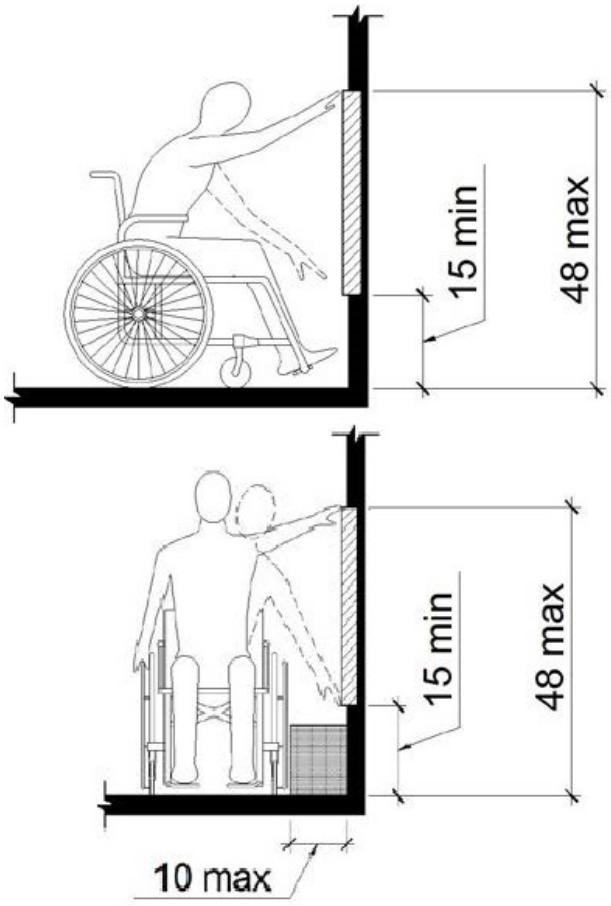
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #62 Continued

Finding 298362 Main Photo



Finding #62 Additional Finding Photos

Finding 298362 Additional Photo

3rd Floor Women's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 63

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

Recommendation:
Lower paper towel dispenser 3 inches to meet compliance. 48 inches maximum height above finished floor for operable parts (sensor).

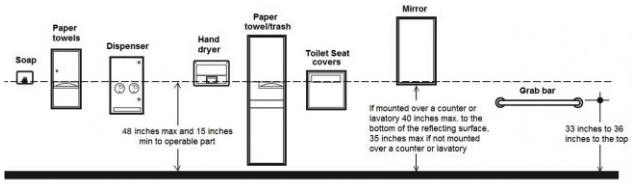
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #63 Continued



Finding 298350 Main Photo

3rd Floor Women's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 64

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.8.1.2	**Compartment door not self-closing**	**$25 - $50.00**

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)

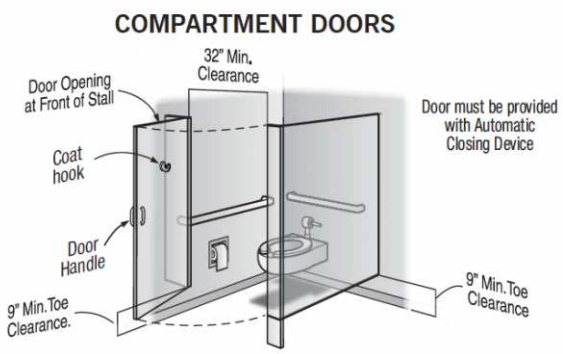
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #64 Continued

Finding 298351 Main Photo



3rd Floor Women's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 65

The water closet compartment door is missing a loop handle on the inside.

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:	As Built:	Budgeting Range:
2010 ADAS Section: 604.8.1.2	**Missing inside loop handle on inside of compartment door**	**$25 - $50.00**

Recommendation:
Install loop or U-shaped handle on inside of compartment door.

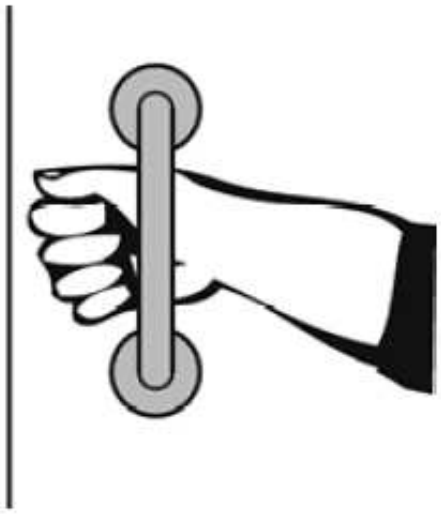
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #65 Continued



Finding 298352 Main Photo

3rd Floor Women's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 66

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	**50.5 inches above finished floor**	**$125 - $300.00**

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.

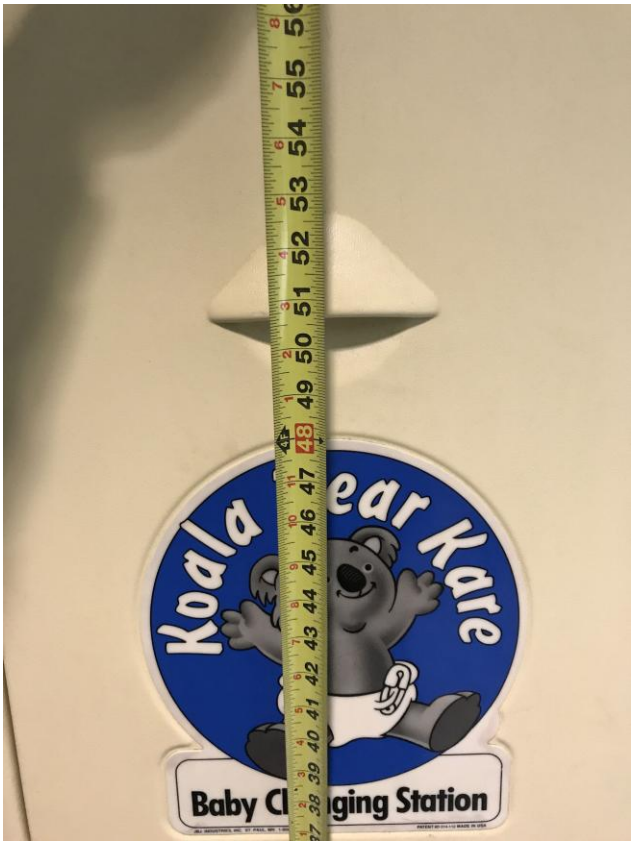
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

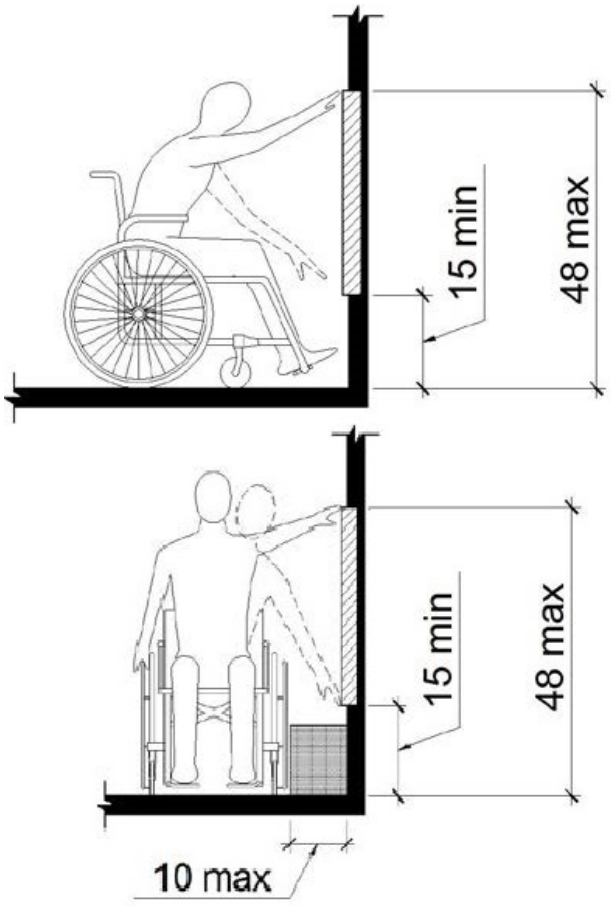
Estimated Remediation Date:
N/A

Notes:
N/A

Finding #66 Continued



Finding 298353 Main Photo



Finding #66 Additional Finding Photos

Finding 298353 Additional Photo

3rd Floor Women's Restroom

Lat: 38.8966500000, Long: -104.8356000000

Finding: 67

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	**12 inches in front of toilet**	**$0 - $0.00**

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.

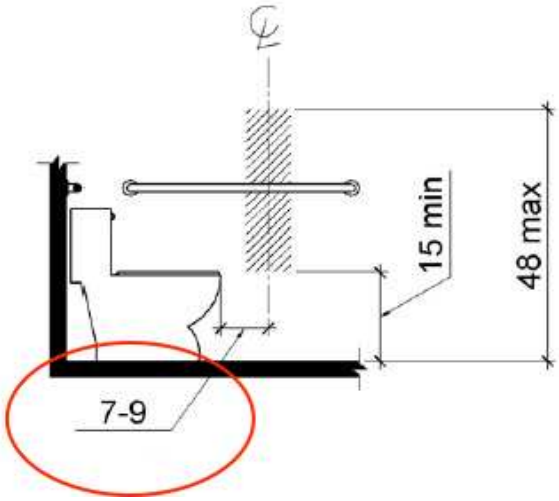
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #67 Continued



Finding 298354 Main Photo

3rd Floor Women's Restroom

Lat: 38.8966515000, Long: -104.8355991000

Finding: 68

The water and drain pipes under the lavatory are not adequately insulated.

Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

2010 ADAS Section 606.5
Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 606.5	**Missing pipe insulation**	**$50 - $200.00**

Recommendation:
Insulate drain pipes underneath lavatory.

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)

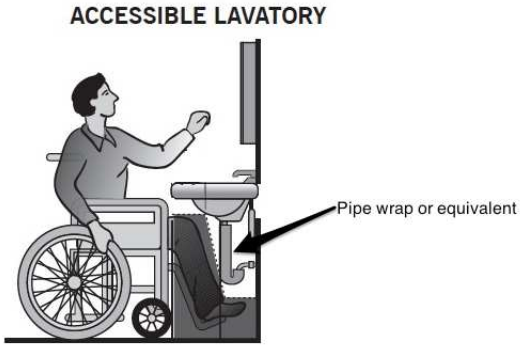
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #68 Continued

Finding 298355 Main Photo



Treasurer Suite 2100

Lat: 38.8966500000, Long: -104.8356000000

Finding: 69

The 2nd 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	**3.43 seconds to closed position**	**$0 - $0.00**

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.

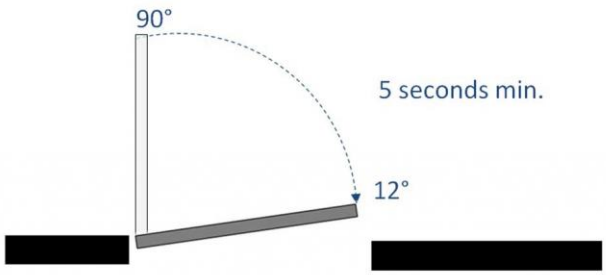
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #69 Continued



Finding 298360 Main Photo

Finding #69 Additional Finding Photos

Finding 298360 Additional Photo

Treasurer Suite 2100

Lat: 38.8966500000, Long: -104.8356000000

Finding: 70

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. 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.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

2010 ADAS Section 404.2.9
Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.9	**Requires 7 lbs of pressure**	**$0 - $0.00**

Recommendation:
Adjust door closer to 5 lbs of pressure or less.

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 #70 Continued

Finding 298361 Main Photo

Assessor's Office Suite 2300

Lat: 38.8966500000, Long: -104.8356000000

Finding: 71

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	**43.25 inches above finished floor**	**$1,500 - $2,500.00**

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 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.

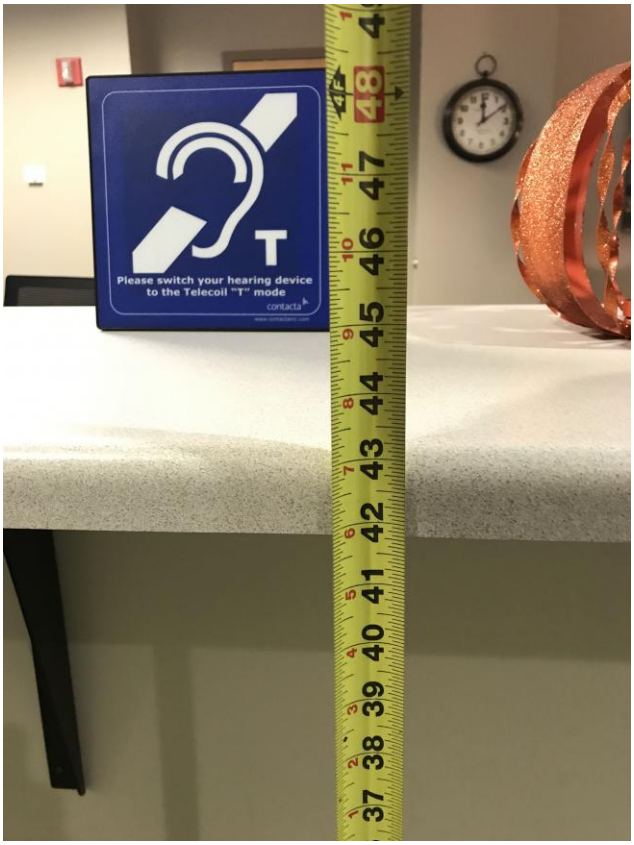
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

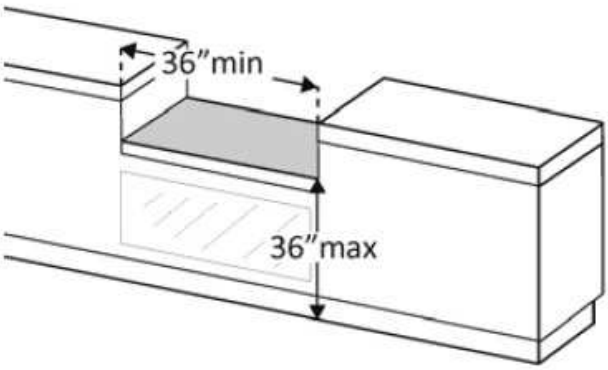
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #71 Continued





Finding 298359 Main Photo

Finding #71 Additional Finding Photos

Finding 298359 Additional Photo

Finding 298359 Additional Photo

Tuberculosis Clinic 2nd Floor

Lat: 38.8966515000, Long: -104.8355991000

Finding: 72

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. 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.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

2010 ADAS Section 404.2.9
Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 404.2.9	**Requires 8 lbs of pressure**	**$0 - $0.00**

Recommendation:
Adjust door closer to 5 lbs of pressure or less.

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 #72 Continued

Finding 298315 Main Photo

Finding #72 Additional Finding Photos

Finding 298315 Additional Photo

Tuberculosis Clinic 2nd Floor

Lat: 38.8966515000, Long: -104.8355991000

Finding: 73

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	**3.6 seconds to closed position**	**$0 - $0.00**

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.

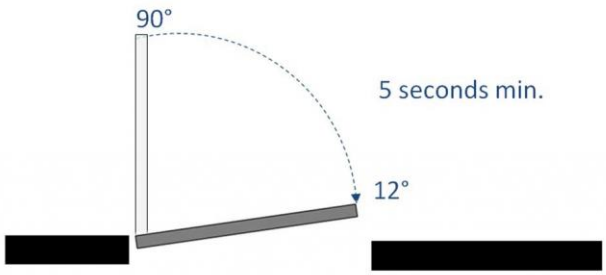
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #73 Continued



Finding 298316 Main Photo

Tuberculosis Clinic 2nd Floor

Lat: 38.8966515000, Long: -104.8355991000

Finding: 74

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	**41.36 inches above finished floor**	**$1,500 - $2,500.00**

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 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.

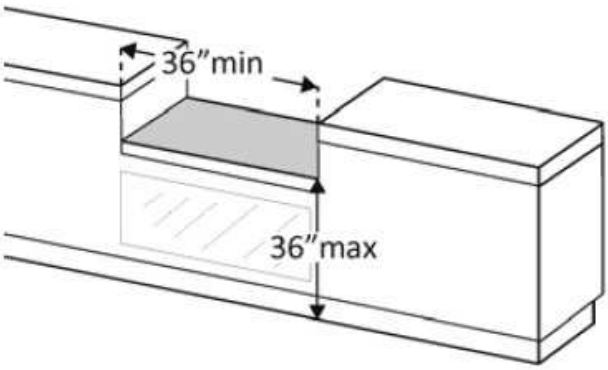
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #74 Continued



Finding 298317 Main Photo

Finding #74 Additional Finding Photos

Finding 298317 Additional Photo

2nd Floor Labaratory

Lat: 38.8966500000, Long: -104.8356000000

Finding: 75

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	**41.5 inches above finished floor**	**$1,500 - $2,500.00**

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 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.

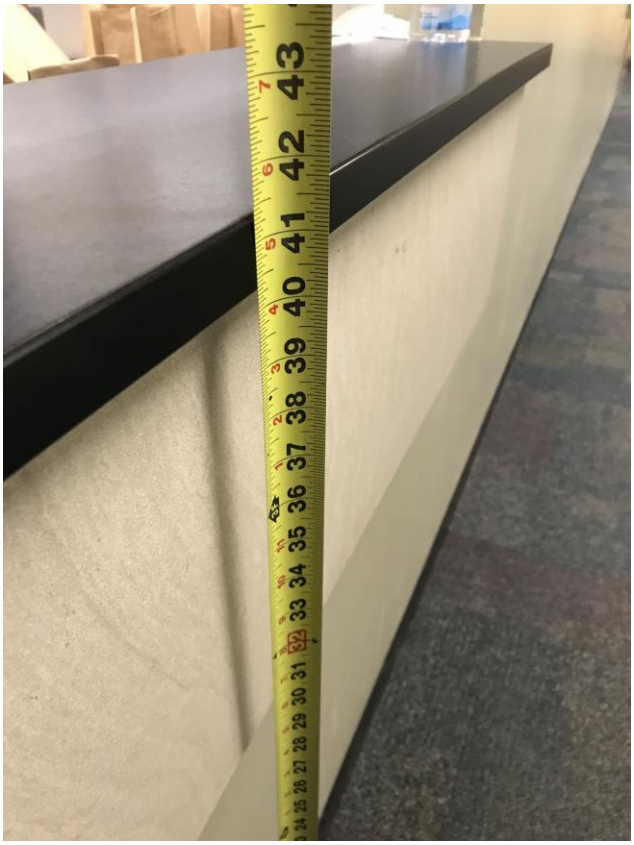
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

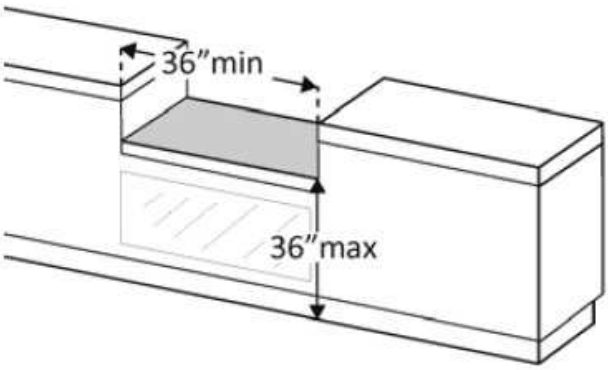
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #75 Continued





Finding 298314 Main Photo

Finding #75 Additional Finding Photos

Finding 298314 Additional Photo

2nd Floor Informational Desk

Lat: 38.8966515000, Long: -104.8355991000

Finding: 76

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	**41.5 inches above finished floor**	**$1,500 - $2,500.00**

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 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.

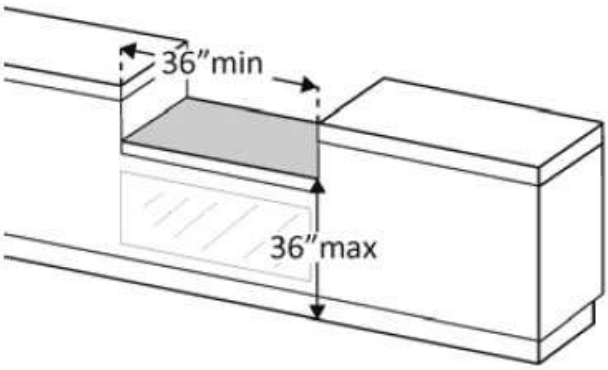
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #76 Continued



Finding 298313 Main Photo

Finding #76 Additional Finding Photos

Finding 298313 Additional Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 77

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1011 baseline of the lowest character was 61 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

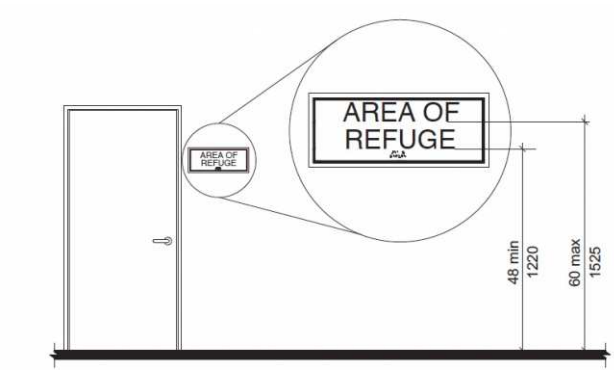
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #77 Continued



Finding 298363 Main Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 78

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1019 baseline of the lowest character was 61 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

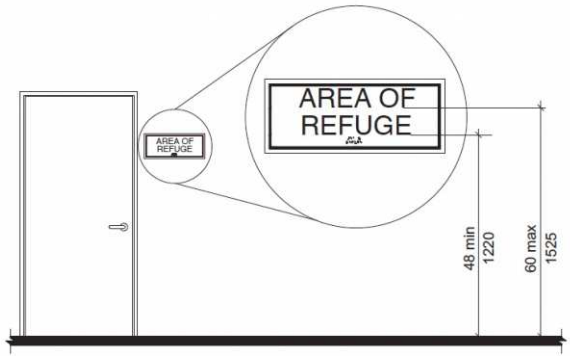
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #78 Continued



Finding 298364 Main Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 79

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1020 baseline of the lowest character was 61 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

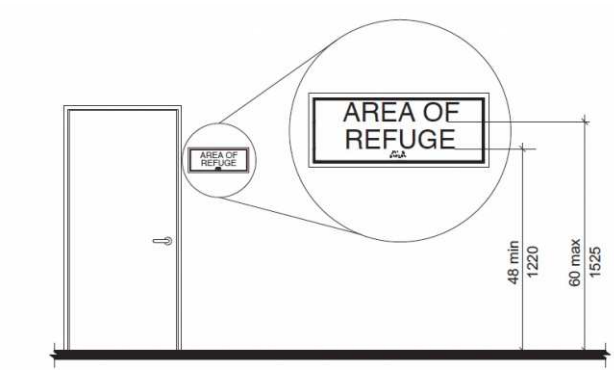
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #79 Continued



Finding 298365 Main Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 80

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1088 baseline of the lowest character was 61 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

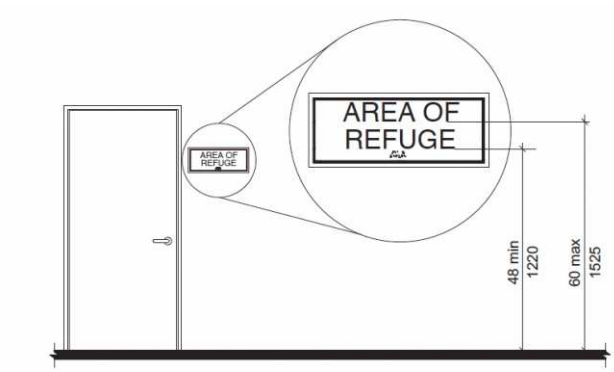
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #80 Continued



Finding 298366 Main Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 81

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1053 baseline of the lowest character was 61 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

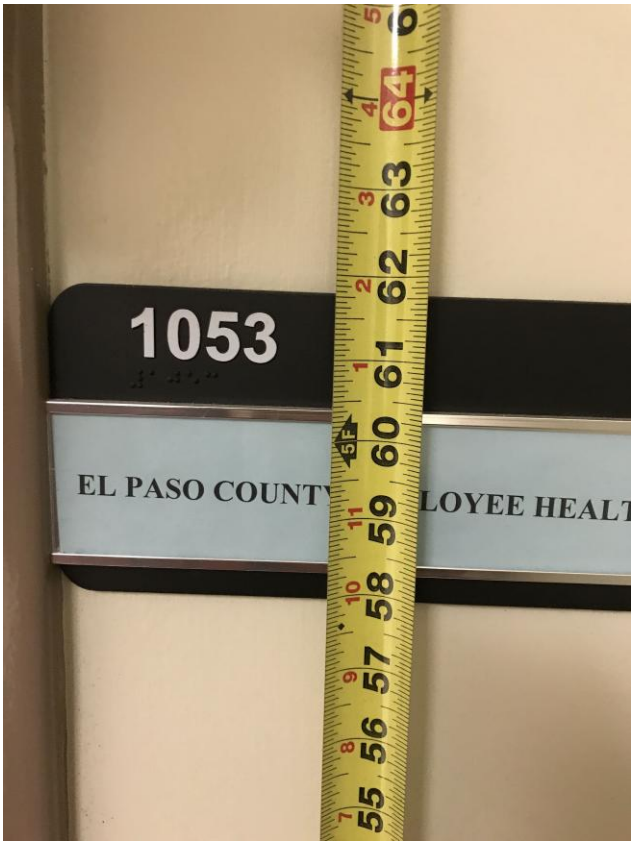
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

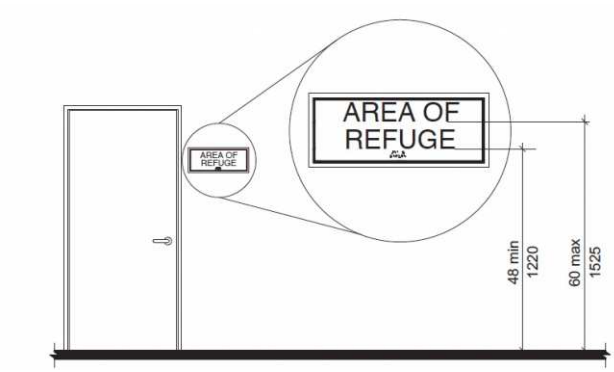
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #81 Continued





Finding 298367 Main Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 82

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1037 baseline of the lowest character was 61 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

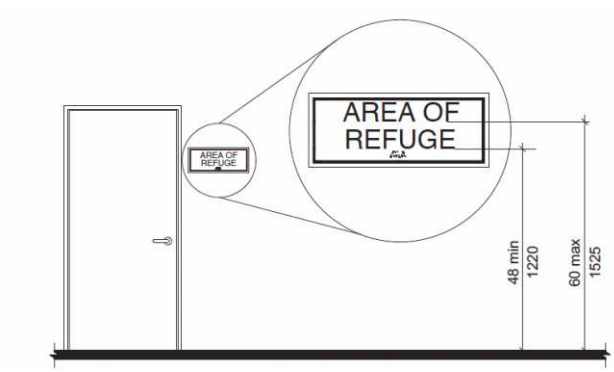
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #82 Continued



Finding 298368 Main Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 83

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1119 baseline of the lowest character was 61 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

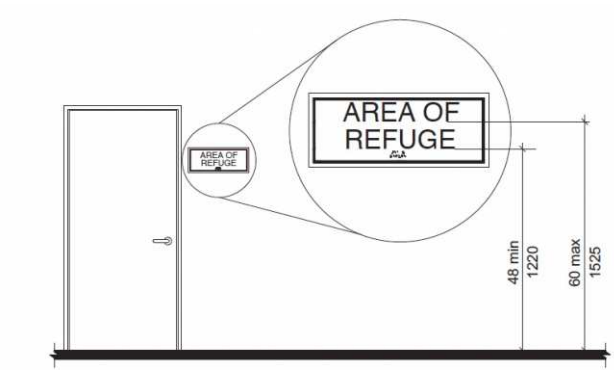
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #83 Continued



Finding 298369 Main Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 84

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1092 baseline of the lowest character was 61 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

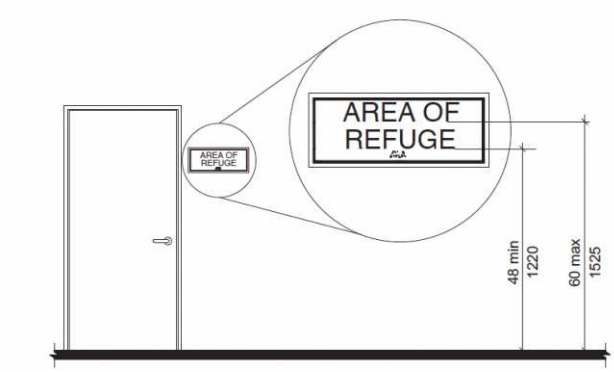
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #84 Continued



Finding 298370 Main Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 85

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1024 baseline of the lowest character was 61 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

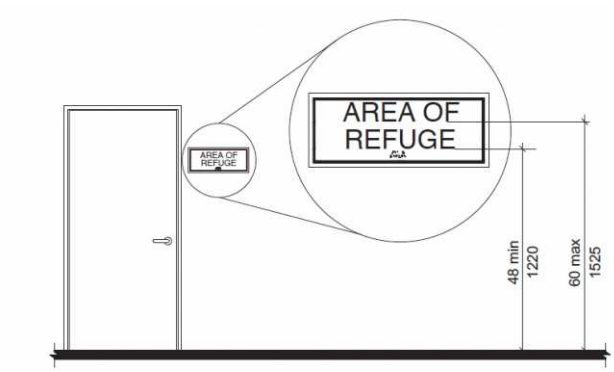
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #85 Continued



Finding 298371 Main Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 86

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1025 baseline of the lowest character was 60.75 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

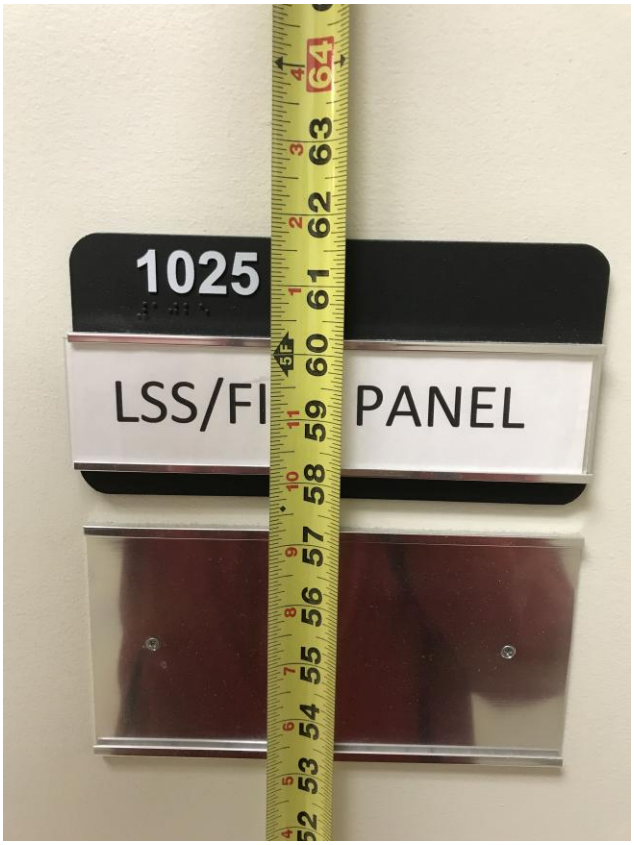
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

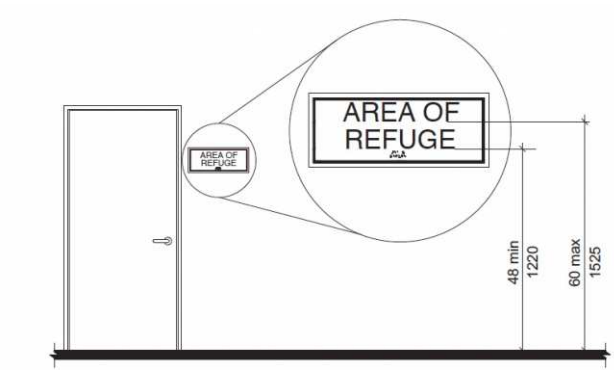
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #86 Continued





Finding 298372 Main Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 87

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1026 baseline of the lowest character was 60.75 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

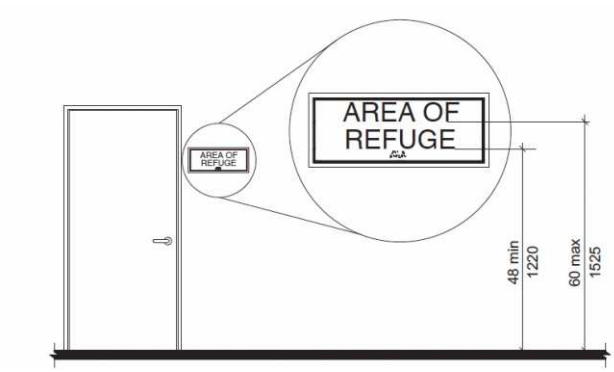
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #87 Continued



Finding 298373 Main Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 88

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1033 baseline of the lowest character was 60.75 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

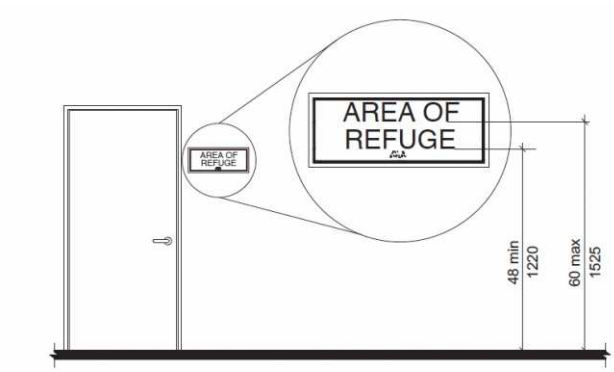
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #88 Continued



Finding 298374 Main Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 89

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1043 baseline of the lowest character was 61 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

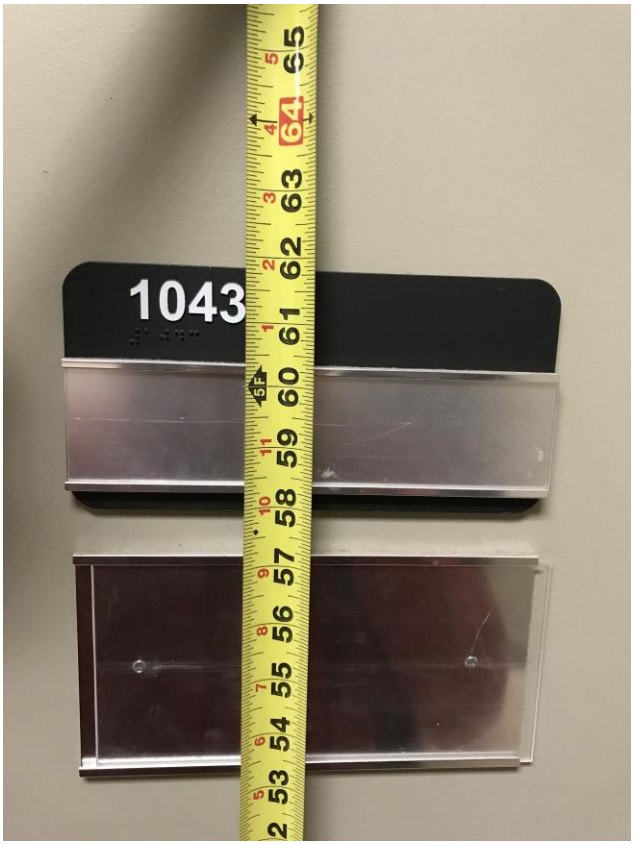
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

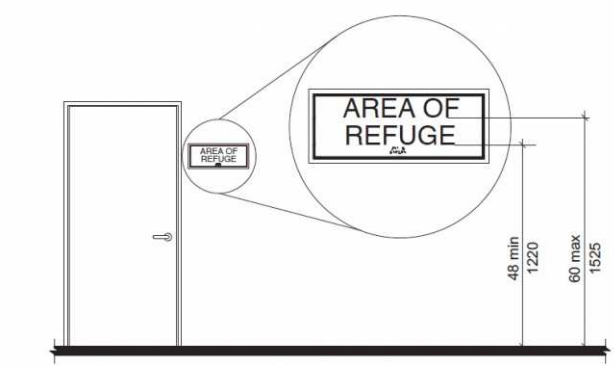
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #89 Continued





Finding 298375 Main Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 90

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1107 baseline of the lowest character was 61 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

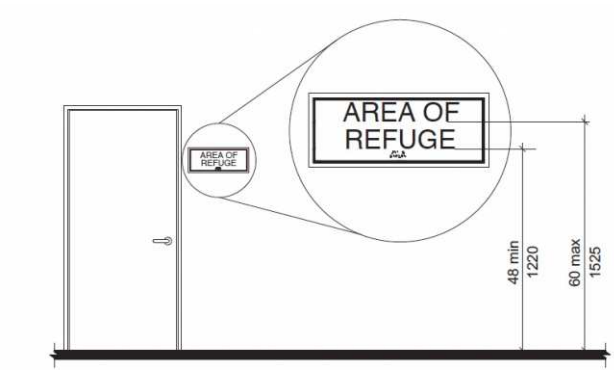
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #90 Continued



Finding 298376 Main Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 91

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1035 baseline of the lowest character was 61 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

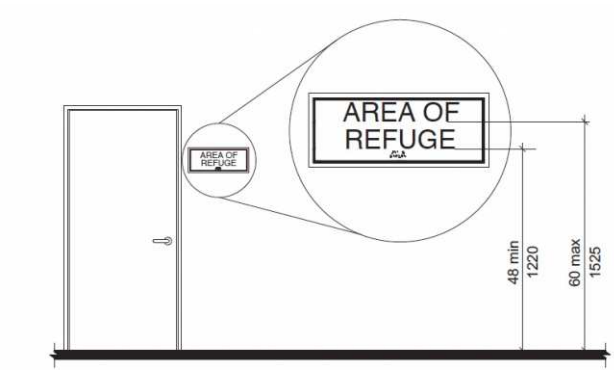
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #91 Continued



Finding 298377 Main Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 92

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1200 baseline of the lowest character was 67.5 inches above finished floor**	**$150 - $250.00**

Recommendation:
Lower sign a minimum of 8 inches to meet compliance.

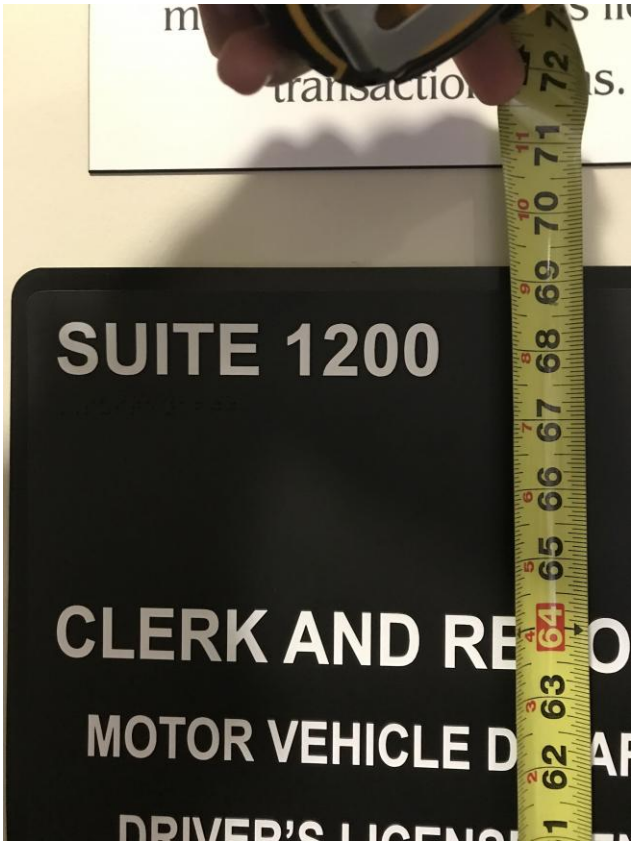
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

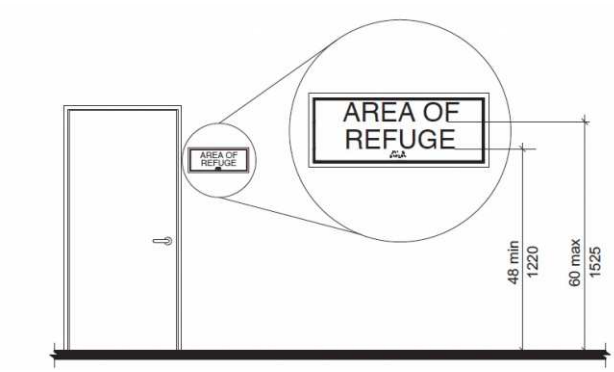
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #92 Continued





Finding 298378 Main Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 93

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1015A baseline of the lowest character was 61 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

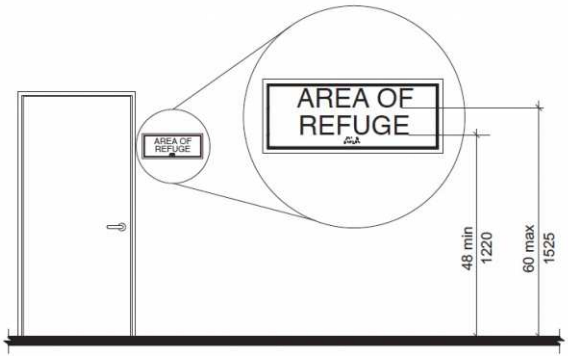
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #93 Continued



Finding 298379 Main Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 94

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1017 baseline of the lowest character was 60.5 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

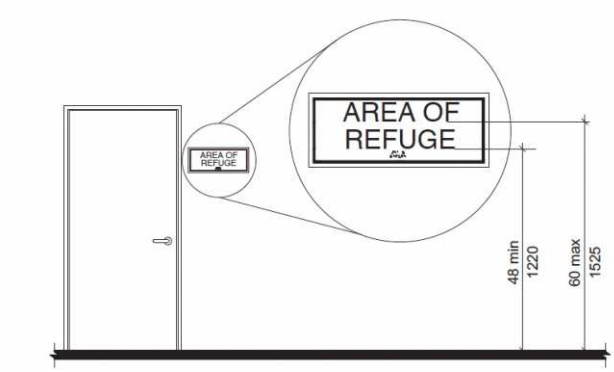
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #94 Continued



Finding 298409 Main Photo

Finding #94 Additional Finding Photos

Finding 298409 Additional Photo

1st Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 95

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 1017 baseline of the lowest character was 61 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

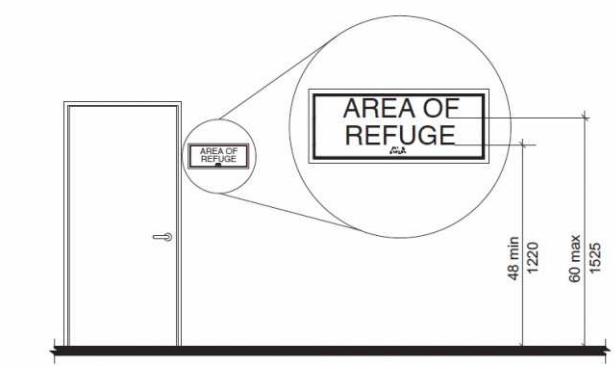
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #95 Continued



Finding 298380 Main Photo

1st Floor Room Signs

Lat: 38.8966515000, Long: -104.8355991000

Finding: 96

The pictogram field height on the sign is not 6 inches minimum.

Pictograms shall have a field height of 6 inches minimum. Characters and Braille shall not be located in the pictogram field.

2010 ADAS Section 703.6.1
Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.6.1	**Women's restroom pictogram 5 inches in height**	**$25 - $50.00**

Recommendation:
Replace sign with compliant pictogram field of no less than 6 inches in height.

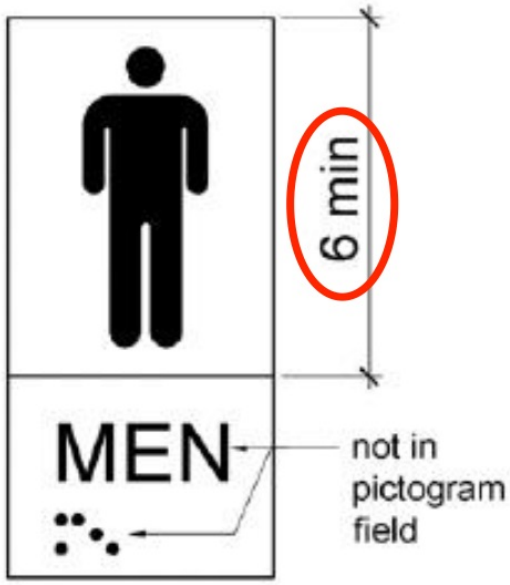
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #96 Continued



Finding 298381 Main Photo

1st Floor Room Signs

Lat: 38.8966515000, Long: -104.8355991000

Finding: 97

The pictogram field height on the sign is not 6 inches minimum.

Pictograms shall have a field height of 6 inches minimum. Characters and Braille shall not be located in the pictogram field.

2010 ADAS Section 703.6.1
Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.6.1	**Men's restroom pictogram 5 inches in height**	**$25 - $150.00**

Recommendation:
Replace sign with compliant pictogram field of no less than 6 inches in height.

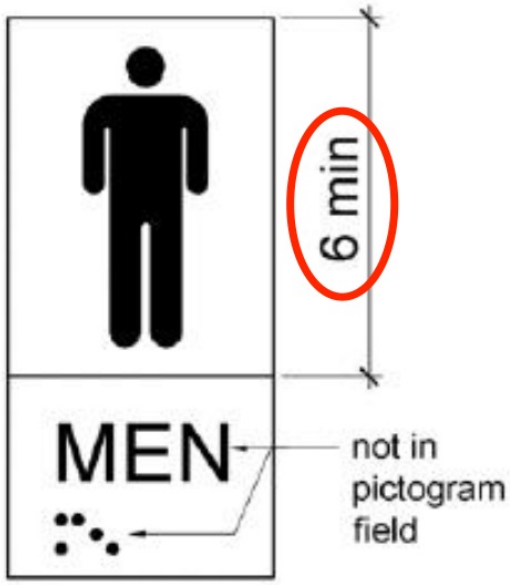
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #97 Continued



Finding 298382 Main Photo

1st Floor Room Signs

Lat: 38.8966515000, Long: -104.8355991000

Finding: 98

The tactile EXIT sign is missing at the door.

Wall signs identifying exits shall have characters raised 1/32 inch minimum and shall be uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Braille shall be placed directly below the tactile characters; flush left or centered. Signs shall be located a minimum of 48 inches above the floor, measured from the baseline of the lowest tactile characters and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile characters.

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

2010 ADAS Section 216.4.1
Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 216.4.1	**Non-compliant exit sign**	**$50 - $100.00**

Recommendation:
Replace existing sign with compliant sign that meets the 2010 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 #98 Continued

Finding 298383 Main Photo

2nd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 99

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Suite 2044 baseline of the lowest character was 61 inches above finished floor**	**$50 - $100.00**

Recommendation:
Lower sign a minimum of 6 inches to meet compliance.

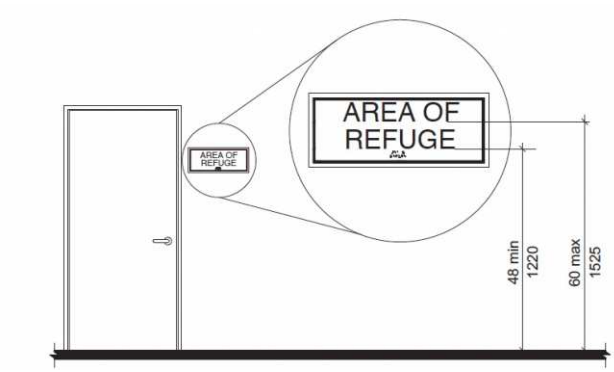
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #99 Continued



Finding 298384 Main Photo

2nd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 100

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Suite 2100 baseline of the lowest character was 65.75 inches above finished floor**	**$150 - $250.00**

Recommendation:
Lower sign a minimum of 7 inches to meet compliance.

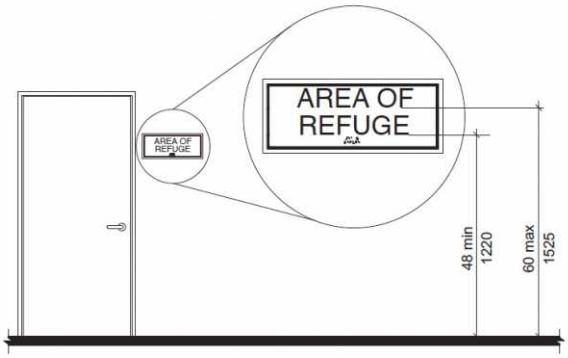
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #100 Continued



Finding 298385 Main Photo

2nd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 101

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 2200 baseline of the lowest character was 61 inches above finished floor**	**$25 - $50.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

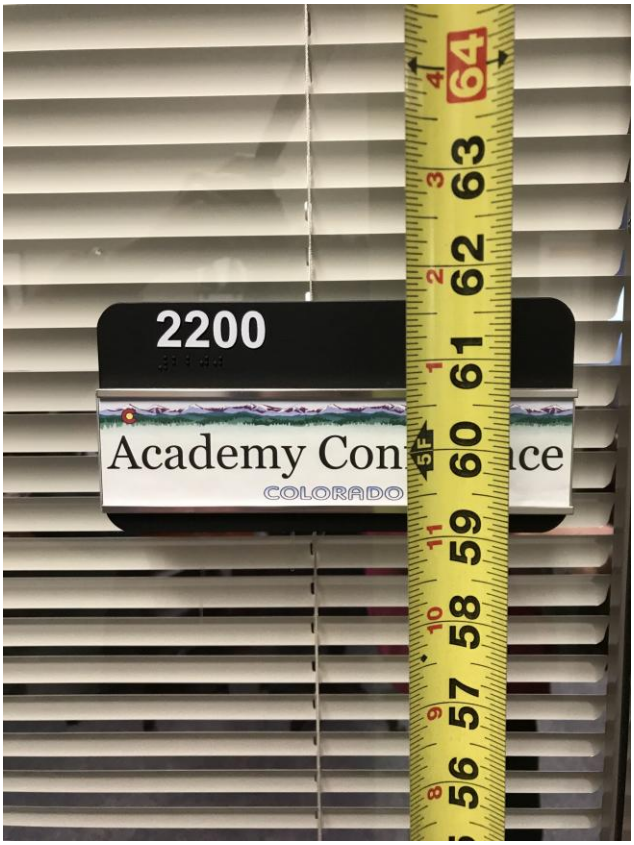
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

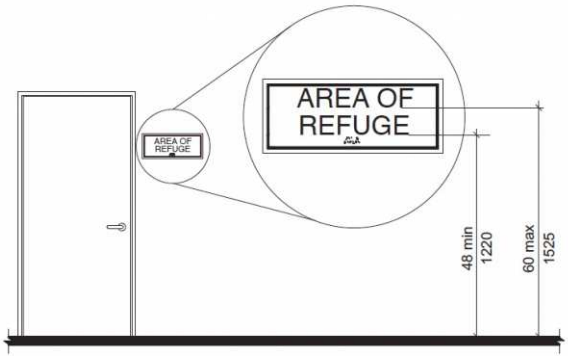
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #101 Continued





Finding 298386 Main Photo

2nd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 102

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Suite 2201 baseline of the lowest character was 68.25 inches above finished floor**	**$150 - $250.00**

Recommendation:
Lower sign a minimum of 9 inches to meet compliance.

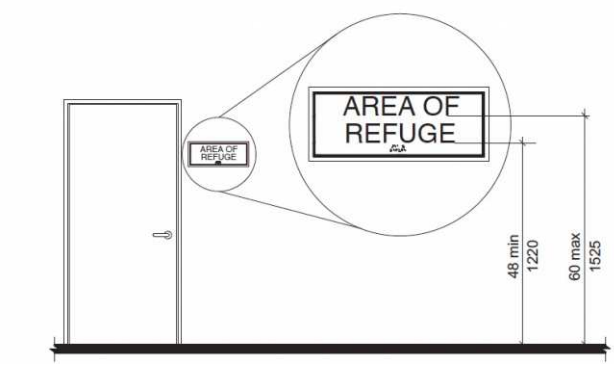
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #102 Continued



Finding 298387 Main Photo

2nd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 103

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Suite 2202 baseline of the lowest character was 61 inches above finished floor**	**$150 - $250.00**

Recommendation:
Lower sign a minimum of 6 inches to meet compliance.

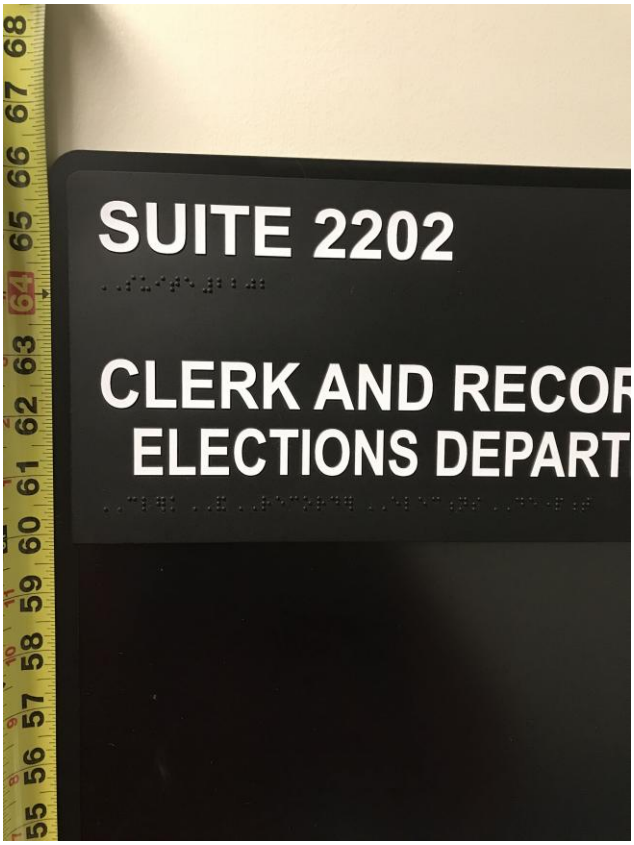
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

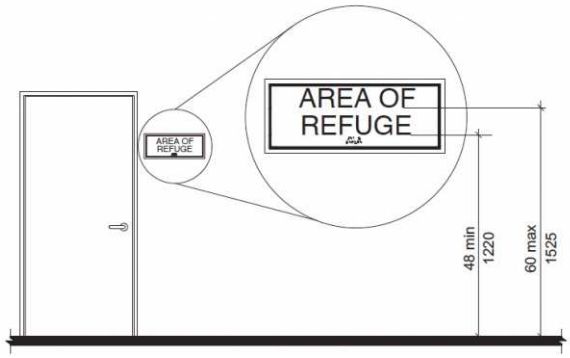
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #103 Continued





Finding 298388 Main Photo

2nd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 104

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 2207 baseline of the lowest character was 61 inches above finished floor**	**$50 - $75.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

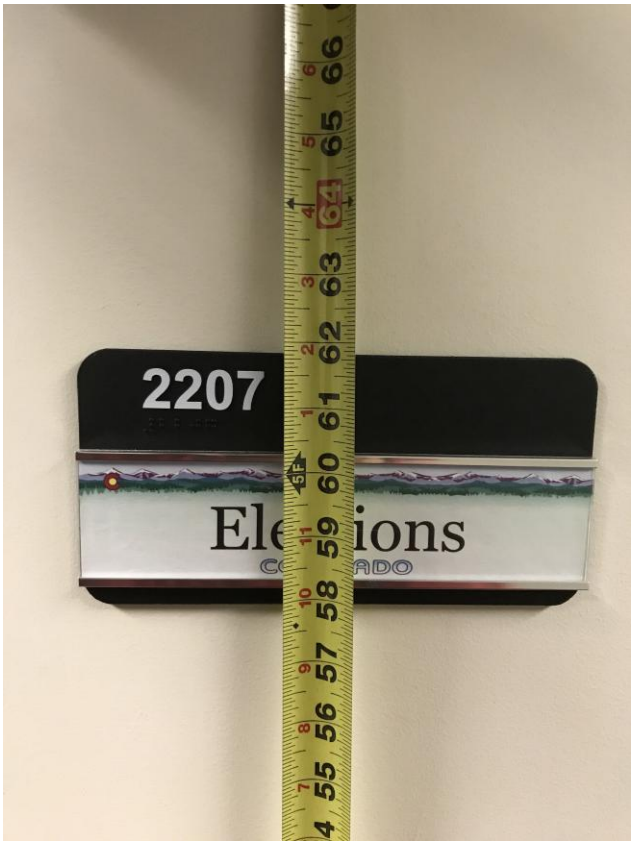
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

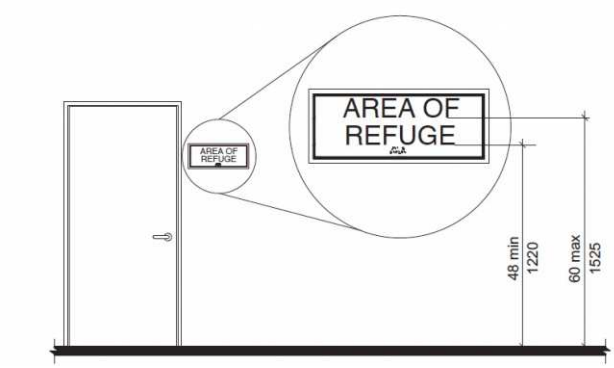
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #104 Continued





Finding 298389 Main Photo

2nd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 105

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 2559 baseline of the lowest character was 61 inches above finished floor**	**$50 - $75.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

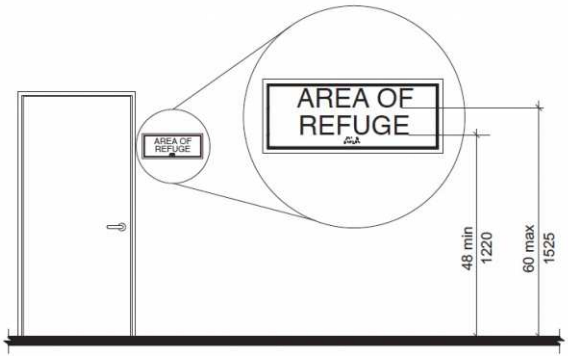
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #105 Continued



Finding 298390 Main Photo

2nd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 106

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 2019 baseline of the lowest character was 61 inches above finished floor**	**$50 - $100.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

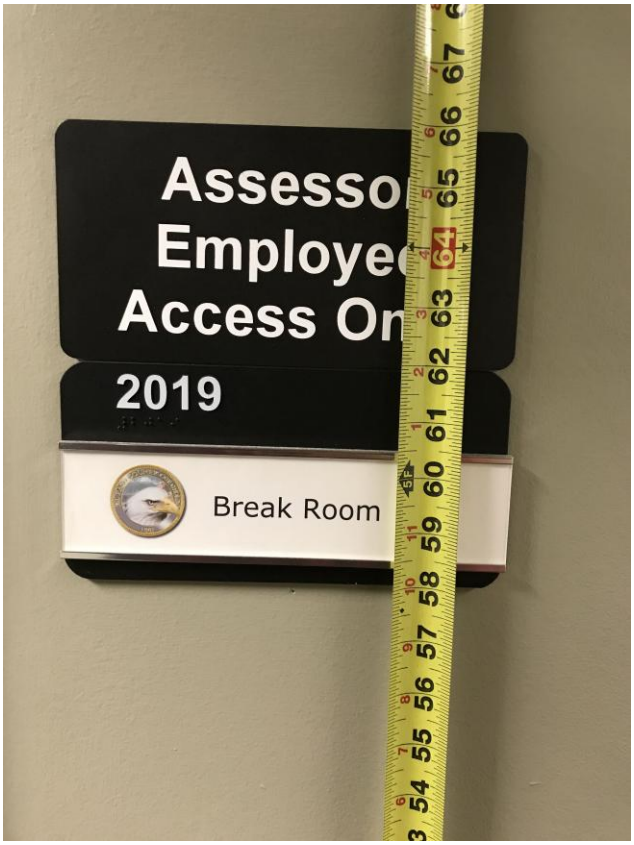
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

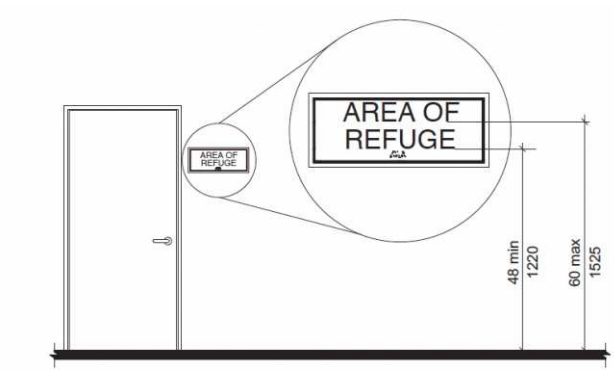
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #106 Continued





Finding 298391 Main Photo

2nd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 107

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Suite 2300 baseline of the lowest character was 65 inches above finished floor**	**$50 - $100.00**

Recommendation:
Lower sign a minimum of 6 inches to meet compliance.

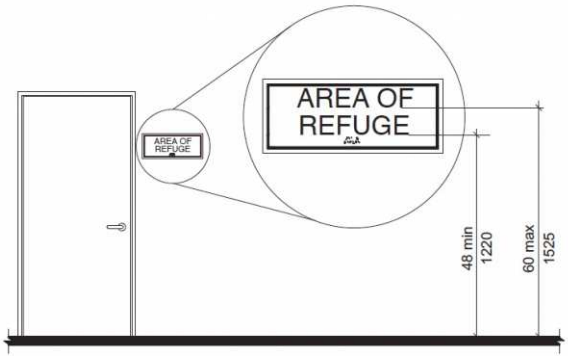
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #107 Continued



Finding 298392 Main Photo

2nd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 108

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Suite 2328 baseline of the highest character was 64.5 inches above finished floor**	**$50 - $100.00**

Recommendation:
Lower sign a minimum of 5 inches to meet compliance.

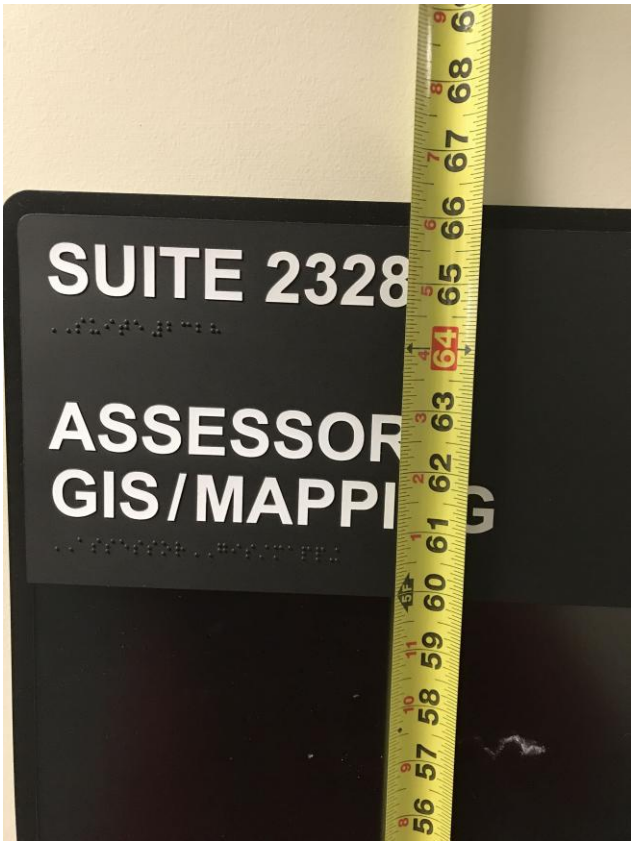
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

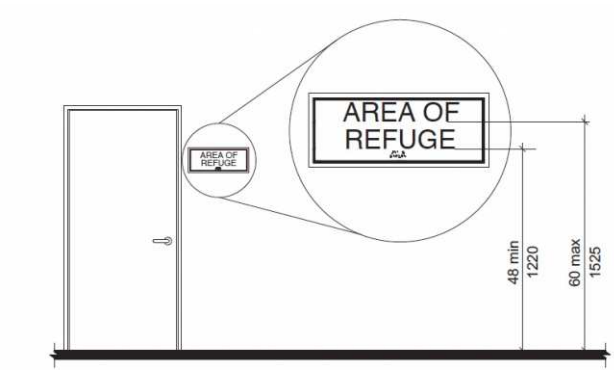
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #108 Continued





Finding 298393 Main Photo

2nd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 109

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 2325 baseline of the lowest character was 61 inches above finished floor**	**$50 - $100.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

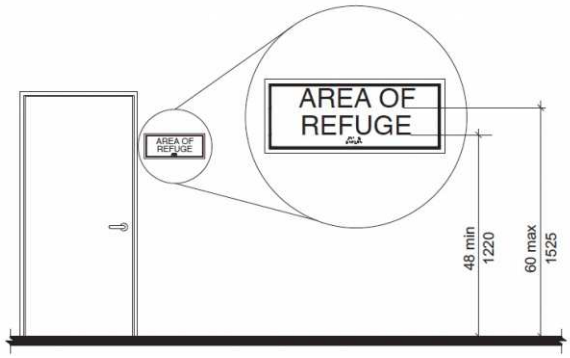
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #109 Continued



Finding 298394 Main Photo

2nd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 110

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 2321 baseline of the lowest character was 61 inches above finished floor**	**$50 - $100.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

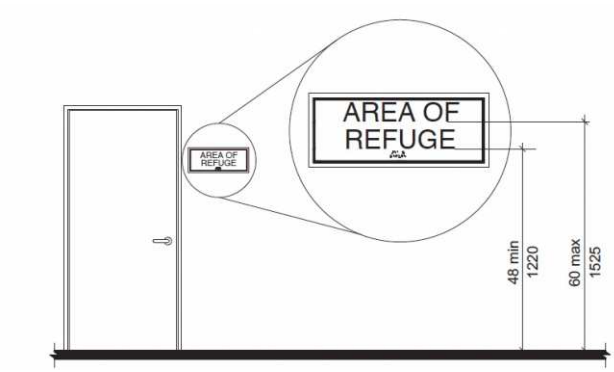
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #110 Continued



Finding 298395 Main Photo

2nd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 111

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 2314 baseline of the lowest character was 61 inches above finished floor**	**$50 - $100.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

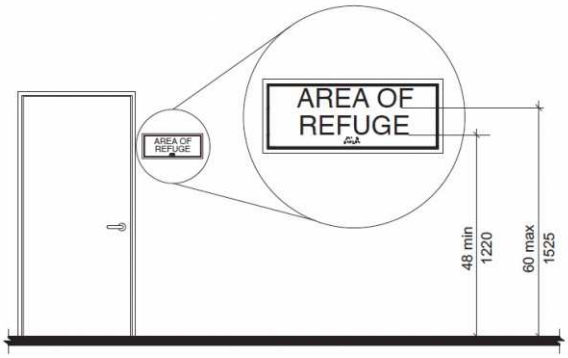
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #111 Continued



Finding 298396 Main Photo

2nd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 112

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 2012 baseline of the lowest character was 61 inches above finished floor**	**$50 - $100.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

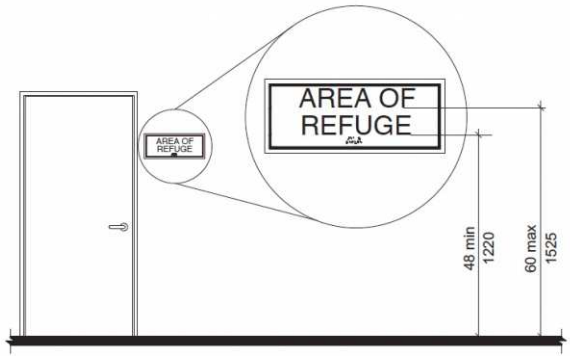
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #112 Continued



Finding 298397 Main Photo

2nd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 113

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 2015 baseline of the lowest character was 61 inches above finished floor**	**$50 - $100.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

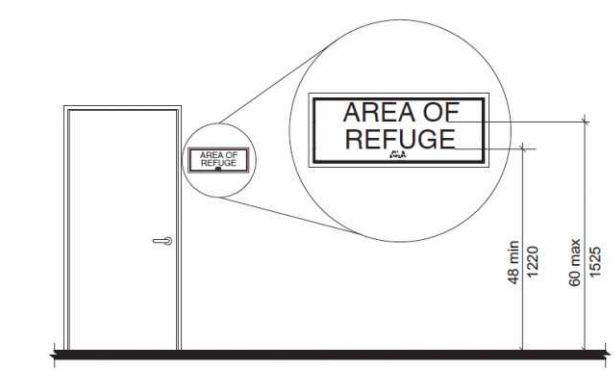
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #113 Continued



Finding 298398 Main Photo

2nd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 114

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Electrical room baseline of the lowest character was 60.5 inches above finished floor**	**$50 - $100.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

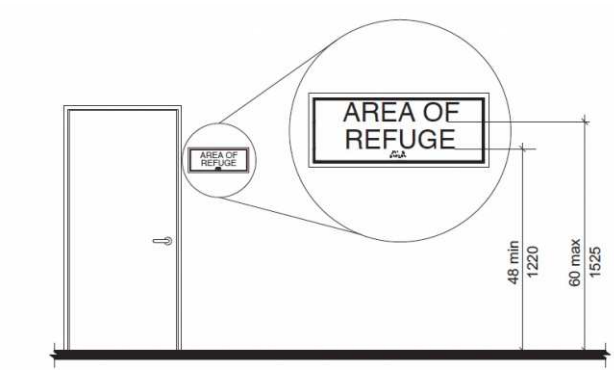
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #114 Continued



Finding 298399 Main Photo

2nd Floor Room Signs

Lat: 38.8966515000, Long: -104.8355991000

Finding: 115

The tactile EXIT sign is missing at the door.

Wall signs identifying exits shall have characters raised 1/32 inch minimum and shall be uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Braille shall be placed directly below the tactile characters; flush left or centered. Signs shall be located a minimum of 48 inches above the floor, measured from the baseline of the lowest tactile characters and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile characters.

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

2010 ADAS Section 216.4.1
Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 216.4.1	**Non-compliant exit sign**	**$50 - $100.00**

Recommendation:
Replace existing sign with compliant sign that meets the 2010 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 #115 Continued

Finding 298400 Main Photo

Finding #115 Additional Finding Photos

Finding 298400 Additional Photo

2nd Floor Room Signs

Lat: 38.8966515000, Long: -104.8355991000

Finding: 116

The tactile EXIT sign is missing at the door.

Wall signs identifying exits shall have characters raised 1/32 inch minimum and shall be uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Braille shall be placed directly below the tactile characters; flush left or centered. Signs shall be located a minimum of 48 inches above the floor, measured from the baseline of the lowest tactile characters and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile characters.

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

2010 ADAS Section 216.4.1
Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 216.4.1	**Non-compliant exit sign**	**$50 - $100.00**

Recommendation:
Replace existing sign with compliant sign that meets the 2010 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 #116 Continued

Finding 298401 Main Photo

Finding #116 Additional Finding Photos

Finding 298401 Additional Photo

3rd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 117

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 3110 baseline of the lowest character was 61 inches above finished floor**	**$50 - $100.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

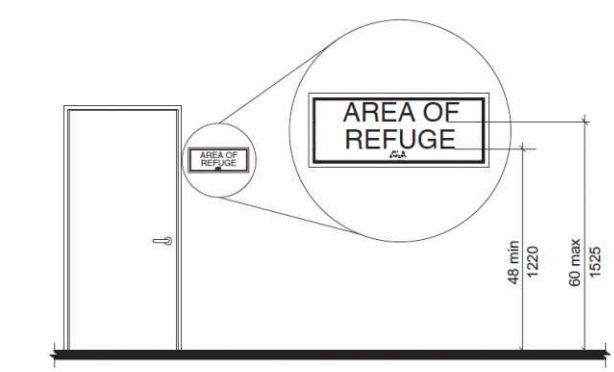
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #117 Continued



Finding 298402 Main Photo

3rd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 118

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 3108 baseline of the lowest character was 61.25 inches above finished floor**	**$50 - $100.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

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

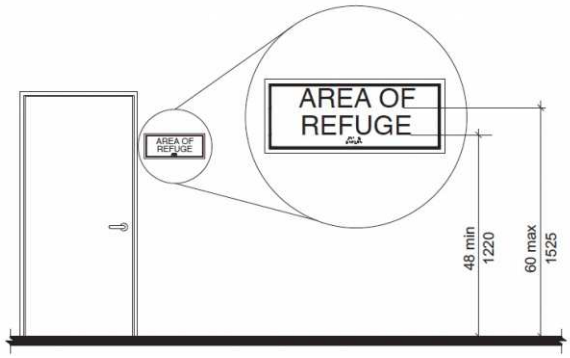
Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #118 Continued

Finding 298403 Main Photo



3rd Floor Room Signs

Lat: 38.8966500000, Long: -104.8356000000

Finding: 119

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and 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 703.4.1
Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.4.1	**Room 3014 baseline of the lowest character was 61.25 inches above finished floor**	**$50 - $100.00**

Recommendation:
Lower sign a minimum of 2 inches to meet compliance.

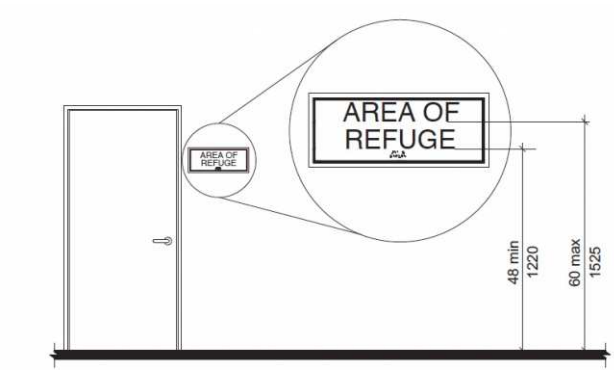
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #119 Continued



Finding 298404 Main Photo

3rd Floor Room Signs

Lat: 38.8966515000, Long: -104.8355991000

Finding: 120

The pictogram field height on the sign is not 6 inches minimum.

Pictograms shall have a field height of 6 inches minimum. Characters and Braille shall not be located in the pictogram field.

2010 ADAS Section 703.6.1
Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.6.1	**Women's restroom pictogram 5 inches in height**	**$25 - $50.00**

Recommendation:
Replace sign with compliant pictogram field of no less than 6 inches in height.

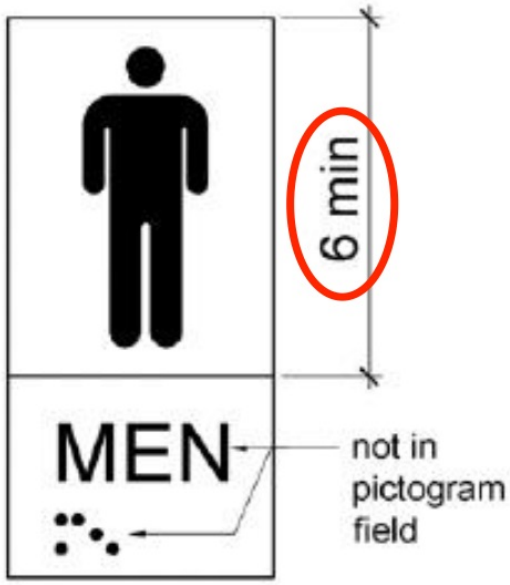
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #120 Continued



Finding 298405 Main Photo

3rd Floor Room Signs

Lat: 38.8966515000, Long: -104.8355991000

Finding: 121

The pictogram field height on the sign is not 6 inches minimum.

Pictograms shall have a field height of 6 inches minimum. Characters and Braille shall not be located in the pictogram field.

2010 ADAS Section 703.6.1
Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 703.6.1	**Men's restroom pictogram 5 inches in height**	**$25 - $150.00**

Recommendation:
Replace sign with compliant pictogram field of no less than 6 inches in height.

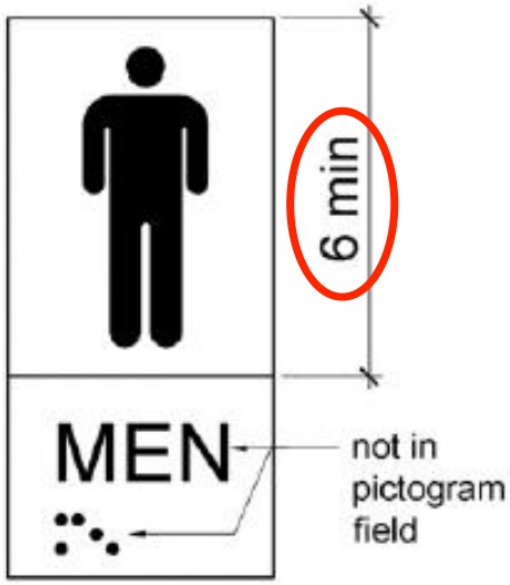
Barrier Priority:
3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Department:
N/A

Estimated Remediation Date:
N/A

Notes:
N/A

Finding #121 Continued



Finding 298406 Main Photo

3rd Floor Room Signs

Lat: 38.8966515000, Long: -104.8355991000

Finding: 122

The tactile EXIT sign is missing at the door.

Wall signs identifying exits shall have characters raised 1/32 inch minimum and shall be uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Braille shall be placed directly below the tactile characters; flush left or centered. Signs shall be located a minimum of 48 inches above the floor, measured from the baseline of the lowest tactile characters and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile characters.

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

2010 ADAS Section 216.4.1
Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 216.4.1	**Non-compliant exit sign**	**$50 - $100.00**

Recommendation:
Replace existing sign with compliant sign that meets the 2010 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 #122 Continued

Finding 298407 Main Photo