

Site Accessibility Evaluation

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



Human Services - Peak Vista Fountain Office

**350 Lyckman Dr
Fountain, CO 80817**

Accessibility Evaluation

Inspection Date: 08/05/2019

Inspector: David Mejia

Prepared By



(719) 520 - 6866

www.elpasoco.com

Lobby

Lat: 38.6921256000, Long: -104.7055677000

Finding: 1

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 seconds to closed position	\$25 - \$150.00

Recommendation:

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

Barrier Priority:

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

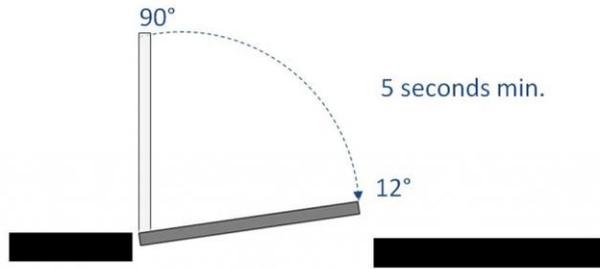
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #1 Continued



Finding 297253 Main Photo

Lobby

Lat: 38.6921256000, Long: -104.7055677000

Finding: 2

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:

2010 ADAS Section: 904.4.2, 904.4.1

As Built:

42 inches above
finished floor

Budgeting Range:

\$2,500 - \$6,500.00

Recommendation:

Install new counter section that measures 36 inches maximum in height from the finished floor and lengthen that section of the counter to 36 inches minimum.

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

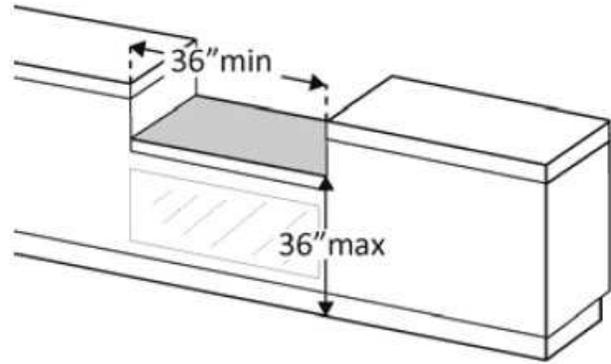
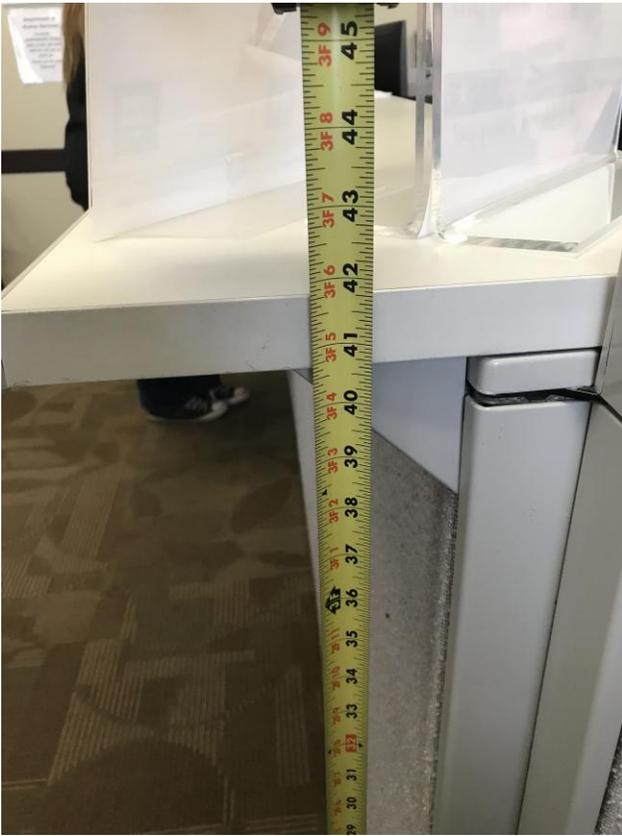
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #2 Continued



Finding 297254 Main Photo

CORRECTED

Lobby

Lat: 38.6921256000, Long: -104.7055677000

Finding: 3

The route of travel at this location does not provide a minimum width of 36 inches.

The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided that reduced width segments are separated by segments that are 48 inches long minimum and 36 inches wide minimum.

2010 ADAS Section 403.5.1

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.

Citation:

2010 ADAS Section: 403.5.1

As Built:

29.5 inches wide

Budgeting Range:

\$0 - \$100.00

Recommendation:

The route of travel into the office behind the customer service counter has been obstructed by a table that houses office equipment. Re-position or replace table with smaller table to ensure a width of 32 inches minimum for a length of no more than 2 feet. 36 inches in width is preferable.

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:

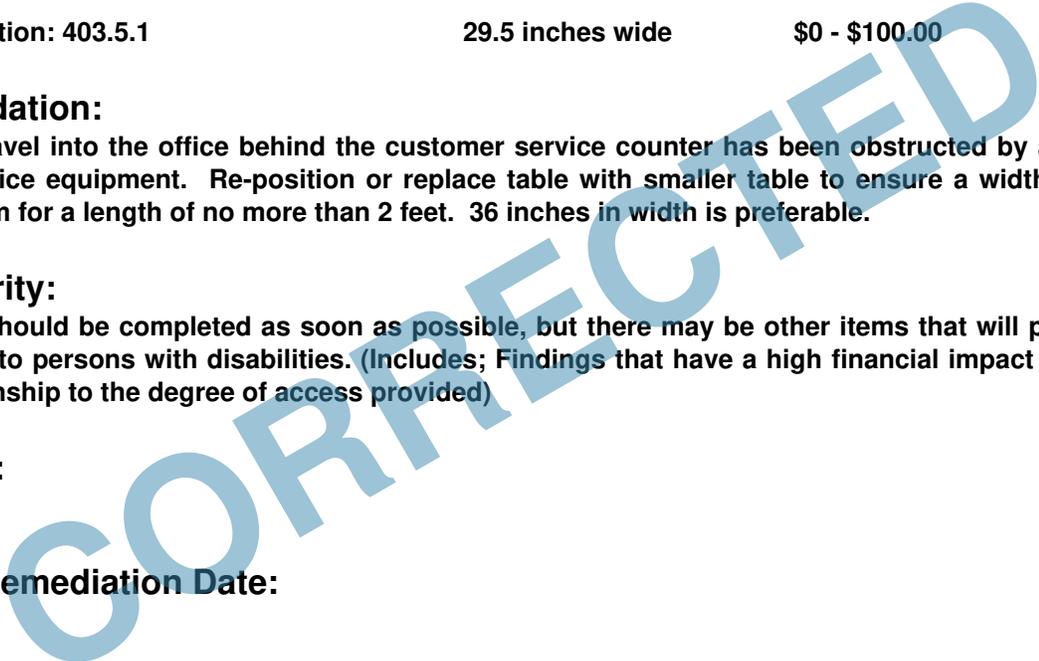
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Estimated Remediation Date:

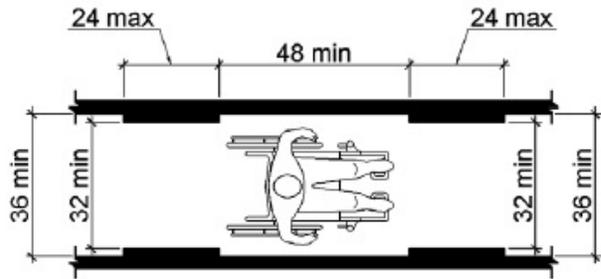
N/A

Notes:

N/A



Finding #3 Continued



Finding 297255 Main Photo

CORRECTED

Lobby

Lat: 38.6921256000, Long: -104.7055677000

Finding: 4

Compliant knee and/or toe clearance is not provided.

When seating for persons in wheelchairs is provided at fixed tables or counters, knee spaces at least 27 inches high, 30 inches wide and 19 inches deep shall be provided.

2010 ADAS Section 306.1

Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with 306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

Citation:

2010 ADAS Section: 306.1

As Built:

No knee clearance provided for forward approach

Budgeting Range:

\$150 - \$1,500.00

Recommendation:

Replace desk with one that provides knee clearance of 27 inches minimum from the finished floor to the bottom edge of desk. A parallel approach to the side of the desk is attainable and would meet compliance if a USB extender is installed to the number keypad and paper shredder on side wall is re-positioned to provide maneuvering space when exiting office.

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

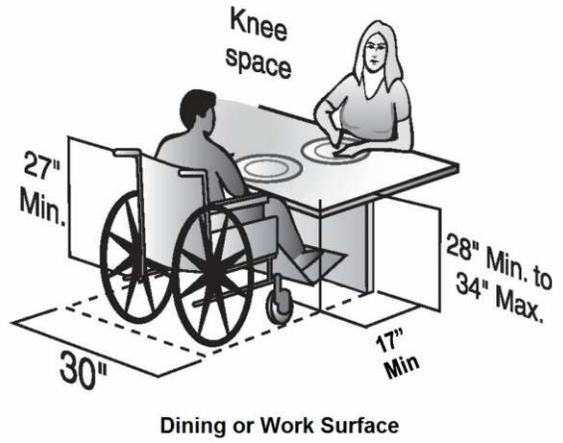
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #4 Continued



Finding 297256 Main Photo

Finding #4 Additional Finding Photos



Finding 297256 Additional Photo

Lobby

Lat: 38.6921256000, Long: -104.7055677000

Finding: 5

Circulation areas have been obstructed with merchandise, shelving and displays.

Circulation aisles shall not be less than 36 inches in clear width.

2010 ADAS Section 904.2

All portions of counters required to comply with 904 shall be located adjacent to a walking surface complying with 403.

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 904.2	Paper shredder obstructs egress travel	\$0 - \$0.00

Recommendation:

Re-position paper shredder to provide maneuvering clearance for egress and parallel/side approach to desk.

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 #5 Continued



Finding 297257 Main Photo

Finding #5 Additional Finding Photos



Finding 297257 Additional Photo

Lobby

Lat: 38.6921256000, Long: -104.7055677000

Finding: 6

The pamphlets/brochures are too high and is out of the maximum reach range for a side approach.

Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over a 10 inch maximum depth obstruction the high side reach shall be 48 inches maximum. The height of the obstruction shall be 34 inches maximum.

2010 ADAS Section 308.3.2

Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches (865 mm) maximum and the depth of the obstruction shall be 24 inches (610 mm) maximum. The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 308.3.2	52 inches above finished floor	\$150 - \$225.00

Recommendation:

Pamphlets/brochures should be no higher than 46 inches maximum due to shelf depth being 12 inches. Move pamphlets to other location to meet compliance or replace shelves with shorter ones.

Barrier Priority:

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

Department:

N/A

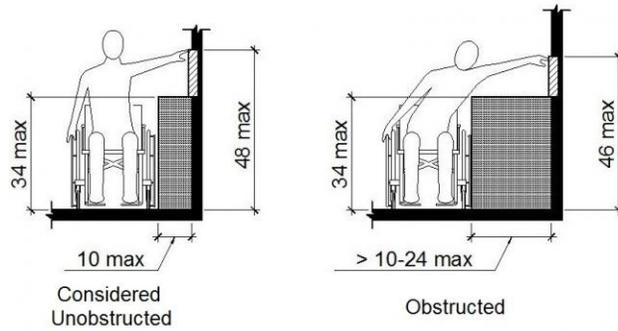
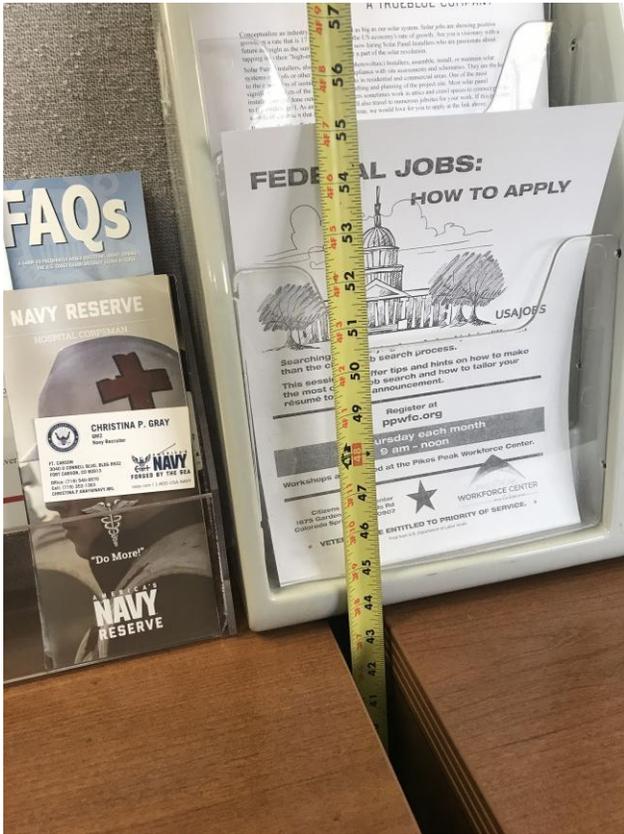
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #6 Continued



Finding 297258 Main Photo

Men's Restroom

Lat: 38.6921256000, Long: -104.7055677000

Finding: 7

The toilet seat cover dispenser is mounted too close to the top of the grab bar, minimizing the gripping surface.

Adjacent elements shall be positioned to provide unobstructed use of grab bars. The space between the grab bar and projecting objects below and at the ends shall be 1-1/2 inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.

2010 ADAS Section 609.3

The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

Citation:

2010 ADAS Section: 609.3

As Built:

4.5 inches above rear
grab bar

Budgeting Range:

\$150 - \$1,500.00

Recommendation:

Re-locate toilet seat cover dispenser below either grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor to meet compliance.

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

N/A

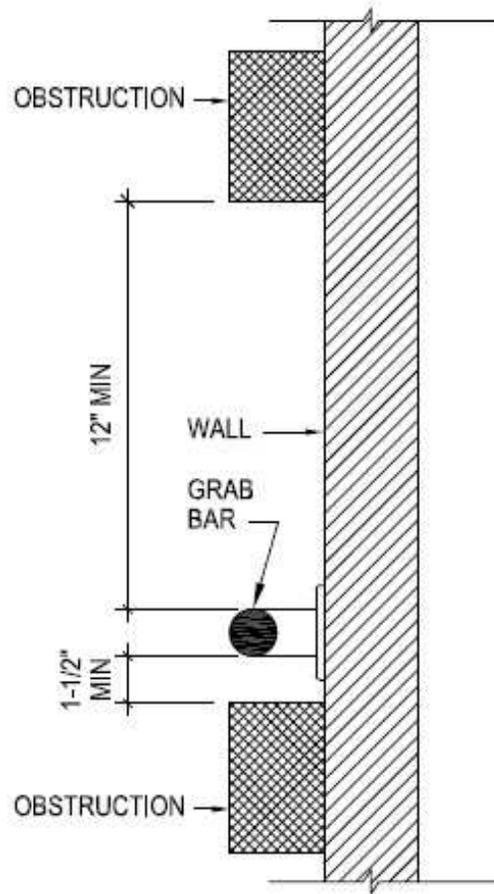
Notes:

N/A

Finding #7 Continued



Finding 297259 Main Photo



Men's Restroom

Lat: 38.6921256000, Long: -104.7055677000

Finding: 8

The knee clearance at the baby changing station not compliant.

The knee clearance shall be 11 inches deep minimum at 9 inches above the finish floor or ground, and 8 inches deep minimum at 27 inches above the finish floor or ground and 30 inches wide minimum.

2010 ADAS Section 306.3.3

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

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 306.3.3	25.75 inches above finished	\$150 - \$1,500.00

Recommendation:

Re-position 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.

Also, the force required to lower the baby changing table is beyond the normal operating force to the point where it could be a malfunction of the station. It was very difficult to lower baby changing table while conducting the evaluation.

Barrier Priority:

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

Department:

N/A

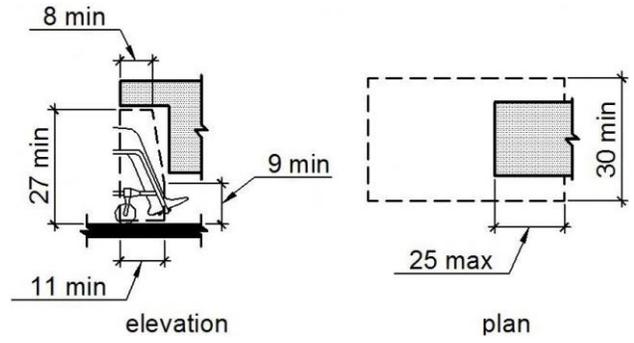
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #8 Continued



Finding 297260 Main Photo

Men's Restroom

Lat: 38.6921256000, Long: -104.7055677000

Finding: 9

The toilet paper is not installed within the compliant range.

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

2010 ADAS Section 604.7

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

Citation:

2010 ADAS Section: 604.7

As Built:

10.5 inches in front of toilet

Budgeting Range:

\$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

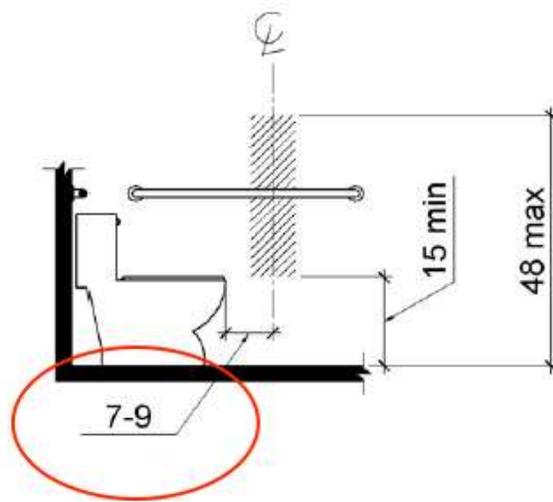
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #9 Continued



Finding 297267 Main Photo

Women's Restroom

Lat: 38.6921256000, Long: -104.7055677000

Finding: 10

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

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

2010 ADAS Section 404.2.8.1

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

Citation:

2010 ADAS Section: 404.2.8.1

As Built:

3 seconds to a closed position

Budgeting Range:

\$25 - \$150.00

Recommendation:

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

Barrier Priority:

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

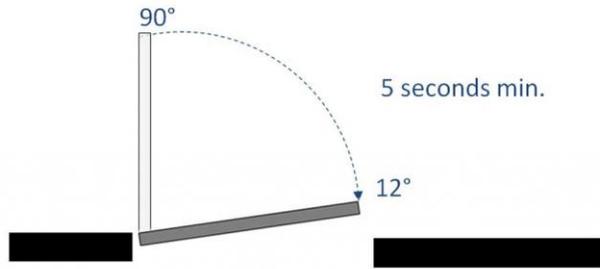
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #10 Continued



Finding 297261 Main Photo

Women's Restroom

Lat: 38.6921256000, Long: -104.7055677000

Finding: 11

The toilet paper is not installed within the compliant range.

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

2010 ADAS Section 604.7

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

Citation:

2010 ADAS Section: 604.7

As Built:

11.5 inches in front of toilet

Budgeting Range:

\$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

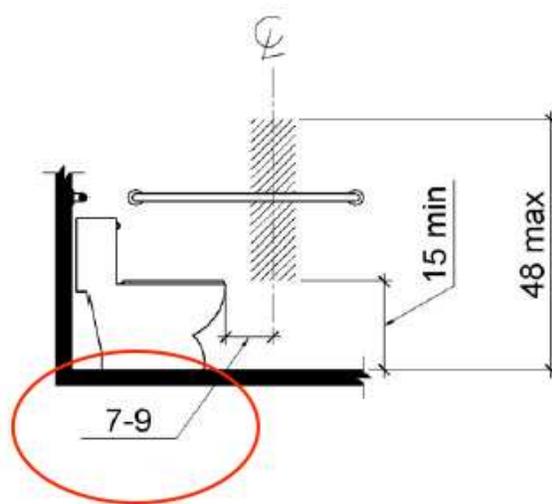
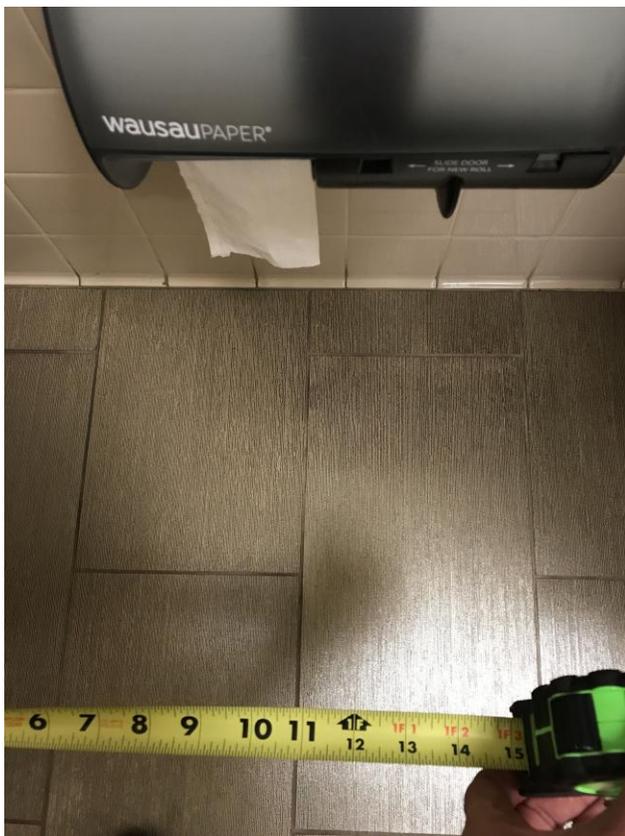
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #11 Continued



Finding 297262 Main Photo

Women's Restroom

Lat: 38.6921256000, Long: -104.7055677000

Finding: 12

The toilet seat cover dispenser is mounted too close to the top of the grab bar, minimizing the gripping surface.

Adjacent elements shall be positioned to provide unobstructed use of grab bars. The space between the grab bar and projecting objects below and at the ends shall be 1-1/2 inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.

2010 ADAS Section 609.3

The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

Citation:

2010 ADAS Section: 609.3

As Built:

5 inches above rear
grab bar

Budgeting Range:

\$150 - \$1,500.00

Recommendation:

Relocate seat cover dispenser to have operable part between 15 inches minimum and 48 inches maximum above floor. May require relocation below rear or side grab bar at 1.5 inches minimum clearance below grab bar to meet compliance.

Re-locate toilet seat cover dispenser below either grab bar at least 1.5 inches minimum below grab bars but no less than 15 inches above finished floor to meet compliance.

Barrier Priority:

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

Department:

N/A

Estimated Remediation Date:

N/A

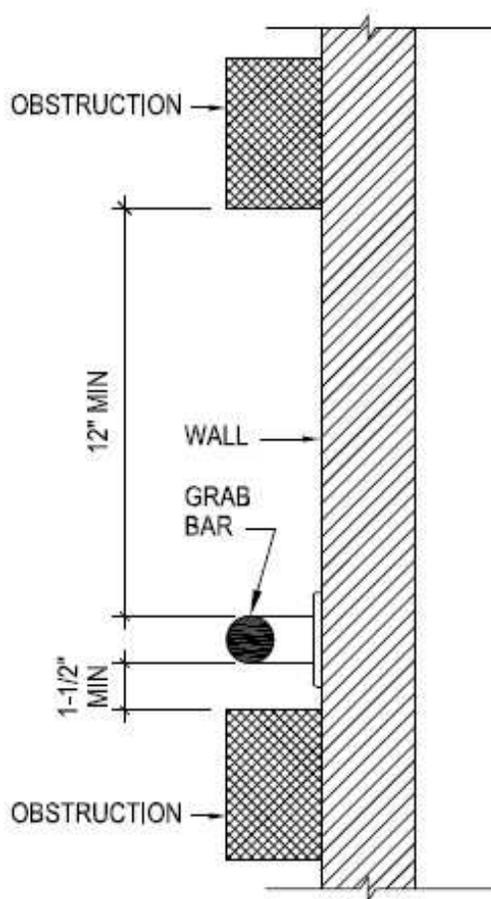
Notes:

N/A

Finding #12 Continued



Finding 297263 Main Photo



Women's Restroom

Lat: 38.6921256000, Long: -104.7055677000

Finding: 13

The sanitary napkin disposal is not installed within reasonable compliant range.

2010 ADAS Section 604.7

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

Citation:

2010 ADAS Section: 604.7

As Built:

Sanitary napkin disposal is 24 inches in front of toilet

Budgeting Range:

\$0 - \$0.00

Recommendation:

Relocate sanitary napkin disposal below side grab bar or rear grab bar for a more reasonable reach range with a minimum clearance of 1.5 inches below grab bar.

Barrier Priority:

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

Department:

N/A

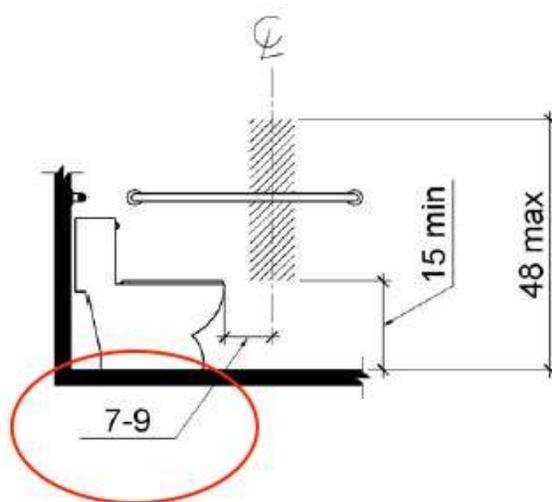
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #13 Continued



Finding 297264 Main Photo

Women's Restroom

Lat: 38.6921256000, Long: -104.7055677000

Finding: 14

The compartment door is not self closing.

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

2010 ADAS Section 604.8.1.2

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

Citation:	As Built:	Budgeting Range:
2010 ADAS Section: 604.8.1.2	Compartment door not self closing	\$150 - \$1,500.00

Recommendation:

Re-adjust or replace door hinges to ensure compartment door is self closing.

Barrier Priority:

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

Department:

N/A

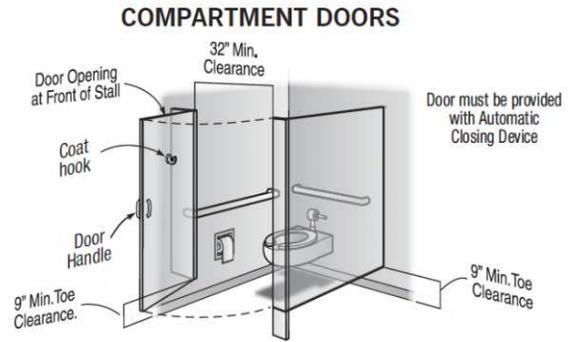
Estimated Remediation Date:

N/A

Notes:

N/A

Finding #14 Continued



Finding 297265 Main Photo

Women's Restroom

Lat: 38.6921256000, Long: -104.7055677000

Finding: 15

The baby changing table operating mechanism is outside reach range.

The maximum high reach allowed is 48 inches

2010 ADAS Section 308.3.1

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

Citation:

2010 ADAS Section: 308.3.1

As Built:

26.25 inches above
finished floor

Budgeting Range:

\$25 - \$150.00

Recommendation:

Re-position 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 #15 Continued



Finding 297266 Main Photo

