

# Site Accessibility Evaluation

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



### Peak Vista - Jet Wing

1815 Jet Wing Dr  
Colorado Springs, CO  
80916

Accessibility Evaluation

*Inspection Date: 11/19/2019*

*Inspector: David Mejia*

Prepared By



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

## Parking Lot

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 1

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:

2010 ADAS Section: 502.3.3

#### As Built:

Striping and markings  
in need of repair

#### Recommendation:

Re-stripe parking lot to include 4 accessible parking stalls, 3 5 foot wide access aisles, 2 van accessible parking stalls with van access aisle and the international symbol of accessibility on all the accessible parking stalls.

#### Barrier Priority:

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

#### Department:

N/A

#### Estimated Remediation Date:

N/A

#### Notes:

N/A

**Finding #1 Continued**



Finding 298664 Main Photo

**Finding #1 Additional Finding Photos**



Finding 298664 Additional Photo

## Parking Lot

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 2

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

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

*2010 ADAS Section 502.4*

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

#### Citation:

2010 ADAS Section: 502.4

#### As Built:

Contains abrupt edges  
and cracking of  
asphalt

#### Recommendation:

Parking lot needs to be resurfaced or crack filled and re-striped.

#### Barrier Priority:

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

#### Department:

N/A

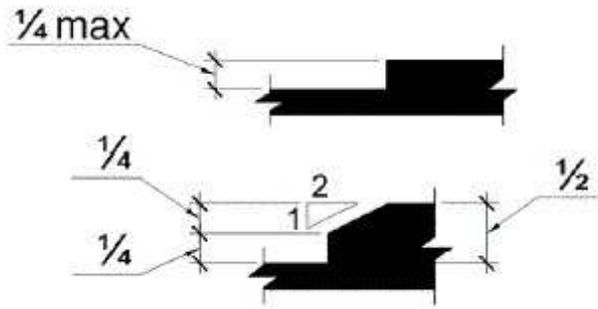
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #2 Continued



Finding 298665 Main Photo

**Finding #2 Additional Finding Photos**



Finding 298665 Additional Photo



Finding 298665 Additional Photo



Finding 298665 Additional Photo

## Parking Lot

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 3

The accessible parking stall is not wide enough.

Each parking space must be at least 8 feet wide and shall be marked to define the width.

Alternatively, the stall can be 11 feet wide minimum with a 5 foot wide minimum access aisle.

The measurements of parking spaces and access aisles shall be made from the centerline of the markings. Where the parking space is not adjacent to another parking space or access aisle, the measurement shall be permitted to include the full width of the line defining the parking space.

*2010 ADAS Section 502.2*

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

#### Citation:

2010 ADAS Section: 502.2

#### As Built:

Van parking stall only  
measures 93 inches in  
width

#### Recommendation:

Parking lot needs to be resurfaced or crack filled and re-striped.

#### Barrier Priority:

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

#### Department:

N/A

#### Estimated Remediation Date:

N/A

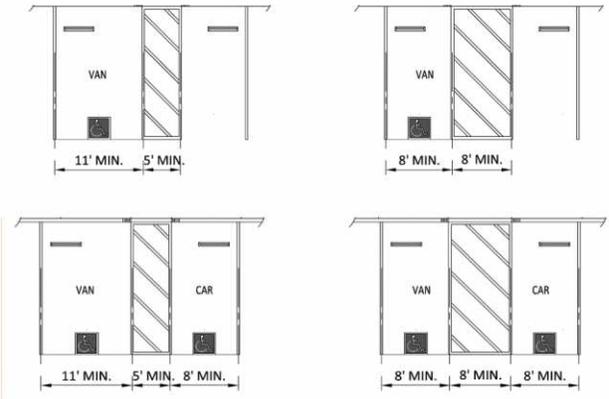
#### Notes:

N/A

Finding #3 Continued



Finding 298666 Main Photo



**Finding #3 Additional Finding Photos**



Finding 298666 Additional Photo

## Parking Lot

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 4

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

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

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

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

*2010 ADAS Section 502.2 Exception*

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

### Citation:

2010 ADAS Section: 502.2 Exception

### As Built:

Van access aisle only  
92 inches in width

### Recommendation:

Parking lot needs to be resurfaced or crack filled and re-striped.

### Barrier Priority:

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

### Department:

N/A

### Estimated Remediation Date:

N/A

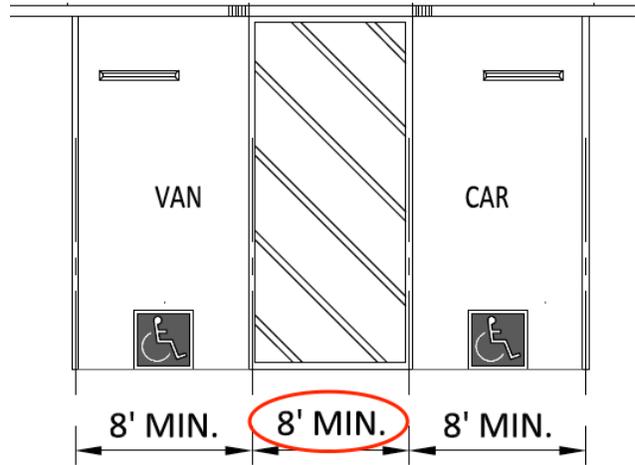
### Notes:

N/A

Finding #4 Continued



Finding 298667 Main Photo



**Finding #4 Additional Finding Photos**



Finding 298667 Additional Photo

## Parking Lot

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 5

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:

2010 ADAS Section: 502.3.1

#### As Built:

Both access aisles  
between 55 and 56  
inches in width

#### Recommendation:

Parking lot needs to be resurfaced or crack filled and re-striped.

#### Barrier Priority:

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

#### Department:

N/A

#### Estimated Remediation Date:

N/A

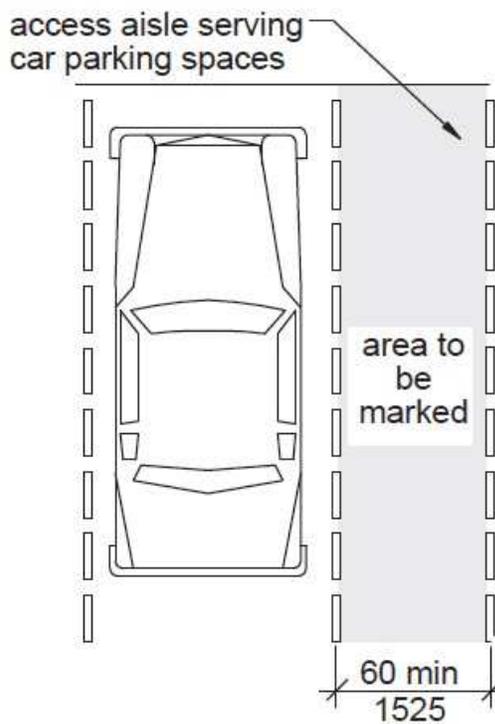
#### Notes:

N/A

### Finding #5 Continued



Finding 298668 Main Photo



**Finding #5 Additional Finding Photos**



Finding 298668 Additional Photo



Finding 298668 Additional Photo



Finding 298668 Additional Photo

## Parking Lot

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 6

The cross slope (narrow dimension) of the parking stall exceeds 2%.

The running and cross 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:

2010 ADAS Section: 502.4

#### As Built:

One of the van access  
aisles cross slope  
ranges between 2.27%  
- 2.79%

#### Recommendation:

Parking lot needs to be resurfaced or crack filled and re-striped.

#### Barrier Priority:

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

#### Department:

N/A

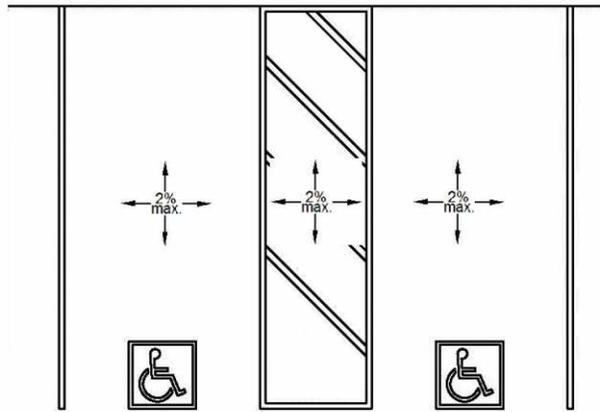
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #6 Continued



Finding 298669 Main Photo

**Finding #6 Additional Finding Photos**



Finding 298669 Additional Photo

## Parking Lot

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 7

The parking sign is mounted too low.

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

*2010 ADAS Section 502.6*

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

#### Citation:

2010 ADAS Section: 502.6

#### As Built:

All accessible parking signs measure below 60 inches above finished floor

#### Recommendation:

Adjust height on all parking signs to a minimum of 60 inches measured from the bottom edge of the sign to finished floor or ground

#### Barrier Priority:

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

#### Department:

N/A

#### Estimated Remediation Date:

N/A

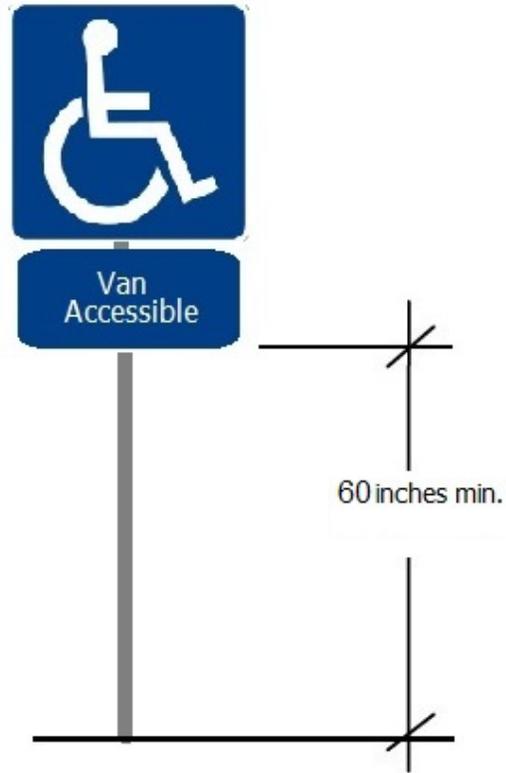
#### Notes:

N/A

Finding #7 Continued



Finding 298670 Main Photo



**Finding #7 Additional Finding Photos**



**Finding 298670 Additional Photo**

## Southwest Hallway

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 8

The hand sanitizer 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:

2010 ADAS Section: 308.2.1

#### As Built:

54 inches above  
finished floor to  
operable part

#### Recommendation:

Lower hand sanitizer 7 inches minimum not to exceed a maximum height of 48 inches above finished floor.

#### Barrier Priority:

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

#### Department:

N/A

#### Estimated Remediation Date:

N/A

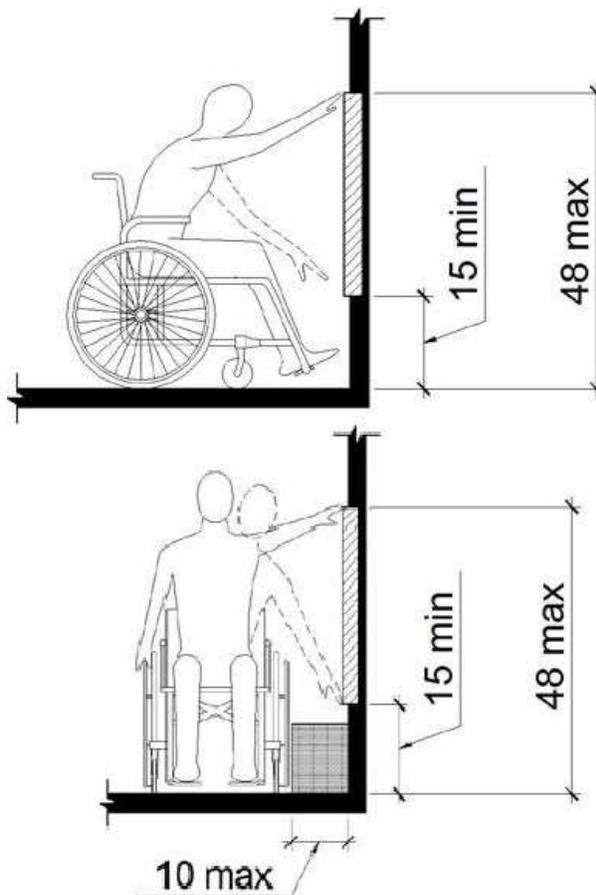
#### Notes:

N/A

Finding #8 Continued



Finding 298675 Main Photo



**Finding #8 Additional Finding Photos**



**Finding 298675 Additional Photo**

## Southwest Hallway

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 9

There is not enough knee clearance under the drinking fountain.

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

*2010 ADAS Section 602.2*

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

#### Citation:

2010 ADAS Section: 602.2

#### As Built:

26.25 inches above  
finished floor to  
bottom edge of  
drinking fountain

#### Recommendation:

Adjust drinking fountain height to provide exactly 27 inches of clearance from the bottom edge above finished floor.

#### Barrier Priority:

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

#### Department:

N/A

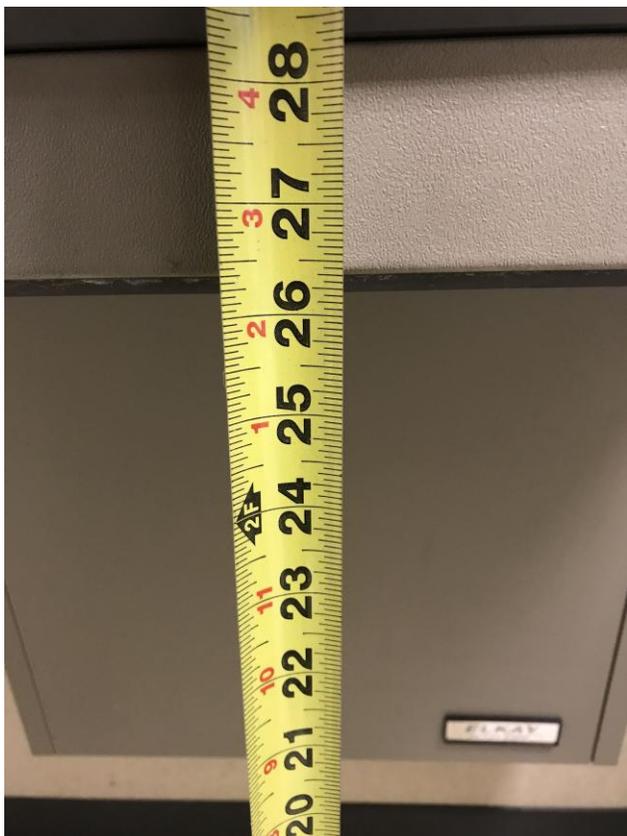
#### Estimated Remediation Date:

N/A

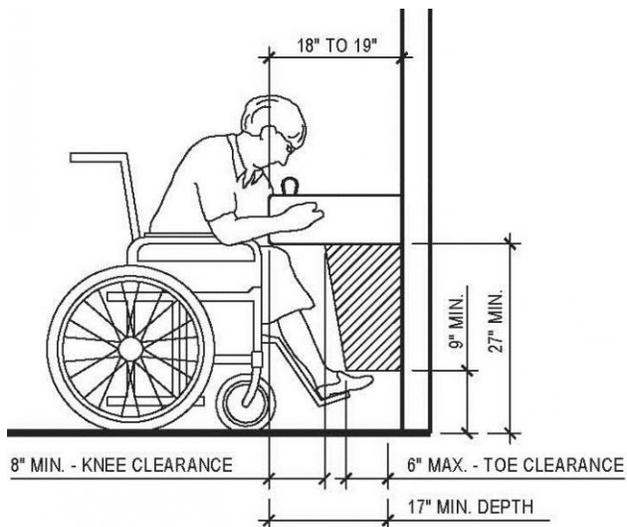
#### Notes:

N/A

Finding #9 Continued



Finding 298676 Main Photo



**Finding #9 Additional Finding Photos**



**Finding 298676 Additional Photo**

## Southwest Hallway

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 10

The water flow from the spout is too low..

The spout shall provide a flow of water 4 inches high minimum.

*2010 ADAS Section 602.6*

*The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.*

#### Citation:

2010 ADAS Section: 602.6

#### As Built:

Water flow 3 inches high

#### Recommendation:

Adjust water flow pressure to provide water flow 4 inches high minimum.

#### Barrier Priority:

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

#### Department:

N/A

#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #10 Continued



Finding 298677 Main Photo



## Security Desk

Lat: 38.8071500000, Long: -104.7402000000

### Finding: 11

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:

2010 ADAS Section: 404.2.9

#### As Built:

Requires 10 pounds of pressure

#### Recommendation:

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

#### Barrier Priority:

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

#### Department:

N/A

#### Estimated Remediation Date:

N/A

#### Notes:

N/A

### Finding #11 Continued



Finding 298936 Main Photo

**Finding #11 Additional Finding Photos**



**Finding 298936 Additional Photo**

## Southwest Women's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 12

The compartment door is not self closing.

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

*2010 ADAS Section 604.8.1.2*

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

#### Citation:

2010 ADAS Section: 604.8.1.2

#### As Built:

Compartment door  
does not fully close

#### Recommendation:

Adjust or install automatic closing hinges.

#### Barrier Priority:

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

#### Department:

N/A

#### Estimated Remediation Date:

N/A

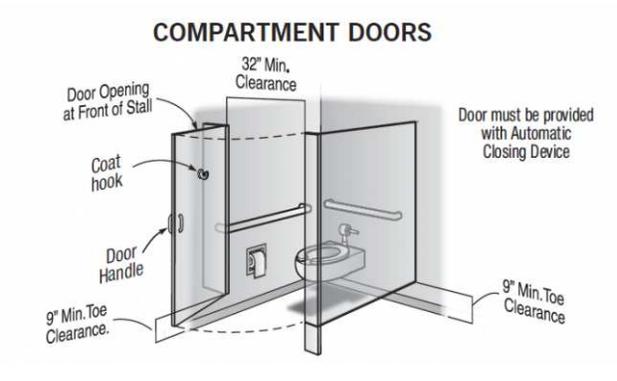
#### Notes:

N/A

Finding #12 Continued



Finding 298679 Main Photo



## Southwest Women's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 13

The water closet compartment door is missing a loop handle.

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

*2010 ADAS Section 604.8.1.2*

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

#### Citation:

2010 ADAS Section: 604.8.1.2

#### As Built:

Missing both loop handles

#### Recommendation:

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

#### 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

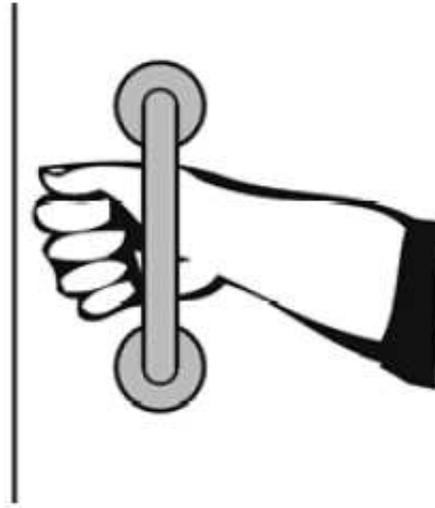
#### Notes:

N/A

### Finding #13 Continued



Finding 298680 Main Photo



**Finding #13 Additional Finding Photos**



Finding 298680 Additional Photo

## Southwest Women's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 14

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

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

*2010 ADAS Section 308.2.1*

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

#### Citation:

2010 ADAS Section: 308.2.1

#### As Built:

65.75 inches above  
finished floor

#### Recommendation:

Lower coat hook 19 inches minimum or install another coat hook not to exceed a maximum height of 48 inches above finished floor.

#### Barrier Priority:

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

#### Department:

N/A

#### Estimated Remediation Date:

N/A

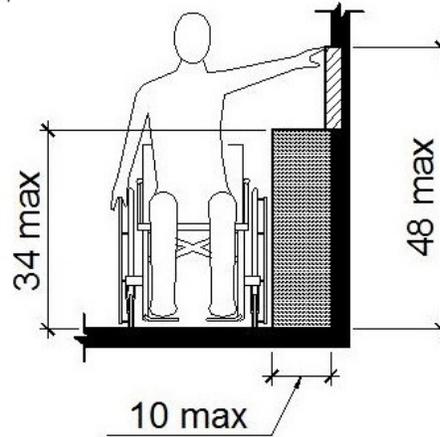
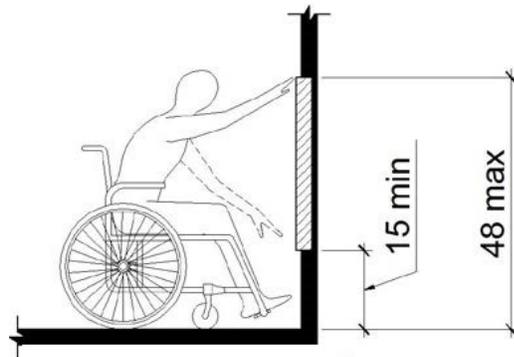
#### Notes:

N/A

Finding #14 Continued



Finding 298681 Main Photo



Considered  
Unobstructed

## Southwest Women's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 15

The side grab bar is too high.

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

*2010 ADAS Section 609.4*

*Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.*

#### Citation:

2010 ADAS Section: 609.4

#### As Built:

36.75 inches above  
finished floor

#### Recommendation:

Reposition grab bar in a horizontal position 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

#### Barrier Priority:

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

#### Department:

N/A

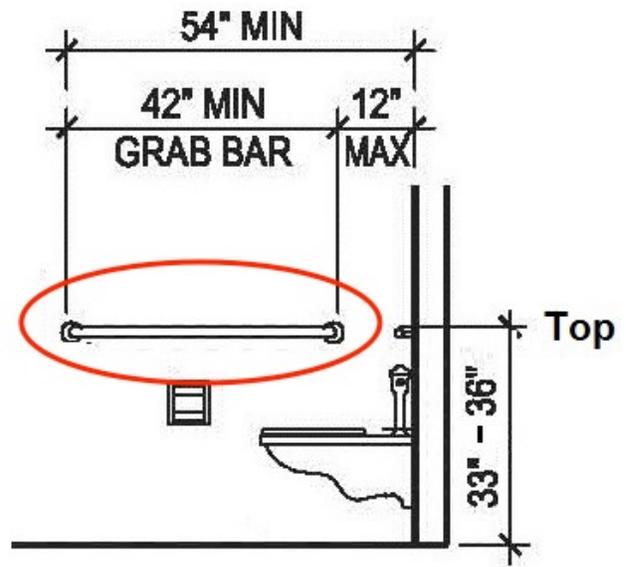
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #15 Continued



Finding 298682 Main Photo

## Southwest Women's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 16

The rear grab bar is too high.

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

*2010 ADAS Section 609.4*

*Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.*

#### Citation:

2010 ADAS Section: 609.4

#### As Built:

37 inches above  
finished floor

#### Recommendation:

Reposition grab bar in a horizontal position 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

#### 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

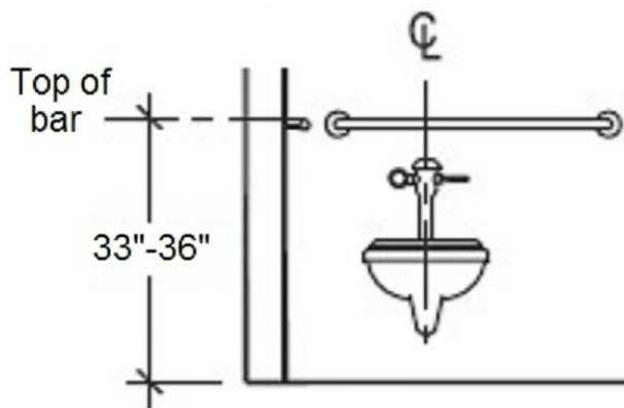
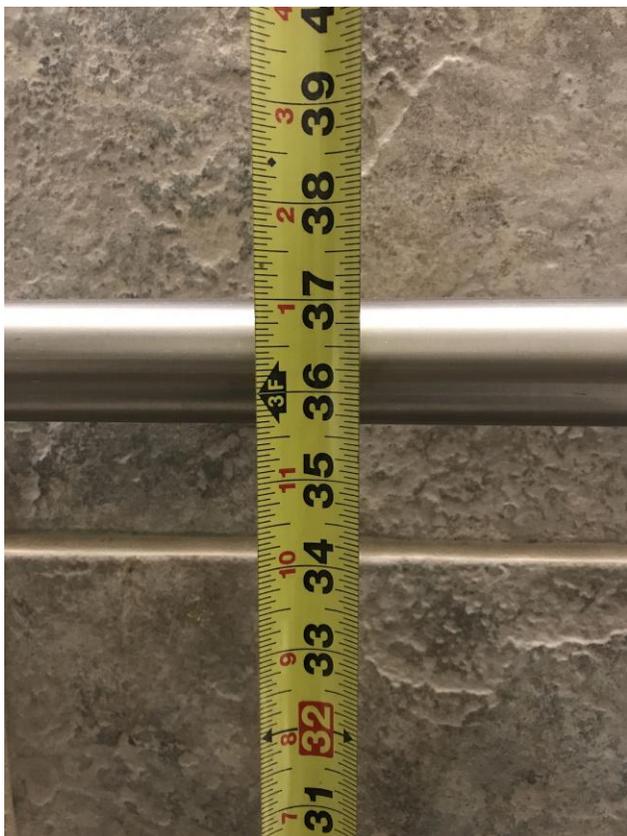
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #16 Continued



Finding 298683 Main Photo

## Southwest Women's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 17

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 inches in front of toilet

#### 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:

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

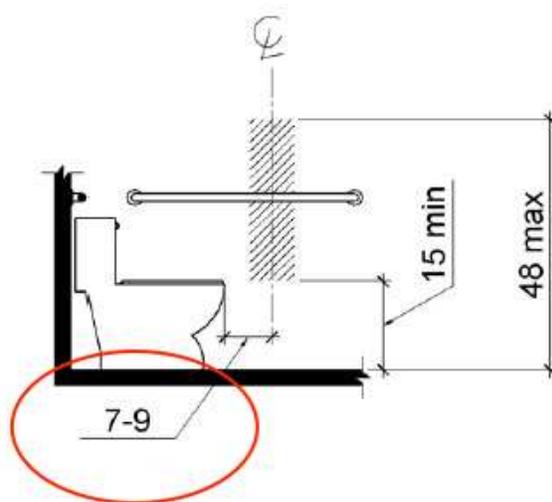
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #17 Continued



Finding 298684 Main Photo

## Southwest Women's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 18

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:

2010 ADAS Section: 703.6.1

#### As Built:

Pictogram field only  
measures 5 inches

#### Recommendation:

Replace sign with compliant pictogram field of no less than 6 inches in 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

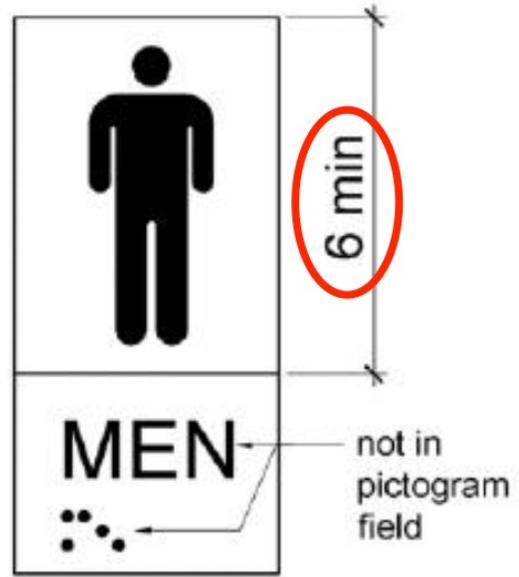
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #18 Continued



Finding 298685 Main Photo

## Southwest Women's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 19

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

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

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

*2010 ADAS Section 604.5.2*

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

#### Citation:

2010 ADAS Section: 604.5.2

#### As Built:

Extends 10.75 inches  
past the centerline the  
toilet on the wall side

#### Recommendation:

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

#### Barrier Priority:

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

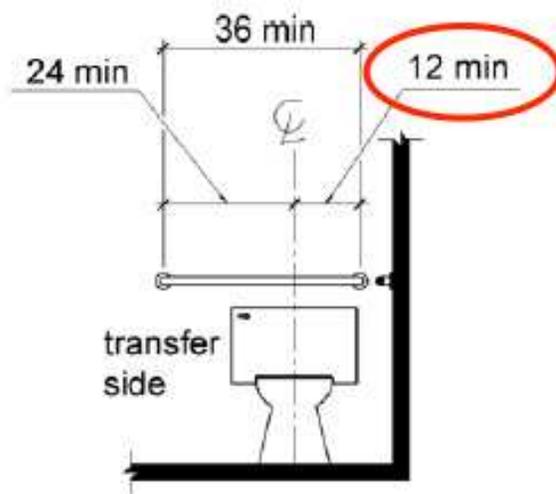
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #19 Continued



Finding 298686 Main Photo

## Southwest Women's Restroom

Lat: 38.8071500000, Long: -104.7402000000

### Finding: 20

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:

2010 ADAS Section: 404.2.9

### As Built:

Requires 7 pounds of pressure

### Recommendation:

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

### 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 #20 Continued**



Finding 298678 Main Photo

## Southwest Men's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 21

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:

2010 ADAS Section: 404.2.9

#### As Built:

Requires 7 pounds of pressure

#### Recommendation:

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

#### 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 #21 Continued



Finding 298687 Main Photo

## Southwest Men's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 22

The compartment door is not self closing.

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

*2010 ADAS Section 604.8.1.2*

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

#### Citation:

2010 ADAS Section: 604.8.1.2

#### As Built:

Compartment door  
does not fully close

#### Recommendation:

Adjust or install automatic closing hinges.

#### 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

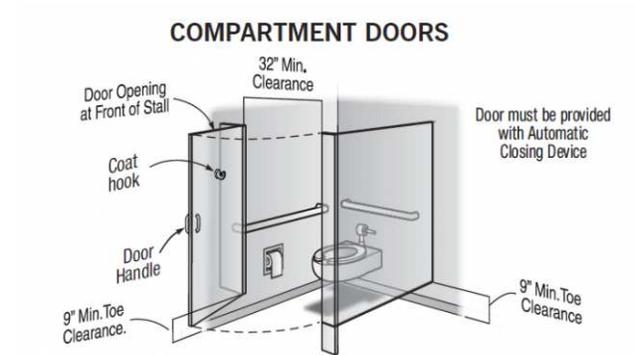
#### Notes:

N/A

Finding #22 Continued



Finding 298688 Main Photo



## Southwest Men's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 23

The water closet compartment door is missing a loop handle.

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

*2010 ADAS Section 604.8.1.2*

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

### Citation:

2010 ADAS Section: 604.8.1.2

### As Built:

Missing both loop handles

### Recommendation:

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

### 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

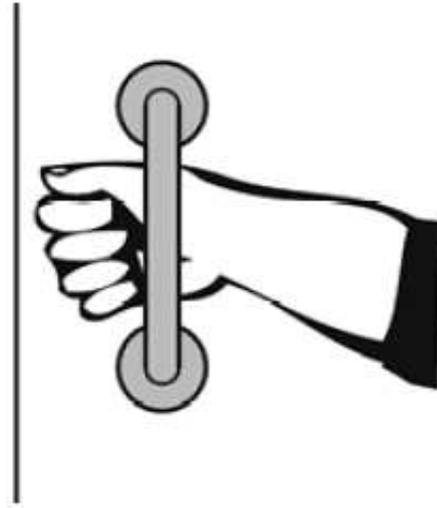
### Estimated Remediation Date:

N/A

### Notes:

N/A

Finding #23 Continued



Finding 298689 Main Photo

**Finding #23 Additional Finding Photos**



Finding 298689 Additional Photo

## Southwest Men's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 24

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

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

*2010 ADAS Section 308.2.1*

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

#### Citation:

2010 ADAS Section: 308.2.1

#### As Built:

65.75 inches above  
finished floor

#### Recommendation:

Lower coat hook 19 inches minimum or install another coat hook not to exceed a maximum height of 48 inches above finished floor.

#### Barrier Priority:

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

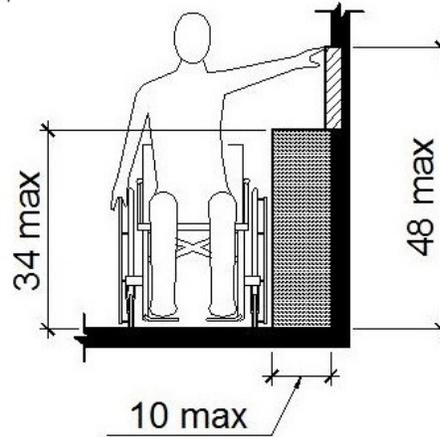
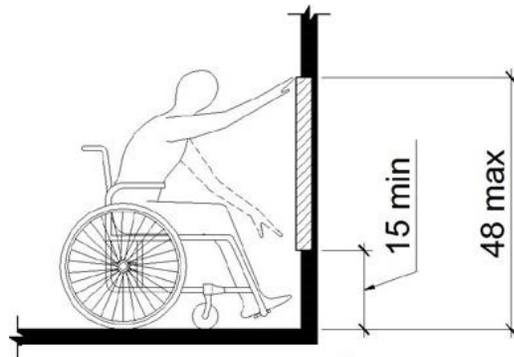
#### Notes:

N/A

Finding #24 Continued



Finding 298690 Main Photo



Considered  
Unobstructed

## Southwest Men's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 25

The side grab bar is too high.

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

*2010 ADAS Section 609.4*

*Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.*

#### Citation:

2010 ADAS Section: 609.4

#### As Built:

37 inches above  
finished floor

#### Recommendation:

Reposition grab bar in a horizontal position 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

#### 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

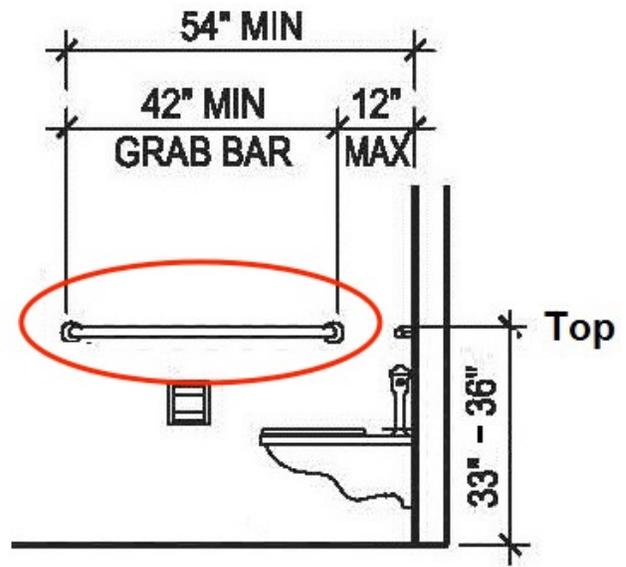
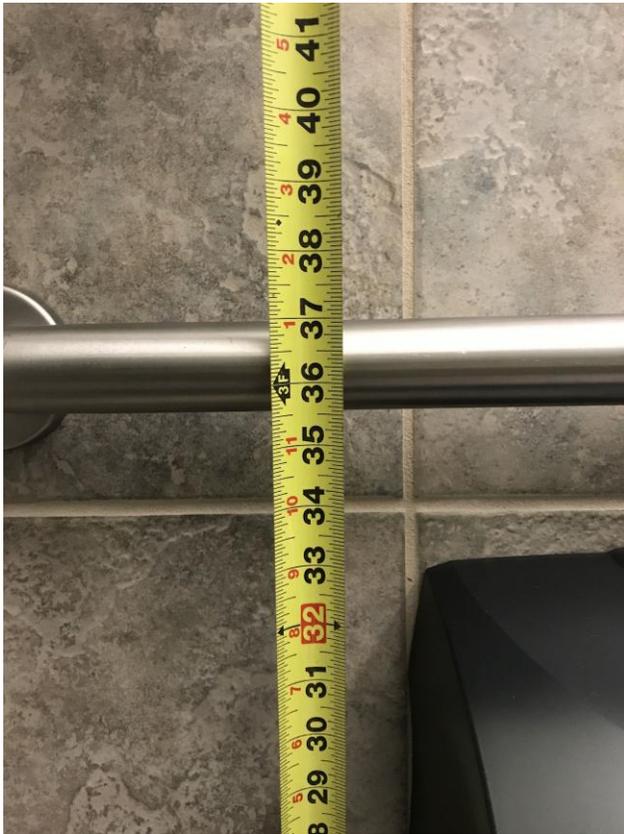
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #25 Continued



Finding 298691 Main Photo

## Southwest Men's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 26

The rear grab bar is too high.

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

*2010 ADAS Section 609.4*

*Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.*

#### Citation:

2010 ADAS Section: 609.4

#### As Built:

36.75 inches above  
finished floor

#### Recommendation:

Reposition grab bar in a horizontal position 33 inches minimum and 36 inches maximum above the finished floor measured to the top of the gripping surface.

#### 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

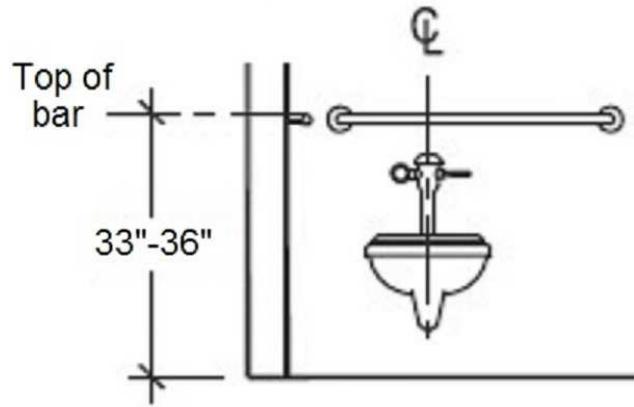
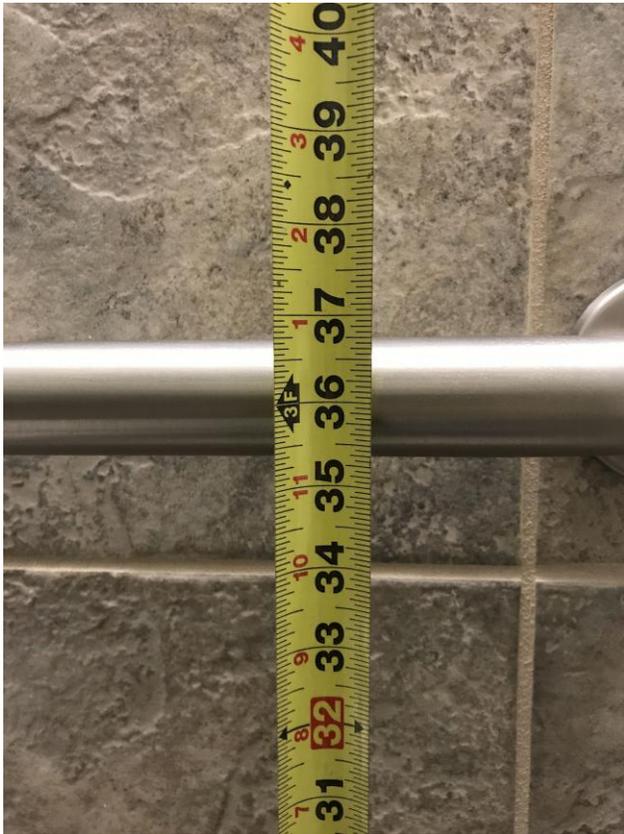
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #26 Continued



Finding 298692 Main Photo

**Finding #26 Additional Finding Photos**



Finding 298692 Additional Photo

## Southwest Men's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 27

The toilet paper is not installed within the compliant range.

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

*2010 ADAS Section 604.7*

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

#### Citation:

2010 ADAS Section: 604.7

#### As Built:

11 inches in front of toilet

#### 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:

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

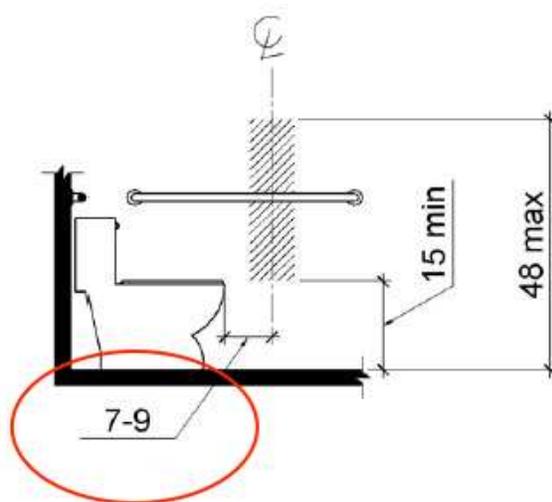
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #27 Continued



Finding 298693 Main Photo

## Southwest Men's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 28

The rim of the urinal is too high.

Wall-hung urinals must be provided with an elongated rim projecting a minimum of 13 1/2 inches from the wall and a maximum of 17 inches above the floor.

*2010 ADAS Section 605.2*

*Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.*

#### Citation:

2010 ADAS Section: 605.2

#### As Built:

17.75 inches above  
finished floor

#### Recommendation:

Lower urinal to ensure a maximum height of 17 inches above finished floor. May require plumbing alteration.

#### 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

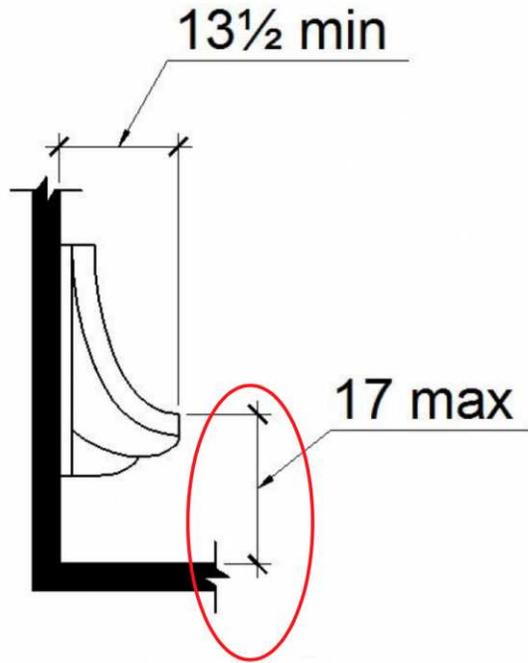
#### Notes:

N/A

Finding #28 Continued



Finding 298694 Main Photo



**Finding #28 Additional Finding Photos**



Finding 298694 Additional Photo

## Southwest Men's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 29

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:

2010 ADAS Section: 703.6.1

#### As Built:

Pictogram field only  
measures 5 inches

#### Recommendation:

Replace sign with compliant pictogram field of no less than 6 inches in 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

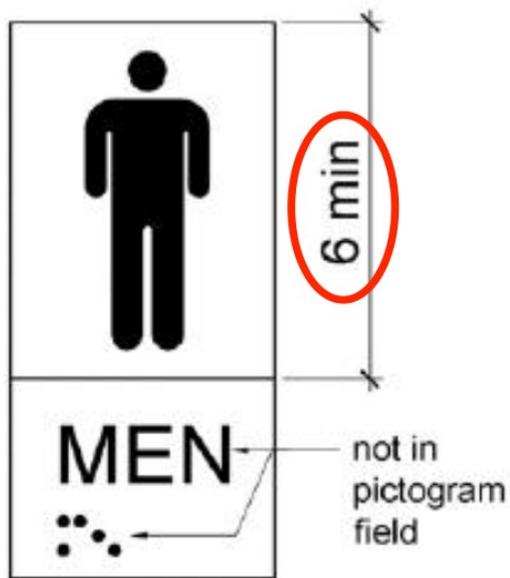
#### Estimated Remediation Date:

N/A

#### Notes:

N/A

Finding #29 Continued



Finding 298695 Main Photo

## Southwest Men's Restroom

Lat: 38.8071517000, Long: -104.7401729000

### Finding: 30

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

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

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

*2010 ADAS Section 604.5.2*

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

### Citation:

2010 ADAS Section: 604.5.2

### As Built:

Extends 11 inches  
past the centerline the  
toilet on the wall side

### Recommendation:

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

### Barrier Priority:

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

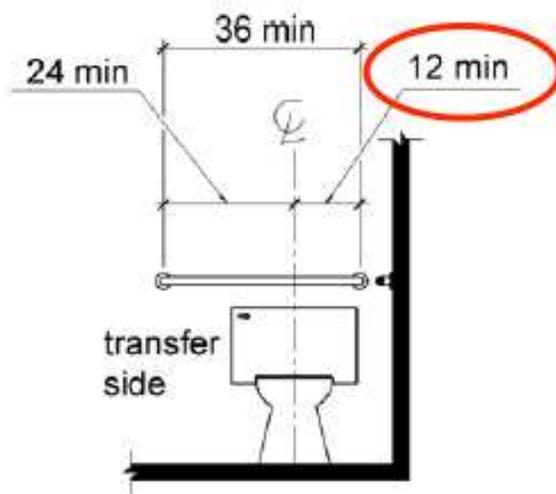
### Estimated Remediation Date:

N/A

### Notes:

N/A

Finding #30 Continued



Finding 298696 Main Photo