



APPENDIX A

FACILITY ASSESSMENT PHOTO REPORTS



CITY HALL



1.0 Site Assessment

Facility Priority Designations

- Priority 1 – Approach and Entrance (exterior accessible route and accessible parking. Includes directional signage, exterior ramps, exterior stairs, exterior side of entrances thresholds, door handles, 48” door separation in vestibules, exterior protruding objects)
- Priority 2 – Access to Programs, Services (begins at entrance of building and includes circulation routes, protruding objects, elevators, interior stairs, interior ramps, reach ranges, signage for room designation, doors, aisles, carpet, seating, desks, benches, dressing rooms, lockers, reception counters, counter heights)
- Priority 3 – Toilet Rooms
- Priority 4 – Additional Accessible elements (drinking fountains, phones, fire alarm systems)
- Priority 5 – California only requirements to comply with building code
- Priority 6 – Maintenance Items
- Priority 7 – Items compliant with 1991 ADAAG

Facility Severity Designations

- ‘A’: Item that creates a Safety Issue (tripping hazards, protruding objects, fire strobes, egress signage, door closing speed and door pressures, two way communication at elevators)
- ‘B’: Item that creates a major inconvenience to a significant number of people (cross slopes,
- ‘C’: Item that creates a minor inconvenience, however it is not compliant and creates a barrier (restrooms, audio visual elements, door hardware, vision lights, drinking fountains, directional signage, accessible parking,
- ‘D’: Required only in California Building Code, but is compliant with ADA Federal Regulations
- ‘E’: Nothing required unless public is allowed access to this area



Total Estimated Cost Summary Table by Priority:

	Count of Total Items	Total Estimated Base Costs	Total Estimated Project Costs*
Priority 1	16	\$89,294	\$89,320
Priority 2	11	\$13,271	\$13,300
Priority 3	17	\$46,308	\$46,350
Priority 4	0	\$0	\$0
Priority 5	7	\$10,488	N/A
Priority 6	23	\$54,379	N/A
Priority 7	11	\$14,521	N/A
Total	74	\$228,260	\$148,970

* Project costs includes soft cost allowance, GC cost & fee, escalation and contingency, priority 5, 6, and 7 are not included in the transition plan and therefore have o calculated Project Costs.



1.1 - APPROACH AND ENTRANCE

EXTERIOR

ACCESSIBLE PARKING

Comment #: CH-01

Deficiency: Parking - Tow Away Sign - Verbiage



A "tow-away" sign is not provided.

Measurement: 0 count

Recommended Remediation:

Install a 'tow away' sign that clearly states the following: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at: _____ or by telephoning _____."

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

Table with 4 columns: Code, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.

Comment #: CH-02

Deficiency: Parking - General Parking - Van Stall Space Count



One access space in every six access spaces (or portion of 6) is not van accessible. A van accessible parking stall is not provided. A total of 47 parking stalls are provided in the parking lot. A minimum of 1 standard and 1 van accessible parking stalls are required. A total of 2 standard and 0 van accessible parking stalls are provided.

Measurement: 0 count

Recommended Remediation:

Where parking spaces are provided a minimum number of accessible spaces shall be included. At least one shall be a van parking space. For every six or fraction of six parking spaces shall be a van accessible space. (Prior to March 15, 2012 the count was 1 in 8)

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

Table with 4 columns: Code, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.





Comment #: CH-03

Deficiency: Parking - Signage - Van Stall



The van accessible stall is not identified with the words "Van Accessible".

Measurement: 0 count

Recommended Remediation:

Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible".

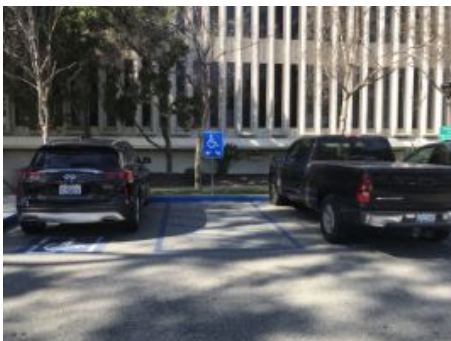
Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.6		N	Priority: 1	Base Cost: \$280
1991 ADAAG: 4.6.4		N	Severity: C	Estimated Year: 21/22
2019 CBC: 11B-502.6		N		Total Project Cost: \$280

Comment #: CH-04

Deficiency: Parking - Signage - Minimum Fine



The parking identification sign does not includes the text "Minimum Fine \$250" below the ISA.

Measurement: 0 count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: N/A		N/A	Priority: 5	Base Cost: \$560
1991 ADAAG: N/A		N/A	Severity: D	Estimated Year: N/A
2019 CBC: 11B-502.6.2		N		Total Project Cost: N/A





Comment #: CH-05

Deficiency: Parking - Accessible Stall - Length



The accessible van/car stall is less than 216 inches (18 ft. or 5486 mm) long.

Measurement: 181 inches

Recommended Remediation:

Car and van parking spaces shall be 216 inches (5486 mm) long minimum.

ADA does not designate a minimum length for van or car accessible stalls.

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

		Y/N/NA		Quantity:	9	each
2010 ADAS:	502.2	Y	Priority:	5	Base Cost:	\$7,560
1991 ADAAG:	N/A	N/A	Severity:	D	Estimated Year:	N/A
2019 CBC:	11B-502.2	N		Total Project Cost:	N/A	

Comment #: CH-06

Deficiency: Parking - Access Aisle Markings - "No Parking"



Markings are faded and does not discourage parking in the access aisle.

Measurement: 0 count

Recommended Remediation:

Remove old markings and repaint as required.

ADA does not provide a method or design for markings. Existing striping has faded and markings do not discourage parking in the access aisle.

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	502	N	Priority:	7	Base Cost:	\$420
1991 ADAAG:	N/A	N/A	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-502.3	N		Total Project Cost:	N/A	





Comment #: CH-07

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.

Measurement: 5.1 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions.

Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Exception: Slopes not steeper than 1:48 shall be permitted.

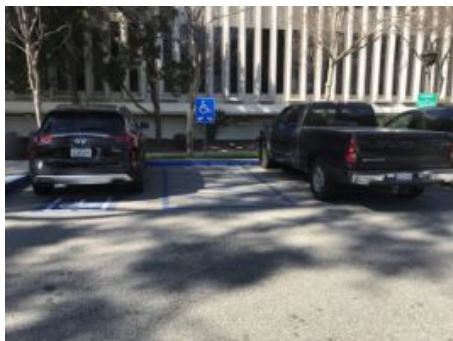
Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.4		N	Priority: 1	Base Cost: \$5,000
1991 ADAAG: 4.6.3		N	Severity: C	Estimated Year: 21/22
2019 CBC: 11B-502.4		N		Total Project Cost: \$5,000

Comment #: CH-08

Deficiency: Parking - Accessible Route - Adjacent



Accessible parking spaces are not dispersed when serving multiple accessible entrances.

Measurement:

Recommended Remediation:

Revise parking layout. Where parking serves more than one accessible entrance, accessible parking spaces shall be dispersed and located on the shortest accessible route to the accessible entrances.

In parking facilities that do not serve a particular building or facility, accessible parking spaces shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility. Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked.

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 208.3.1		N	Priority: 1	Base Cost: \$5,000
1991 ADAAG: 4.6.2		N	Severity: C	Estimated Year: 21/22
2019 CBC: 11B-208.3.1		N		Total Project Cost: \$5,000





Comment #: CH-09

Deficiency: Accessible Route - Reach Ranges - Side Reach



Element for side reach is not located within 15-inches minimum to 48-inches maximum AFF (to to a 10-inch depth). 54-1/2" high reach measured to the pay box receptacle slot.

Measurement: 54.5 inches

Recommended Remediation:

Adjust height of element to provide a maximum reach range of 48 inches (1219 mm) maximum and the low side reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	308.3.2	N	Priority:	2	Base Cost:	\$200
1991 ADAAG:	4.2.6	N	Severity:	C	Estimated Year:	21/22
2019 CBC:	11B-308.3.2	N			Total Project Cost:	\$200

Comment #: CH-10

Deficiency: Accessible Route - Reach Ranges - Clear Floor Space



30" x 48" level clear ground space is not provided at the operable part. 2.7% cross slope measured at the pay station box.

Measurement: 2.7 % grade

Recommended Remediation:

Relocate, or create, a minimum 30" x 48" clear floor/ground space at all items requiring reach range with a maximum slope of 1:48 (2.08%) in all directions.

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

		Y/N/NA		Quantity:	15	sq ft
2010 ADAS:	305, 309	N	Priority:	2	Base Cost:	\$297
1991 ADAAG:	4.2.4.2	N	Severity:	C	Estimated Year:	21/22
2019 CBC:	11B-305 11B-309	N			Total Project Cost:	\$300





Comment #: CH-11

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade. 3.0% to 3.4% running slope measured at the second accessible parking stall.

Measurement: 3.4 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Exterior
Room/Spot: Accessible Parking
Notes: Accessible Car Stall

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.4		N	Priority: 1	Base Cost: \$6,300
1991 ADAAG: 4.6.3		N		Estimated Year: 21/22
2019 CBC: 11B-502.4		N	Severity: C	Total Project Cost: \$6,300

Comment #: CH-12

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade. Slopes range from 3.2% to 4.5% at the van accessible stall.

Measurement: 4.5 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Exterior
Room/Spot: Accessible Parking
Notes: Accessible Van Stall

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.4		N	Priority: 1	Base Cost: \$6,300
1991 ADAAG: 4.6.3		N		Estimated Year: 21/22
2019 CBC: 11B-502.4		N	Severity: C	Total Project Cost: \$6,300





COUNCIL CHAMBERS ENTRANCE

Comment #: CH-13 **Deficiency:** Accessible Route - Clear Width - General



Accessible route widths do not provide minimum 48-inches clear. 38-1/4" wide route measured between the metal railings at the automatic door entrance to the council chambers. The railing are 42" deep.

Measurement: 38.25 inches

Recommended Remediation:

Replace walks to provide a clear width of 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).

Floor/Area: Exterior
Room/Spot: Council Chambers Entrance

Code Compliance:

2010 ADAS: 403.5.1	Y/N/NA		Quantity: 16	sq ft
1991 ADAAG: 4.3.3	Y	Priority: 5	Base Cost: \$317	
2019 CBC: 11B-403.5.1 (Ex 3-Exterior)	N	Severity: D	Estimated Year: N/A	
			Total Project Cost: N/A	

MAIN BUILDING ENTRANCE

Comment #: CH-14 **Deficiency:** Exterior Doors/Doorways/Gates - ISA - All Entrances



The International Symbol of Accessibility (ISA) is missing at this door.

Measurement: 0 count

Recommended Remediation:

In existing buildings and facilities where not all entrances are accessible, the accessible doors shall be identified by the ISA.

Sticker implies that the other door is the designated accessible door. However, due to time of construction both doors are required to be accessible.

Recommendation would be to add a sticker with the ISA to the second door, or remove the sticker from the other door.

Floor/Area: Exterior
Room/Spot: Main Building Entrance

Code Compliance:

2010 ADAS: 216.6	Y/N/NA		Quantity: 1	each
1991 ADAAG: 4.1.3 9(16)(b)	N	Priority: 1	Base Cost: \$55	
2019 CBC: 11B-216.6	N	Severity: C	Estimated Year: 21/22	
			Total Project Cost: \$60	





RAMP AT COUNCIL CHAMBERS

Comment #: CH-15

Deficiency: Ramps - Slopes - Running Slope



The running slope of the ramp is steeper than 1:12 (8.33%). 8.7% to 9.0% running slope measured along the ramp route.

Measurement: 9 % grade

Recommended Remediation:

Remove and replace the ramp. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12.

Floor/Area: Exterior
Room/Spot: Ramp at Council Chambers

Code Compliance:

2010 ADAS: 405.2
1991 ADAAG: 4.8.2
2019 CBC: 11B-406.3.1

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 30 In ft
Base Cost: \$19,860
Estimated Year: 21/22
Total Project Cost: \$19,860

Comment #: CH-16

Deficiency: Ramps - Landings - Slope



Slopes exceeding the maximum 1:48 in any direction on the landing.

Measurement: 2.7 % grade

Recommended Remediation:

Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Exterior
Room/Spot: Ramp at Council Chambers

Code Compliance:

2010 ADAS: 405.7.1
1991 ADAAG: 4.8.4
2019 CBC: 11B-405.7.1

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 6 sq ft
Base Cost: \$3,972
Estimated Year: 21/22
Total Project Cost: \$3,980





Comment #: CH-17

Deficiency: Ramps - Handrails - Extensions



Handrails at the top and/or bottom of the ramp do not extend 12-inches horizontally above the landing. 35" to 35-1/2" height measured to the top of the handrail gripping surface. Handrail extensions are not provided at the top and bottom of the ramp run.

Measurement: 0 inches

Recommended Remediation:

Install top and bottom handrail extensions at ramps: Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of the ramp runs.

Floor/Area: Exterior
Room/Spot: Ramp at Council Chambers

Code Compliance:

	Y/N/NA	Priority:	Quantity:	64	In ft
2010 ADAS: 505.10.1	N	6	Base Cost:	\$10,432	
1991 ADAAG: 4.8.5 (2)	N		Estimated Year:	N/A	
2019 CBC: 11B-505.10.1	N	C	Total Project Cost:	N/A	

RAMP AT PARKING LOT

Comment #: CH-18

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.5% to 3.0% slope measured at turn in accessible route from the accessible parking stalls to the ramp at the parking lot.

Measurement: 3 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Exterior
Room/Spot: Ramp at Parking Lot

Code Compliance:

	Y/N/NA	Priority:	Quantity:	25	sq ft
2010 ADAS: 405.2	N	1	Base Cost:	\$496	
1991 ADAAG: 4.3.7	N		Estimated Year:	21/22	
2019 CBC: 11B-406.5.7	N	C	Total Project Cost:	\$500	





Comment #: CH-19

Deficiency: Ramps - Landings - Slope



Slopes exceeding the maximum 1:48 in any direction on the landing. 3.2% cross slope and 3.4% running slope measured at the bottom ramp landing. 3/4" high level change measured at the top ramp landing.

Measurement: 3.4 % grade

Recommended Remediation:

Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Exterior
Room/Spot: Ramp at Parking Lot

Code Compliance:

		Y/N/NA		Quantity:	13	sq ft
2010 ADAS:	405.7.1	N	Priority:	1	Base Cost:	\$8,606
1991 ADAAG:	4.8.4	N	Severity:	C	Estimated Year:	21/22
2019 CBC:	11B-405.7.1	N			Total Project Cost:	\$8,610

Comment #: CH-20

Deficiency: Ramps - Landings - Change in Direction Length



Ramp does not provide 72-inches landings at changes of direction. The two intermediate ramp landing at turns along the route measured 60" long in the direction of travel.

Measurement: 60 inches

Recommended Remediation:

Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 72 inches (1829 mm) minimum in the direction of downward travel from the upper ramp run.

ADA = 60" landing direction of downward travel from the upper ramp run

Floor/Area: Exterior
Room/Spot: Ramp at Parking Lot

Code Compliance:

		Y/N/NA		Quantity:	12	In ft
2010 ADAS:	405.7.4	N	Priority:	7	Base Cost:	\$7,944
1991 ADAAG:	4.8.4 (3)	Y	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-405.7.4	N			Total Project Cost:	N/A





Comment #: CH-21

Deficiency: Ramps - Landings - Intermediate



Intermediate landings are not provided at every 30-inches in change of elevation, or fraction thereof.

Measurement: 0 count

Recommended Remediation:

The rise for any ramp run shall be 30 inches (762 mm) maximum with intermediate landings of 60-inches.

Floor/Area: Exterior
Room/Spot: Ramp at Parking Lot

Code Compliance:

	Y/N/NA	Priority:	Quantity:	35	sq ft
2010 ADAS: 405.6 / 405.7.3	N	1	Base Cost:	\$24,430	
1991 ADAAG: 4.8.4 (3)	N	Severity: C	Estimated Year:	21/22	
2019 CBC: 11B-405.6 / 11B-405.7.3	N		Total Project Cost:	\$24,430	

Comment #: CH-22

Deficiency: Stairs - Handrails - Extensions: Bottom



At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The extension shall be 12" min. and a height equal to that of the sloping portion of the handrail as measured above the stair nosings.

Measurement: 10 inches

Recommended Remediation:

Install bottom handrail extensions at stairs: Stair handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the bottom of the stair runs.

ADA Does not require handrail extensions at the bottom of staircases.

Floor/Area: Exterior
Room/Spot: Ramp at Parking Lot

Code Compliance:

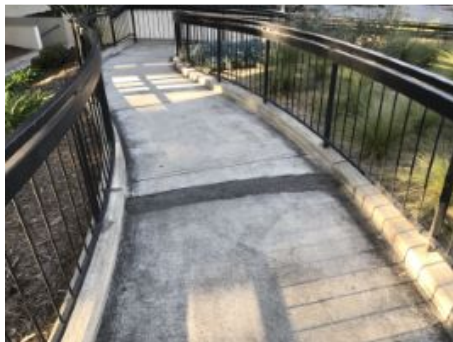
	Y/N/NA	Priority:	Quantity:	2	each
2010 ADAS: N/A	N/A	5	Base Cost:	\$1,324	
1991 ADAAG: 4.9.4 (2)	N	Severity: D	Estimated Year:	N/A	
2019 CBC: 11B-505.10.1	N		Total Project Cost:	N/A	





Comment #: CH-23

Deficiency: Ramps - Vertical Change - General



The accessible route has areas of vertical level changes on ramp run. 1" high level change measured along the top portion of the ramp.

Measurement: 1 inches

Recommended Remediation:

The accessible route should be repaired to eliminate vertical level Changes in level other than the running slope and cross slope are not permitted on ramp runs.

Floor/Area: Exterior
Room/Spot: Ramp at Parking Lot

Code Compliance:		Y/N/NA		Quantity:	4	sq ft
2010 ADAS:	405.4	N	Priority:	1	Base Cost:	\$80
1991 ADAAG:	4.8.2	N	Severity:	B	Estimated Year:	21/22
2019 CBC:	11B-405.4	N			Total Project Cost:	\$80

STAIRS AT CITY HALL ENTRANCE

Comment #: CH-24

Deficiency: Stairs - Handrails - Height



Top of the handrail is not located within the height ranges of 34-inches minimum to 38-inches maximum AFF. 38-3/4" height measured to the top of the handrail extension gripping surface. Extensions are not provided at the bottom of all handrails.

Measurement: 38.75 inches

Recommended Remediation:

Remove and replace handrails so the top of gripping surfaces of handrails are 34 inches minimum and 38 inches maximum vertically above walking surfaces. Handrail extensions shall be provide at top and bottom of stairs.

Floor/Area: Exterior
Room/Spot: Stairs at City Hall Entrance

Code Compliance:		Y/N/NA		Quantity:	4	each
2010 ADAS:	505.4	N	Priority:	6	Base Cost:	\$652
1991 ADAAG:	4.9.4 (5)	N	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-505.4	N			Total Project Cost:	N/A





STAIRS AT PARKING LOT

Comment #: CH-25

Deficiency: Stairs - Contrast Striping - Exterior Stair



A 2-inch minimum to 4-inch maximum clear visual contrast stripe is not provided on each step.

Measurement: 0 count

Recommended Remediation:

Provide clear visual contrast striping at the upper approach and all treads . The stripe shall be a minimum of 2 inches (51 mm) wide to a maximum of 4 inches (102 mm) wide.

A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement.

Floor/Area: Exterior

Room/Spot: Stairs at Parking Lot

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-504.4.1

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 7 each

Base Cost: \$246

Estimated Year: N/A

Total Project Cost: N/A

Comment #: CH-26

Deficiency: Stairs - Handrails - Both Sides



Handrails are not provided on both sides of the staircase. 33" height measured to the top of the handrail surface at the parking lot stairs. Extensions are not provided at the top and bottom of the handrails. 8" perimeter dimension measured at the handrails.

Measurement: 33 count

Recommended Remediation:

Remove and replace non-compliant handrails so they are provided on both sides of stairs and ramps. Handrail heights shall be 34-inches min. to 38-inches maximum AFF. Extensions shall provided at top and bottom of stairs, and handrail diameter needs to be compliant.

Floor/Area: Exterior

Room/Spot: Stairs at Parking Lot

Code Compliance:

2010 ADAS: 505.2

1991 ADAAG: 4.9.4

2019 CBC: 11B-505.2

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 20 In ft

Base Cost: \$3,260

Estimated Year: N/A

Total Project Cost: N/A

INTERIOR





COUNCIL CHAMBER'S STAIR

Comment #:

CH-27

Deficiency: Stairs - Handrails - Extensions-Top and Bottom



Handrails at the top and/or bottom of the stairs do not extend 12-inches horizontally above the landing. Handrail extensions at bottom of stairs is 10-1/2 inches.

Measurement: 10.5 inches

Recommended Remediation:

Install top handrail extensions at stairs:

Top extension at stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Floor/Area: Interior

Room/Spot: Council Chamber's Stair

Bottom extension at stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The horizontal extension of a handrail shall be 12 inches long minimum and a height equal to that of the sloping portion of the handrail as measured above the stair nosings. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Code Compliance:

2010 ADAS: 505.1

1991 ADAAG: 4.9.4 (2)

2019 CBC: 11B-50510

Y/N/A	Quantity:	5	Unit:	ft
N	Base Cost:	\$		\$815
N	Estimated Year:			N/A
N	Severity:	C	Total Project Cost:	N/A





1.2 - GOODS AND SERVICES

INTERIOR

ADMINISTRATION'S BOARD ROOM

Comment #: CH-28 Deficiency: Interior Doors/Doorways/Gates - Dimensions - Width



32-inch clear opening is not provided when door is open at 90 degrees. 30" clear width measured at the board room entry door.

Measurement: 30 inches

Recommended Remediation:

Door openings shall provide a clear width of 32 inches (813 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.

Floor/Area: Interior
Room/Spot: Administration's Board Room

Table with 4 columns: Code Compliance, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.

Comment #: CH-29 Deficiency: Work Surface - Clearances - General



42" AFF measured to the top of the work surface at the standing height reference computer station. 26" AFF knee clearance measured at the seated level reference computer stations. 22" wide clear floor space measured at the work stations in the board room.

Measurement: 22 inches

Recommended Remediation:

Provide 5%, minimum 1, accessible work station. Height shall be 28" minimum to 34" maximum AFF. Knee/toe clearances shall be minimum 19" deep x 27" high x 30" wide clear.

Floor/Area: Interior
Room/Spot: Administration's Board Room

Table with 4 columns: Code Compliance, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.





BUSINESS LICENSE COUNTER

Comment #: CH-30 **Deficiency:** Transaction Counters - Dimensions - Counter Height



The counter surface is higher than the allowable 34 inches above the finished floor. 26-3/4" AFF knee clearance measured at the counter.

Measurement: 26.75 inches

Recommended Remediation:

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum shall be provided.

ADA allows counters to be 36 inches high AFF maximum.

Floor/Area: Interior
Room/Spot: Business License Counter

Code Compliance:

2010 ADAS: 904.4.2	Y/N/NA		Quantity: 1 each
1991 ADAAG: 4.32.4	N	Priority: 2	Base Cost: \$5,414
2019 CBC: 11B-904.4.2	N	Severity: B	Estimated Year: 21/22
			Total Project Cost: \$5,420

CITY HALL LOBBY

Comment #: CH-31 **Deficiency:** Stairs - Nosing - Projection



Projection of the nosing extends more than 1-1/4 inches maximum over the tread below.

Measurement: 2.5 inches

Recommended Remediation:

The permitted projection of the nosing shall extend 1-1/4 inches (32 mm) maximum over the tread below.

Exception: In existing buildings there is no requirement to retroactively alter existing nosing projections of 1-1/2 inches (38 mm) which were constructed in compliance with the building code in effect at the time of original construction.

ADA allows 1-1/2" projection.

Floor/Area: Interior
Room/Spot: City Hall Lobby

Code Compliance:

2010 ADAS: 504.5	Y/N/NA		Quantity: 34 In ft
1991 ADAAG: 4.9.3	N	Priority: 3	Base Cost: \$28,560
2019 CBC: 11B-504.5	N	Severity: C	Estimated Year: 21/22
			Total Project Cost: \$28,560





Comment #: CH-32

Deficiency: Stairs - Handrails - Height



Top of the handrail is not located within the height ranges of 34-inches minimum to 38-inches maximum AFF. 31" to 32" AFF measured to the top of the handrail gripping surface. Handrail extensions are not provided at the top and bottom of the stairs. Handrails are not at a consistent height at the top of the stairs.

Measurement: 34 inches

Recommended Remediation:

Remove and replace handrail heights so the top of gripping surfaces of handrails are 34 inches (864 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces.

Floor/Area: Interior
Room/Spot: City Hall Lobby

Code Compliance:

		Y/N/NA		Quantity: 72	In ft
2010 ADAS: 505.4		N	Priority: 6	Base Cost: \$11,736	
1991 ADAAG: 4.9.4 (5)		Y	Severity: C	Estimated Year: N/A	
2019 CBC: 11B-505.4		N		Total Project Cost: N/A	

Comment #: CH-33

Deficiency: Accessible Route - Protrusion - Height



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. 79-3/4" AFF vertical clearance measured to the TV in the lobby.

Measurement: 79.75 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Interior
Room/Spot: City Hall Lobby

Code Compliance:

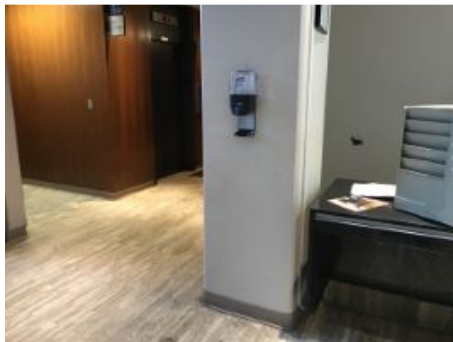
		Y/N/NA		Quantity: 1	each
2010 ADAS: 404.2.9		N	Priority: 6	Base Cost: \$728	
1991 ADAAG: 4.4.1		N	Severity: B	Estimated Year: N/A	
2019 CBC: 11B-404.2.9		N		Total Project Cost: N/A	





Comment #: CH-34

Deficiency: Accessible Route - Reach Ranges - Side Reach



Element for side reach is not located within 15-inches minimum to 48-inches maximum AFF (to to a 10-inch depth). 51" AFF measured to the antibacterial dispenser control.

Measurement: 51 inches

Recommended Remediation:

Adjust height of element to provide a maximum reach range of 48 inches (1219 mm) maximum and the low side reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

Floor/Area: Interior
Room/Spot: City Hall Lobby

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 308.3.2		N	Priority: 7	Base Cost: \$200
1991 ADAAG: 4.2.6		Y	Severity: C	Estimated Year: N/A
2019 CBC: 11B-308.3.2		N		Total Project Cost: N/A

Comment #: CH-35

Deficiency: Drinking Fountain - Wheelchair Compliance - Knee Clearance



Knee and toe clearance is not provided at the lower level fountain.

Measurement: 25 inches

Recommended Remediation:

Provide a minimum 27" knee clearance x 30" wide centered on the drinking fountain.

Floor/Area: Interior
Room/Spot: City Hall Lobby

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 306.3, 602.2		N	Priority: 6	Base Cost: \$980
1991 ADAAG: 4.15.5		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-306.3		N		Total Project Cost: N/A





CITY HALL STAIRWELL

Comment #: CH-36 Deficiency: Stairs - Risers - Height



Riser height is not within the range of 4 inches high minimum and 7 inches high maximum. 7-1/2" AFF riser height measured along the stairs. 10-3/4" tread depth measured along the stairs.

Measurement: 7.5 inches

Recommended Remediation:

All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches high minimum and 7 inches high maximum. Minimum tread depth shall be 11-inches minimum.

Floor/Area: Interior
Room/Spot: City Hall Stairwell

Code Compliance:

2010 ADAS: 504.2
1991 ADAAG: N/A
2019 CBC: 11B-504.2

Y/N/NA
N
N/A
N

Priority: 7
Severity: C

Quantity: 44 In ft
Base Cost: \$3,366
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CH-37 Deficiency: Stairs - Handrails - Extensions-Top and Bottom



Handrails at the top and/or bottom of the stairs do not extend 12-inches horizontally above the landing.

Measurement: 0 inches

Recommended Remediation:

Install top handrail extensions at stairs:
Top extension at stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Floor/Area: Interior
Room/Spot: City Hall Stairwell

Bottom extension at stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The horizontal extension of a handrail shall be 12 inches long minimum and a height equal to that of the sloping portion of the handrail as measured above the stair nosings. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Code Compliance:

2010 ADAS: 505.1
1991 ADAAG: 4.9.4 (2)
2019 CBC: 11B-50510

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 8 In ft
Base Cost: \$1,304
Estimated Year: N/A
Total Project Cost: N/A





Comment #: CH-38

Deficiency: Stairs - Handrails - Height



Top of the handrail is not located within the height ranges of 34-inches minimum to 38-inches maximum AFF. 33" AFF measured to the top of the handrail gripping surface.

Measurement: 33 inches

Recommended Remediation:

Adjust handrail heights so the top of gripping surfaces of handrails are 34 inches (864 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces.

Floor/Area: Interior
Room/Spot: City Hall Stairwell

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	88	In ft
2010 ADAS: 505.4	N	6	C	Base Cost:	\$14,344	
1991 ADAAG: 4.9.4 (5)	N			Estimated Year:	N/A	
2019 CBC: 11B-505.4	N			Total Project Cost:	N/A	

COUNCIL CHAMBER CONFERENCE ROOM

Comment #: CH-39

Deficiency: Accessible Route - Protrusion - Depth



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. The TV in the conference room protrudes 7" into the accessible route at 59-3/4" AFF.

Measurement: 7 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Interior
Room/Spot: Council Chamber Conference

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	1	each
2010 ADAS: 404.2.9	N	6	A	Base Cost:	\$728	
1991 ADAAG: 4.4.1	N			Estimated Year:	N/A	
2019 CBC: 11B-404.2.9	N			Total Project Cost:	N/A	





Comment #: CH-40

Deficiency: Accessible Route - Protrusion - Depth



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. White screen in the conference room protrudes 14" into the accessible route at 35-1/2" AFF.

Measurement: 14 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Interior
Room/Spot: Council Chamber Conference

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 404.2.9		N	Priority: 6	Base Cost: \$728
1991 ADAAG: 4.4.1		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-404.2.9		N		Total Project Cost: N/A

Comment #: CH-41

Deficiency: Interior Doors/Doorways/Gates - Tactile Sign - 18 Clear Space



The tactile wall and braille sign is not provided and sign is not located at a compliant location relative to the door.

Measurement: 1 count

Recommended Remediation:

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (457 mm) minimum by 18 inches (457 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

Floor/Area: Interior
Room/Spot: Council Chamber Conference

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 703.4.2		N	Priority: 7	Base Cost: \$50
1991 ADAAG: N/A		N/A	Severity: B	Estimated Year: N/A
2019 CBC: 11B-703.4.2		N		Total Project Cost: N/A





COUNCIL CHAMBERS BUILDING

Comment #: CH-42 **Deficiency:** Accessible Route - Reach Ranges - Side Reach



Element for side reach is not located within 15-inches minimum to 48-inches maximum AFF (to to a 10-inch depth).

Measurement: 52.5 inches

Recommended Remediation:

Adjust height of element to provide a maximum reach range of 48 inches (1219 mm) maximum and the low side reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

Floor/Area: Interior
Room/Spot: Council Chambers Building

Code Compliance:

2010 ADAS: 308.3.2

1991 ADAAG: 4.2.6

2019 CBC: 11B-308.3.2

Y/N/NA

N

Y

N

Priority: 7

Severity: C

Quantity: 1 each

Base Cost: \$600

Estimated Year: N/A

Total Project Cost: N/A

Comment #: CH-43 **Deficiency:** Assembly Areas - Wheelchair seating - Slopes



Assembly areas wheelchair spaces exceed maximum slopes of 1:48 (2.083%) or has changes in level. 3.5% to 4.4% running slope measured along the floor surface at the wheelchair spaces.

Measurement: 4.4 % grade

Recommended Remediation:

The cross slopes shall be 1:48 maximum slopes and no changes in level are permitted.

Floor/Area: Interior
Room/Spot: Council Chambers Building

Code Compliance:

2010 ADAS: 802.1.1

1991 ADAAG: 4.33.4

2019 CBC: 11B-802.1.1

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 24 sq ft

Base Cost: \$1,511

Estimated Year: 21/22

Total Project Cost: \$1,520





Comment #: CH-44

Deficiency: Accessible Route - Surface - Clear Floor Space



30" x 48" clear floor or ground space is not provided at the operable part. 4.7% running slope measured along the floor surface at the desk set up for public speaking.

Measurement: 4.7 % grade

Recommended Remediation:

Provide clear ground space at the operable part. The clear ground space shall be 30" minimum by 48" minimum, with a maximum slope of 2.08% in all directions. Clear ground space shall be positioned for either a forward or parallel approach to the operable part. The clear ground space shall be permitted to include knee and toe clearance. The clear ground space shall adjoin an accessible route or another clear ground space. Where a clear ground space is located in an alcove or otherwise confined on 3 or more sides, additional maneuvering clearance shall be provided. Alcoves shall be 36" wide minimum where the depth exceeds 24" for a forward approach. Alcoves shall be 60" wide minimum where the depth exceeds 15" for a parallel approach.

Floor/Area: Interior
Room/Spot: Council Chambers Building

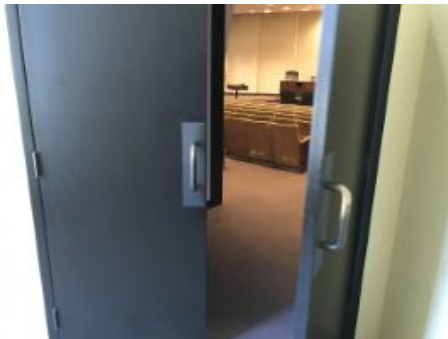
Code Compliance:

2010 ADAS: 305, 309
1991 ADAAG: 4.2.4.2
2019 CBC: 11B-305, 11B-309

Y/N/NA		Quantity: 12	SF
N	Priority: 2	Base Cost:	\$755
N	Severity: C	Estimated Year:	21/22
N		Total Project Cost:	\$760

Comment #: CH-45

Deficiency: Interior Doors/Doorways/Gates - Dimensions - Width



Openings more than 24 inches deep do not provide a clear opening of 36 inches minimum. 27-3/4" to 28" clear width measured at the entry doors to the city hall.

Measurement: 27.75 inches

Recommended Remediation:

Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (914 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (864 mm) above the finish floor or ground.

Floor/Area: Interior
Room/Spot: Council Chambers Building

Code Compliance:

2010 ADAS: 404.2.3
1991 ADAAG: 4.13.5
2019 CBC: 11B-404.2.3

Y/N/NA		Quantity: 2	each
N	Priority: 1	Base Cost:	\$5,200
N	Severity: C	Estimated Year:	21/22
N		Total Project Cost:	\$5,200





Comment #: CH-46

Deficiency: Work Surface - Clearances - General



41-3/4" AFF measured to the top of the podium surface.

Measurement: 41.75 inches

Recommended Remediation:

Provide an accessible height podium with knee and toe clearances. Height shall be 28" minimum to 34" maximum AFF. Knee/toe clearances shall be minimum 19" deep x 27" high x 30" wide clear.

Floor/Area: Interior
Room/Spot: Council Chambers Building

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: 306, 902		N	Priority: 2	Base Cost: \$1,588
1991 ADAAG: 4.32.3		N		Estimated Year: 21/22
2019 CBC: 11B-306, 11B-902		N	Severity: B	Total Project Cost: \$1,590

Comment #: CH-47

Deficiency: Work Surface - Clear Floor Space - Slopes



Clear floor space is not level adjacent to the podium and has slopes of 5.6%.

Measurement: 5.6 % grade

Recommended Remediation:

Provide a 30" x 48" clear floor space adjacent to work surface. Clear floor space shall have slopes that do not exceed 1:48 (2.08%) and no changes in level.

Floor/Area: Interior
Room/Spot: Council Chambers Building

Code Compliance:

		Y/N/NA		Quantity: 12 sq ft
2010 ADAS: 305, 309		N	Priority: 2	Base Cost: \$755
1991 ADAAG: 4.33.4		N		Estimated Year: 21/22
2019 CBC: 11B-305, 11B-309		N	Severity: C	Total Project Cost: \$760





MAYOR'S OFFICE

Comment #: CH-48

Deficiency: Interior Doors/Doorways/Gates - Clearances: Front - Latch Clearance



18-inches (exterior) not provided at latch side clearances. Depth of protrusion is 10-inches.

Measurement: 1 inches

Recommended Remediation:

Extend landing to provide 18-inch strike side clearance at latch side of door.

Floor/Area: Interior
Room/Spot: Mayor's Office

Code Compliance:

2010 ADAS: 404.2.4.1
1991 ADAAG: 4.13.6
2019 CBC: 11B-404.2.4.1

Y/N/NA
N
N
N

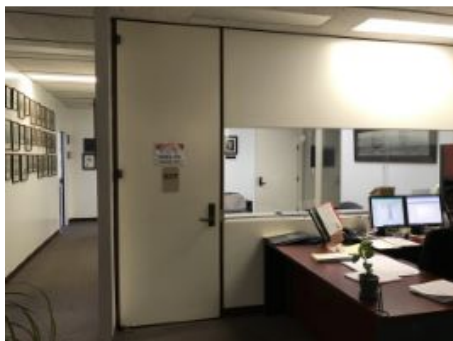
Priority: 2
Severity: C

Quantity: 1 each
Base Cost: \$1,250
Estimated Year: 21/22
Total Project Cost: \$1,250

MAYOR'S OFFICE

Comment #: CH-49

Deficiency: Interior Doors/Doorways/Gates - Tactile Sign - 18 Clear Space



The tactile wall sign is not provided in a compliant location relative to the door. Exit signage is not located adjacent to the latch side of the door. The signage is mounted on the surface of the door on the pull side of the door.

Measurement: 1 count

Recommended Remediation:

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (457 mm) minimum by 18 inches (457 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

Floor/Area: Interior
Room/Spot: Mayor's Office

Code Compliance:

2010 ADAS: 703.4.2
1991 ADAAG: N/A
2019 CBC: 11B-703.4.2

Y/N/NA
N
N/A
N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: \$55
Estimated Year: N/A
Total Project Cost: N/A





OFFICES

Comment #: CH-50

Deficiency: Interior Doors/Doorways/Gates - Tactile Sign - General



No permanent tactile exit sign has been provided at the following offices; Human Resources, Police, City Clerk, Passport Office, Mayor

Measurement: 0 count

Recommended Remediation:

Provide a tactile exit sign.

Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Interior
Room/Spot: Offices

Exception: In alterations where installation locations are obstructed or otherwise unavailable for sign installation, signs with tactile characters shall be permitted on the push side of the doors with closers and without hold-open devices.

Code Compliance:

2010 ADAS: 216.2, 703.4.1&2
1991 ADAAG: 4.30.6
2019 CBC: 11B-216.2, 11B-703.1&2

Table with 4 columns: Y/N/NA, Quantity (5 each), Base Cost (\$275), Estimated Year (21/22), Severity (C), Total Project Cost (\$280)

Comment #: CH-51

Deficiency: Interior Doors/Doorways/Gates - Hardware - Smooth Surface



Lower 10 inches of door is not smooth due to door stop being installed at bottom of door. Offices include the following; Human Resources, City Clerk, VPD and Successor, Mayor/City Clerk (2), Administration Board Room, Council Chambers Conference Room

Measurement: 2 inches

Recommended Remediation:

At swinging door and gate surfaces remove items within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

Floor/Area: Interior
Room/Spot: Offices

Code Compliance:

2010 ADAS: 404.2.10
1991 ADAAG: N/A
2019 CBC: 11B-404.2.10

Table with 4 columns: Y/N/NA, Quantity (7 each), Base Cost (\$2,800), Estimated Year (N/A), Severity (C), Total Project Cost (N/A)





Comment #: CH-52

Deficiency: Transaction Counters - Dimensions - Counter Height



The counter surface is higher than the allowable 34 inches above the finished floor. The Housing Authority, Human Resources, and Mayor's office transaction counters transactions counters height range from 37-3/4" to 43-7/8" AFF when measured to the top of the service counter surfaces.

Measurement: 43.875 inches

Recommended Remediation:

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum shall be provided.

ADA allows counters to be 36 inches high AFF maximum.

Floor/Area: Interior

Room/Spot: Offices

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	904.4.2	N	Priority:	3	Base Cost:	\$5,414
1991 ADAAG:	4.32.4	N			Estimated Year:	21/22
2019 CBC:	11B-904.4.2	N	Severity:	C	Total Project Cost:	\$5,420

PASSPORT OFFICE

Comment #: CH-53

Deficiency: Interior Doors/Doorways/Gates - Clearances: Front - Latch Clearance



18-inches (exterior) not provided at latch side clearances.

Measurement: 10 inches

Recommended Remediation:

Extend landing to provide 18-inches strike side clearance at latch side of door.

Floor/Area: Interior

Room/Spot: Passport Office

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	404.2.4.1	N	Priority:	2	Base Cost:	\$200
1991 ADAAG:	4.13.6	N			Estimated Year:	21/22
2019 CBC:	11B-404.2.4.1	N	Severity:	C	Total Project Cost:	\$200





SECOND FLOOR CORRIDOR

Comment #: CH-54 **Deficiency:** Accessible Route - Protrusion - Height



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. 79" AFF vertical clearance measured to the unisex restroom signage. 78-1/2" AFF vertical clearance measured to the administration board room signage.

Measurement: 78.5 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Interior
Room/Spot: Second Floor Corridor

Code Compliance:

2010 ADAS: 404.2.9	Y/N/NA		Quantity: 2 each
1991 ADAAG: 4.4.1	N	Priority: 6	Base Cost: \$1,456
2019 CBC: 11B-404.2.9	N	Severity: B	Estimated Year: N/A
			Total Project Cost: N/A

Comment #: CH-55 **Deficiency:** Accessible Route - Reach Ranges - Side Reach



Element for side reach is not located within 15-inches minimum to 48-inches maximum AFF (to a 10-inch depth). 54" AFF measured to the fire extinguisher control.

Measurement: 54 inches

Recommended Remediation:

Adjust height of element to provide a maximum reach range of 48 inches (1219 mm) maximum and the low side reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

Floor/Area: Interior
Room/Spot: Second Floor Corridor

Code Compliance:

2010 ADAS: 308.3.2	Y/N/NA		Quantity: 1 each
1991 ADAAG: 4.2.6	N	Priority: 7	Base Cost: \$200
2019 CBC: 11B-308.3.2	Y	Severity: C	Estimated Year: N/A
	N		Total Project Cost: N/A





SECOND FLOOR ELEVATOR LANDING

Comment #: CH-56 **Deficiency:** Accessible Route - Reach Ranges - Side Reach



Element for side reach is not located within 15-inches minimum to 48-inches maximum AFF (to to a 10-inch depth). 55" AFF reach measured to the defibrillator box control.

Measurement: 55 inches

Recommended Remediation:

Adjust height of element to provide a maximum reach range of 48 inches (1219 mm) maximum and the low side reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

Floor/Area: Interior
Room/Spot: Second Floor Elevator Landing

Code Compliance:		Y/N/NA		Quantity:	1	each
2010 ADAS:	308.3.2	N		Base Cost:	\$0	
1991 ADAAG:	4.2.6	N	Priority:	2	Estimated Year:	21/22
2019 CBC:	11B-308.3.2	N	Severity:	C	Total Project Cost:	\$0

SECONF FLOOR ELEVATOR LANDING

Comment #: CH-57 **Deficiency:** Accessible Route - Protrusion - Height



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. Defibrillator box protrudes 7-3/4" into the accessible route at 48" AFF.

Measurement: 48 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Interior
Room/Spot: Seconf Floor Elevator Landing

Code Compliance:		Y/N/NA		Quantity:	1	each
2010 ADAS:	404.2.9	N		Base Cost:	\$728	
1991 ADAAG:	4.4.1	N	Priority:	6	Estimated Year:	N/A
2019 CBC:	11B-404.2.9	N	Severity:	B	Total Project Cost:	N/A





1.3A - PUBLIC TOILET ROOMS (MULTI_USER)

COUNCIL CHAMBERS

MEN'S AND WOMEN'S RESTROOM

Comment #: CH-58

Deficiency: Lavatory - Covered Pipes/Hose Bib - General



The pipe insulation does not cover everything under the sink including water supply lines and hose bib.

Measurement: 3 count

Recommended Remediation:

Remove all sharp or abrasive surfaces under lavatories and sinks.

Provide insulation to all drain pipes, water lines and abrasive surfaces including a hose bib if provided.

Floor/Area: Council Chambers
Room/Spot: Men's and Women's Restroom

Code Compliance:

Table with 4 columns: Code, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.

Comment #: CH-59

Deficiency: Lavatory - Knee/Toe Clearance - Height



The knee clearance at the lavatory is less than the allowable 29 inches. 17-3/4" deep toe clearance measured at the lavatories. 28-3/4" AFF measured to the bottom of the front of the lavatory in the men's restroom.

Measurement: 28.75 inches

Recommended Remediation:

At lavatories required to be accessible by Section 11B-213.3.4, the knee clearance shall be 27 inches (686 mm) high minimum above the finish floor or ground at a depth of 8 inches (203 mm) minimum increasing to 29 inches (737 mm) high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture

Floor/Area: Council Chambers
Room/Spot: Men's and Women's Restroom

ADA Standards require 27-inches knee clearance.

Code Compliance:

Table with 4 columns: Code, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.





Comment #: CH-60

Deficiency: Accessible Toilet Stall - Door Hardware - Handle Both Sides



Pull hardware is not provided on interior sides of the accessible stall door.

Measurement: 0 count

Recommended Remediation:

A door pull shall be placed on both sides of the door near the latch and shall located between 34" min. to 44" max. AFF on both sides of door.

Door pull shall shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.

Floor/Area: Council Chambers
Room/Spot: Men's and Women's Restroom

Code Compliance:

2010 ADAS: 604.8.1.2
1991 ADAAG: N/A
2019 CBC: 11B-604.8.3

Y/N/NA
N
N/A
N

Priority: 7
Severity: C

Quantity: 2 each
Base Cost: \$586
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CH-61

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location



The toilet paper dispenser is outside of the allowable reach range. Toilet paper dispensers measured 11" to 12" in front of the water closet.

Measurement: 12 inches

Recommended Remediation:

This requires relocation of the toilet paper dispenser so that center line is 7" minimum to 9" maximum from face of water closet in front of the water closet measured to the centerline of the dispenser, and located below the grab bar.

Floor/Area: Council Chambers
Room/Spot: Men's and Women's Restroom

Code Compliance:

2010 ADAS: 604.7
1991 ADAAG: 4.17.3
2019 CBC: 11B-604.7

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: \$560
Estimated Year: N/A
Total Project Cost: N/A





MEN'S RESTROOM

Comment #: CH-62

Deficiency: Accessible Toilet Stall - Water Closet - Location



The flush control for the water closet is not located on the open side of the accessible toilet. Water closet centerline measured 18-1/2" from the side partition.

Measurement: 18.5 inches

Recommended Remediation:

Relocate the flush control so that it is on the open side of the water closet. Flush controls shall be hand operated or automatic. Hand operated flush controls shall operable with one hand, and do not require grasping, pinching, or twisting of the wrist except they shall be located 44" max. above the floor.

Floor/Area: Council Chambers

Room/Spot: Men's Restroom

Code Compliance:

2010 ADAS: 604.6
1991 ADAAG: 4.16.2
2019 CBC: 11B-604.6

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$1,368
Estimated Year: 21/22
Total Project Cost: \$1,370

Comment #: CH-63

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Open Side Distance From Centerline



The rear grab bar does not extend the full 24 inches past the centerline of the water closet. Rear wall grab bar extends 22" to the open side of the water closet.

Measurement: 22 inches

Recommended Remediation:

Relocate the rear wall so it provide 24 inches minimum from the centerline of the water closet to the open side of the stall.

Grab bar shall be 36 inches (914 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

Floor/Area: Council Chambers

Room/Spot: Men's Restroom

Code Compliance:

2010 ADAS: 604.5.2
1991 ADAAG: 4.17.6
2019 CBC: 11B-604.5.2

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$355
Estimated Year: 21/22
Total Project Cost: \$360





Comment #: CH-64

Deficiency: Urinal - Alcove Dimensions - Width



The alcove is deeper than 24 inches and does not provide the required minimum width of 36 inches. 29-1/4" by 47" clear floor space measured at the urinal.

Measurement: 29.25 inches

Recommended Remediation:

A 30" x 48" minimum clear floor or ground space positioned for forward approach shall be provided.

Alcoves shall be 36 inches wide minimum where the depth exceeds 24 inches.

Floor/Area: Council Chambers

Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	305.7.1	N	Priority:	7	Base Cost:	\$1,100
1991 ADAAG:	N/A	N/A	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-305.7.1	N	Total Project Cost:		N/A	

Comment #: CH-65

Deficiency: Urinal - Rim Dimensions - Height



The urinal rim height is greater than the allowable 17 inches AFF. 17-3/4" AFF measured to the urinal rim.

Measurement: 17.75 inches

Recommended Remediation:

Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (432 mm) maximum above the finish floor or ground. Urinals shall be 13½ inches (343 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

Floor/Area: Council Chambers

Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	605.2	N	Priority:	3	Base Cost:	\$935
1991 ADAAG:	4.18.2	N	Severity:	C	Estimated Year:	21/22
2019 CBC:	11B-605.2	N	Total Project Cost:		\$940	





WOMEN'S RESTROOM

Comment #: CH-66

Deficiency: Accessible Toilet Stall - Dimensions - Stall Depth



60-inch minimum width of stall not provided. 56" to 57" wide clearance measured at the water closet.

Measurement: 56 inches

Recommended Remediation:

Clearance around a water closet shall be 60-inches minimum measured perpendicular from the side wall and 56-inches minimum measured perpendicular from the rear wall. A minimum 60-inches wide and 48-inches deep maneuvering space shall be provided in front of the water closet.

Floor/Area: Council Chambers
Room/Spot: Women's Restroom

Code Compliance:

2010 ADAS: 604.3.1
1991 ADAAG: 4.17.3
2019 CBC: 11B-604.3.1

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$1,100
Estimated Year: 21/22
Total Project Cost: \$1,100

Comment #: CH-67

Deficiency: Accessible Toilet Stall - Water Closet - Flush Control Location



The flush control for the water closet is not located on the open side of the accessible toilet.

Measurement: 1 count

Recommended Remediation:

Relocate the flush control so that it is on the open side of the water closet. Flush controls shall be hand operated or automatic. Hand operated flush controls shall operable with one hand, and do not require grasping, pinching, or twisting of the wrist except they shall be located 44" max. above the floor.

Floor/Area: Council Chambers
Room/Spot: Women's Restroom

Code Compliance:

2010 ADAS: 604.6
1991 ADAAG: 4.16.5
2019 CBC: 11B-604.6

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$313
Estimated Year: 21/22
Total Project Cost: \$320





Comment #: CH-68

Deficiency: Accessible Toilet Stall - Door - Clearances - Push Side



The wheelchair stall door does not provide 44-inches minimum clearances.

Measurement: 36.75 inches

Recommended Remediation:

Reconfigure the restroom to provide a minimum 48-inch door maneuvering space with slopes that do not exceed 1:48 (2.08%) in any direction.

Floor/Area: Council Chambers
Room/Spot: Women's Restroom

Code Compliance:

2010 ADAS: 309, 404.2.7, 604.8.1.2
1991 ADAAG: 4.17.5/4.13.6
2019 CBC: 404.2.4.1

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$500
Estimated Year: 21/22
Total Project Cost: \$500

COUNCIL CHAMBERS BUILDING

MEN'S & WOMEN'S RESTROOM

Comment #: CH-69

Deficiency: Restroom Interior Space - Protruding Objects - General



Objects in the restroom extend more than 4 inches from the wall with no cane detectable barrier. Lavatories protrude 17-3/4" into the accessible route at 29" to 30" AFF.

Measurement: 17.75 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Council Chambers Building
Room/Spot: Men's & Women's Restroom

Code Compliance:

2010 ADAS: 404.2.9
1991 ADAAG: 4.4.1
2019 CBC: 11B-404.2.9

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: \$1,456
Estimated Year: N/A
Total Project Cost: N/A





1.3B - PUBLIC TOILET ROOMS (SINGLE_USER)

UNISEX RESTROOM

ACCESSIBLE TOILET STALL

Comment #: CH-70

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location



The toilet paper dispenser is outside of the allowable reach range.

Measurement: 12 inches

Recommended Remediation:

This requires relocation of the toilet paper dispenser so that center line is 7" minimum to 9" maximum from face of water closet in front of the water closet measured to the centerline of the dispenser, and located below the grab bar.

Floor/Area: Unisex Restroom
Room/Spot: Accessible Toilet Stall

Code Compliance:

2010 ADAS: 604.7
1991 ADAAG: 4.17.3
2019 CBC: 11B-604.7

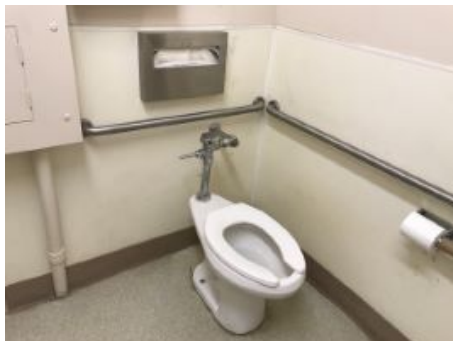
Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$280
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CH-71

Deficiency: Accessible Toilet Stall - Dispensers - Seat Cover Height



The height of the operable part of the provided seat cover dispenser exceeds the allowable 40 inches AFF.

Measurement: 44 inches

Recommended Remediation:

Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40" max. AFF. (CA Only)

Exception: Baby Changing Stations not required to comply ADA requires all dispensers to be located within a reach ranges 15" min. and 48" max.

Floor/Area: Unisex Restroom
Room/Spot: Accessible Toilet Stall

Code Compliance:

2010 ADAS: 603
1991 ADAAG: 4.2.5
2019 CBC: 11B-603.5

Y/N/NA
Y
Y
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$200
Estimated Year: N/A
Total Project Cost: N/A





Comment #: CH-72

Deficiency: Accessible Toilet Stall - Side Grab Bar - End Distance to Rear Wall



The side grab bar does not extend minimum 54 inches from the rear wall.

Measurement: 51.25 inches

Recommended Remediation:

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

Floor/Area: Unisex Restroom
Room/Spot: Accessible Toilet Stall

Code Compliance:

		Y/N/NA		Quantity: 1	each
2010 ADAS: 604.5.1		N	Priority: 3	Base Cost:	\$355
1991 ADAAG: 4.17.6		N		Estimated Year:	21/22
2019 CBC: 11B-604.5.1		N	Severity: C	Total Project Cost:	\$360

Comment #: CH-73

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Above Clearance



The rear grab bar does not have a minimum 12 inch clear space above the grab bar.

Measurement: 3.5 inches

Recommended Remediation:

Relocate grab bar to provide minimum 1-1/2 inches from side wall.

The space between the wall and the grab bar shall be 1½ inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1½ inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

Floor/Area: Unisex Restroom
Room/Spot: Accessible Toilet Stall

Code Compliance:

		Y/N/NA		Quantity: 1	each
2010 ADAS: 609.3		N	Priority: 7	Base Cost:	\$0
1991 ADAAG: N/A		N/A		Estimated Year:	N/A
2019 CBC: 11B-609.3		N	Severity: C	Total Project Cost:	N/A





Comment #: CH-74

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Open Side Distance From Centerline



The rear grab bar does not extend the full 24 inches past the centerline of the water closet.

Measurement: 20 inches

Recommended Remediation:

Relocate the rear wall so it provide 24 inches minimum from the centerline of the water closet to the open side of the stall.

Grab bar shall be 36 inches (914 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

Floor/Area: Unisex Restroom
Room/Spot: Accessible Toilet Stall

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 604.5.2	N	3	Base Cost:	\$355	
1991 ADAAG: 4.17.6	N		Estimated Year:	21/22	
2019 CBC: 11B-604.5.2	N	Severity: C	Total Project Cost:	\$360	

LAVATORY

Comment #: CH-75

Deficiency: Lavatory - Covered Pipes/Hose Bib - General



The pipe insulation does not cover everything under the sink including water supply lines and hose bib.

Measurement: 1 count

Recommended Remediation:

Remove all sharp or abrasive surfaces under lavatories and sinks.

Provide insulation to all drain pipes, water lines and abrasive surfaces including a hose bib if provided.

Floor/Area: Unisex Restroom
Room/Spot: Lavatory

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 606.5	N	6	Base Cost:	\$65	
1991 ADAAG: 4.19.4	N		Estimated Year:	N/A	
2019 CBC: 11B-606.5	N	Severity: C	Total Project Cost:	N/A	





Comment #: CH-76

Deficiency: Lavatory - Knee/Toe Clearance - Width



Minimum 30 inch wide knee and toe space is not provided. 8" deep knee and toe clearances measured to the pipes under the lavatory.

Measurement: 8 Inches

Recommended Remediation:

Toe and knee clearance shall be 30-inches minimum.

Floor/Area: Unisex Restroom

Room/Spot: Lavatory

Code Compliance:

2010 ADAS: 305, 306

1991 ADAAG: 4.19.2

2019 CBC: 11B-306.2.5, 11B-306.3.5

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$720

Estimated Year: 21/22

Total Project Cost: \$720

RESTROOM DOORS

Comment #: CH-77

Deficiency: Restroom Doors - Tactile Sign - Height



The tactile sign is not mounted within the allowable height ranges. 60-1/4" AFF measured to the baseline of the lowest tactile character.

Measurement: 60.25 inches

Recommended Remediation:

Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening.

Floor/Area: Unisex Restroom

Room/Spot: Restroom Doors

Code Compliance:

2010 ADAS: 216.2, 703.4 1&2

1991 ADAAG: 4.30.6

2019 CBC: 11B-216.2, 11B-703.4 1&2

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$55

Estimated Year: 21/22

Total Project Cost: \$60





Comment #: CH-78

Deficiency: Restroom Doors - Operation - Opening Force



The force required to operate the door exceeds the allowable 5 lbf.

Measurement: 7 lbf

Recommended Remediation:

Adjust the door closer to provide a maximum of 5 pounds operating force, 15 pounds at fire rated doors.

Floor/Area: Unisex Restroom

Room/Spot: Restroom Doors

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 404.2.9	N	6	Base Cost:	\$366	
1991 ADAAG: 4.13.11 (2)	N	Severity: C	Estimated Year:	N/A	
2019 CBC: 11B-404.2.9	N		Total Project Cost:	N/A	

Comment #: CH-79

Deficiency: Restroom Doors - Operation - Closing Speed



The door closes faster than the minimum 5 seconds. 3.80 seconds closing speed measured at the restroom door.

Measurement: 3.8 seconds

Recommended Remediation:

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

Floor/Area: Unisex Restroom

Room/Spot: Restroom Doors

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 404.2.8.1	N	6	Base Cost:	\$366	
1991 ADAAG: 4.13.10	Y	Severity: C	Estimated Year:	N/A	
2019 CBC: 11B-404.2.8.1	N		Total Project Cost:	N/A	





Comment #: CH-80

Deficiency: Restroom Doors - Clearances: Front - Latch Clearance



18-inch latch side clearance is not provided at the pull side of the door.

Measurement: 9.5 inches

Recommended Remediation:

Provide maneuvering clearances that extend full width of the doorway and the required 18" minimum latch side clearance (24 inches for exterior doors) for a depth of 60-inches. The slopes in this space shall not exceed 1:48 in any direction.

Floor/Area: Unisex Restroom

Room/Spot: Restroom Doors

Code Compliance:

2010 ADAS: 404.2.4.1

1991 ADAAG: 4.13.10(a)

2019 CBC: 11B-404.2.4.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$400

Estimated Year: 21/22

Total Project Cost: \$400

Comment #: CH-81

Deficiency: Restroom Doors - Clearances: Front - Latch Clearance



Latch side clearance is not provided at the pull side of the door.

Measurement: 9.75 inches

Recommended Remediation:

Provide maneuvering clearances that extend full width of the doorway and the required 18" minimum latch side clearance (24 inches for exterior doors) for a depth of 60-inches. The slopes in this space shall not exceed 1:48 in any direction.

Floor/Area: Unisex Restroom

Room/Spot: Restroom Doors

Code Compliance:

2010 ADAS: 404.2.4.1

1991 ADAAG: 4.13.10(a)

2019 CBC: 11B-404.2.4.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$1,250

Estimated Year: 21/22

Total Project Cost: \$1,250





RESTROOM INTERIOR SPACE

Comment #: CH-82 **Deficiency:** Restroom Interior Space - Amenities - Soap Dispenser Height



The soap dispenser exceeds the maximum allowable height.

Measurement: 51 inches

Recommended Remediation:

In California, all operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor.

ADA allows accessories to meet reach ranges as noted below;

Where a high forward reach is over an obstruction, the 30"x48" clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. Where the reach depth exceeds 20 inches (508 mm), the high forward reach shall be 44 inches (1118 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

Floor/Area: Unisex Restroom
Room/Spot: Restroom Interior Space

Code Compliance:

2010 ADAS: 308.2.2
1991 ADAAG: 4.23.7
2019 CBC: 603.5

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$200
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CH-83 **Deficiency:** Restroom Interior Space - Amenities - Mirror Height



The mirror height exceeds the allowable 40 inches above the finished floor.

Measurement: 41.5 inches

Recommended Remediation:

Relocate mirrors above lavatories or countertops so bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground.

OR

Provide a second mirror not located above lavatories or countertops with the bottom edge of the reflecting surface 35 inches maximum above the finish floor.

Floor/Area: Unisex Restroom
Room/Spot: Restroom Interior Space

Code Compliance:

2010 ADAS: 603.3
1991 ADAAG: 4.19.6
2019 CBC: 11B-603.3

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$200
Estimated Year: N/A
Total Project Cost: N/A





WATER CLOSET

Comment #: CH-84

Deficiency: Water Closet - Clearance - Dimensions



Clearances at water closet does not provide minimum 60-inches from side wall to nearest obstruction. And/or it does not provide 48-inches from face of water closet to nearest obstruction. 39-1/2" clearance measured to the electrical panel at the water closet.

Measurement: 39.5 inches

Recommended Remediation:

Reconfigure restroom so the water closet is positioned with a wall to the rear and to one side. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. A minimum 60" wide and 48' deep maneuvering space shall be provided in front of the water closet. No other fixtures or obstructions shall be located within the required water closet clearance.

Floor/Area: Unisex Restroom

Room/Spot: Water Closet

Code Compliance:

2010 ADAS: 604.3.1
1991 ADAAG: 4.17.3
2019 CBC: 11B-604.3.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$1,368

Estimated Year: 21/22

Total Project Cost: \$1,370

Comment #: CH-85

Deficiency: Water Closet - Clearance - Dimensions



Clearances at water closet does not provide minimum 60-inches from side wall to nearest obstruction. And/or it does not provide 48-inches from face of water closet to nearest obstruction. 44" wide clear floor space measured from the side wall to the lavatory in front of the water closet. Ladder enclosure protrudes 7 -1/4" into the clear floor space 22" in front of the water closet.

Measurement: 1 count

Recommended Remediation:

Reconfigure restroom so the water closet is positioned with a wall to the rear and to one side. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. A minimum 60" wide and 48' deep maneuvering space shall be provided in front of the water closet. No other fixtures or obstructions shall be located within the required water closet clearance.

Floor/Area: Unisex Restroom

Room/Spot: Water Closet

Code Compliance:

2010 ADAS: 604.3.1
1991 ADAAG: 4.17.3
2019 CBC: 11B-604.3.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$1,100

Estimated Year: 21/22

Total Project Cost: \$1,100





CIVIC CENTER PLAZA



2.0 Site Assessment

Facility Priority Designations

- Priority 1 – Approach and Entrance (exterior accessible route and accessible parking. Includes directional signage, exterior ramps, exterior stairs, exterior side of entrances thresholds, door handles, 48” door separation in vestibules, exterior protruding objects)
- Priority 2 – Access to Programs, Services (begins at entrance of building and includes circulation routes, protruding objects, elevators, interior stairs, interior ramps, reach ranges, signage for room designation, doors, aisles, carpet, seating, desks, benches, dressing rooms, lockers, reception counters, counter heights)
- Priority 3 – Toilet Rooms
- Priority 4 – Additional Accessible elements (drinking fountains, phones, fire alarm systems)
- Priority 5 – California only requirements to comply with building code
- Priority 6 – Maintenance Items
- Priority 7 – Items compliant with 1991 ADAAG

Facility Severity Designations

- ‘A’: Item that creates a Safety Issue (tripping hazards, protruding objects, fire strobes, egress signage, door closing speed and door pressures, two way communication at elevators)
- ‘B’: Item that creates a major inconvenience to a significant number of people (cross slopes,
- ‘C’: Item that creates a minor inconvenience, however it is not compliant and creates a barrier (restrooms, audio visual elements, door hardware, vision lights, drinking fountains, directional signage, accessible parking,
- ‘D’: Required only in California Building Code, but is compliant with ADA Federal Regulations
- ‘E’: Nothing required unless public is allowed access to this area



Total Estimated Cost Summary Table by Priority:

	Count of Total Items	Total Estimated Base Costs	Total Estimated Project Costs*
Priority 1	21	\$34,444	\$34,480
Priority 2	0	\$0	\$0
Priority 3	0	\$0	\$0
Priority 4	0	\$0	\$0
Priority 5	10	\$11,302	N/A
Priority 6	5	\$20,212	N/A
Priority 7	4	\$2,060	N/A
Total	36	\$68,018	\$34,480

* Project costs includes soft cost allowance, GC cost & fee, escalation and contingency, priority 5, 6, and 7 are not included in the transition plan and therefore have o calculated Project Costs.



2.1 - APPROACH AND ENTRANCE

ACCESSIBLE ROUTE

DIRECTIONAL SIGNAGE

Comment #: CC-01

Deficiency: Accessible Route - Directional Signage - General



The non-accessible areas leading toward entrance and does not provide signage directing to an accessible entrance.

Measurement: 0 count

Recommended Remediation:

Install directional signage that indicates the location of the nearest accessible entrance. Signs shall have the International Symbol of Accessibility (ISA) indicating the accessible route to the nearest accessible entrance. Signs shall be provided at every junction when the accessible route diverges from the regular circulation path. Signs shall be a minimum 40" AFF to bottom of sign.

Floor/Area: Accessible Route
Room/Spot: Directional Signage

Code Compliance:

2010 ADAS: 216.6, 703.5.6
1991 ADAAG: N/A
2019 CBC: 11B-216.6

Y/N/NA
N
N/A
N

Priority: 7
Severity: B

Quantity: 4 each
Base Cost: \$220
Estimated Year: N/A
Total Project Cost: N/A

OPENINGS

Comment #: CC-02

Deficiency: Accessible Route - Openings - Width



Accessible route grates / openings exceed 1/2" in the direction of travel.

Measurement: 1 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: Accessible Route
Room/Spot: Openings

Code Compliance:

2010 ADAS: 302.3
1991 ADAAG: 4.5.4
2019 CBC: 11B-302.3

Y/N/NA
N
N
N

Priority: 1
Severity: B

Quantity: 100 In ft
Base Cost: \$896
Estimated Year: 21/22
Total Project Cost: \$900





Comment #: CC-03

Deficiency: Accessible Route - Openings - Width



Accessible route grates / openings exceed 1/2" in the direction of travel.

Measurement: inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: Accessible Route

Room/Spot: Openings

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	1000	In ft
2010 ADAS: 302.3	N	1		Base Cost:		\$8,960
1991 ADAAG: 4.5.4	N			Estimated Year:		21/22
2019 CBC: 11B-302.3	N	B		Total Project Cost:		\$8,960

STEPS AND EDGE PROTECTION

Comment #: CC-04

Deficiency: Accessible Route - Steps and edge protection -



About 57' x 57' recessed area with steps all around leading to round fountain in middle of area. No ramp. For steps - No warning stripes at nosings, no handrail. For fountain - No edge protection at drop off greater than 4". Missing covers at some recessed "boxes" (drains and access to filters?)

Measurement:

Recommended Remediation:

Floor/Area: Accessible Route

Room/Spot: Steps and edge protection

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	1	each
2010 ADAS:		7		Base Cost:		\$1,000
1991 ADAAG: N/A	N/A			Estimated Year:		N/A
2019 CBC:		B		Total Project Cost:		N/A

COURTYARD





BETWEEN PLAZA & LIBRARY

Comment #: CC-05

Deficiency: Accessible Route - Openings - Width



Accessible route grates / openings exceed 1/2" in the direction of travel.

Measurement: .75 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: Courtyard

Room/Spot: Between Plaza & Library

Code Compliance:

2010 ADAS:	302.3
1991 ADAAG:	4.5.4
2019 CBC:	11B-302.3

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 10 In ft

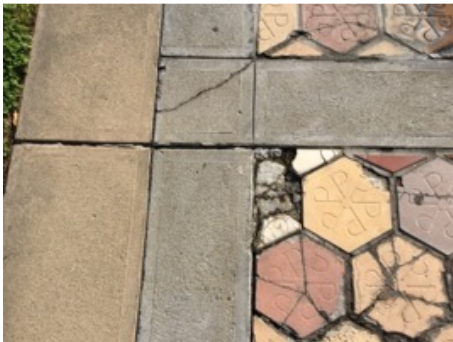
Base Cost: \$90

Estimated Year: 21/22

Total Project Cost: \$90

Comment #: CC-06

Deficiency: Accessible Route - Openings - Direction



Accessible route grates / openings exceed 1/2" in the direction of travel in upper courtyard.

Measurement: .75 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: Courtyard

Room/Spot: Between Plaza & Library

Code Compliance:

2010 ADAS:	302.3
1991 ADAAG:	4.5.4
2019 CBC:	11B-302.3

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 100 In ft

Base Cost: \$896

Estimated Year: 21/22

Total Project Cost: \$900





BETWEEN THOMAS & W. 7TH ST

Comment #: CC-07 **Deficiency:** Accessible Route - Openings - Width



Accessible route grates / openings exceed 1/2" in the direction of travel.

Measurement: 1 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: Courtyard
Room/Spot: Between Thomas & W. 7th St

Code Compliance:

2010 ADAS: 302.3
1991 ADAAG: 4.5.4
2019 CBC: 11B-302.3

Y/N/NA

N
N
N

Priority: 1
Severity: B

Quantity: 200 In ft
Base Cost: \$1,792
Estimated Year: 21/22
Total Project Cost: \$1,800

Comment #: CC-08 **Deficiency:** Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: .75 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

Floor/Area: Courtyard
Room/Spot: Between Thomas & W. 7th St

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Code Compliance:

2010 ADAS: 303.2, 303.3
1991 ADAAG: 4.5.2
2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA

N
N
N

Priority: 1
Severity: A

Quantity: 450 sq ft
Base Cost: \$450
Estimated Year: 21/22
Total Project Cost: \$450

HEXAGON PAVERS AT WALK ALONG FRONT OR WEST SIDE OF LIBRARY





ACCESSIBLE ROUTE

Comment #: CC-09

Deficiency: Accessible Route - Openings - Width



Accessible route grates / openings exceed 1/2" in the direction of travel.

Measurement: 3 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: Hexagon pavers at walk along

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS:	302.3
1991 ADAAG:	4.5.4
2019 CBC:	11B-302.3

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 10 In ft

Base Cost: \$90

Estimated Year: 21/22

Total Project Cost: \$90

Comment #: CC-10

Deficiency: Accessible Route - Openings - Direction



Accessible route grates / openings exceed 1/2" in the direction of travel.

Measurement: inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: Hexagon pavers at walk along

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS:	302.3
1991 ADAAG:	4.5.4
2019 CBC:	11B-302.3

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 10 In ft

Base Cost: \$90

Estimated Year: 21/22

Total Project Cost: \$90

HEXAGON PAVERS WALK BETWEEN THOMAS AND W 7TH STREETS AND LIBRARY





ACCESSIBLE ROUTE

Comment #: CC-11

Deficiency: Accessible Route - Openings - Direction



Accessible route grates / openings exceed 1/2" in the direction of travel.

Measurement: inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: Hexagon pavers walk between

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS:	302.3
1991 ADAAG:	4.5.4
2019 CBC:	11B-302.3

Y/N/NA

N
N
N

Priority: 1

Severity: B

Quantity:	10	In ft
Base Cost:		\$90
Estimated Year:		21/22
Total Project Cost:		\$90

RAMPS

HANDRAILS

Comment #: CC-12

Deficiency: Ramps - Handrails - Both Sides



Handrails are not provided on both sides of the ramp. Anti skateboarding needs to be removed from railings, and railings need to be replaced.

Measurement: 16 count

Recommended Remediation:

Install missing handrails so they are provided on both sides of stairs and ramps.

Floor/Area: Ramps

Room/Spot: Handrails

Code Compliance:

2010 ADAS:	505.2
1991 ADAAG:	4.8.5 (1)
2019 CBC:	11B-505.2

Y/N/NA

N
N
N

Priority: 6

Severity: C

Quantity:	16	In ft
Base Cost:		\$3,912
Estimated Year:		N/A
Total Project Cost:		N/A





Comment #: CC-13

Deficiency: Ramps - Handrails - Both Sides



Handrails are not compliant on both sides of the ramp.

Measurement: 10 count

Recommended Remediation:

Replace non compliant handrails so they are provided on both sides of stairs and ramps. Skateboard deterrents can not be installed on top of handrails.

Floor/Area: Ramps
Room/Spot: Handrails

Code Compliance:

	Y/N/NA	Quantity:	48	In ft
2010 ADAS: 505.2	N	Priority:	6	Base Cost: \$3,912
1991 ADAAG: 4.8.5 (1)	N	Severity:	C	Estimated Year: N/A
2019 CBC: 11B-505.2	N	Total Project Cost:		N/A

SLOPES

Comment #: CC-14

Deficiency: Ramps - Slopes - Running Slope



The running slope of the ramp is steeper than 1:12 (8.33%). 48' of the pedestrian ramp along west side of stairs between SA3 (Thomas & W 7th) and library. Slopes vary 9.6% to 10%

Measurement: 10 % grade

Recommended Remediation:

Remove and replace the ramp. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12.

Floor/Area: Ramps
Room/Spot: Slopes

Code Compliance:

	Y/N/NA	Quantity:	48	each
2010 ADAS: 405.2	N	Priority:	1	Base Cost: \$6,620
1991 ADAAG: 4.8.2	N	Severity:	C	Estimated Year: 21/22
2019 CBC: 11B-406.3.1	N	Total Project Cost:		\$6,620

SA1 CONT





ACCESSIBLE ROUTE

Comment #: CC-15

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: .75 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: SA1 cont
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 303.2, 303.3

1991 ADAAG: 4.5.2

2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 5 In ft

Base Cost: \$5

Estimated Year: 21/22

Total Project Cost: \$10

SA2

ACCESSIBLE ROUTE

Comment #: CC-16

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: .75 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: SA2
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 303.2, 303.3

1991 ADAAG: 4.5.2

2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 10 sq ft

Base Cost: \$10

Estimated Year: 21/22

Total Project Cost: \$10

SA2 CONT





ACCESSIBLE ROUTE

Comment #: CC-17

Deficiency: Accessible Route - Openings - Direction



Accessible route grates / openings exceed 1/2" in the direction of travel.

Measurement: .75 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: SA2 cont
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 302.3
1991 ADAAG: 4.5.4
2019 CBC: 11B-302.3

Y/N/NA
N
N
N

Priority: 1
Severity: B

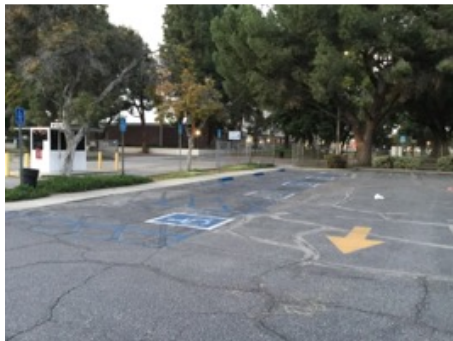
Quantity: 15 In ft
Base Cost: \$134
Estimated Year: 21/22
Total Project Cost: \$140

SOUTH PARKING LOT

POMONA COURTHOUSE SOUTH

Comment #: CC-18

Deficiency: Parking - General Parking - Car Stall Space Count



There are not enough accessible parking spaces designated as per Table 11B -208.2. A minimum of one car standard stall and access aisle shall be provided.

Measurement: 6 % grade

Recommended Remediation:

Reconfigure parking to provide minimum number of parking stalls.

Floor/Area: South Parking Lot
Room/Spot: Pomona Courthouse South

Code Compliance:

2010 ADAS: 208.2
1991 ADAAG: 4.6.1
2019 CBC: 11B-208.2

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: \$840
Estimated Year: 21/22
Total Project Cost: \$840





Comment #: CC-19

Deficiency: Parking - Accessible Stall - Length



The accessible van/car stall is less than 216 inches (18 ft. or 5486 mm) long.

Measurement: 183 inches

Recommended Remediation:

Car and van parking spaces shall be 216 inches (5486 mm) long minimum.

ADA does not designate a minimum length for van or car accessible stalls.

Floor/Area: South Parking Lot
Room/Spot: Pomona Courthouse South

Code Compliance:

		Y/N/NA		Quantity:	9 each
2010 ADAS:	502.2	Y	Priority:	5	Base Cost:
1991 ADAAG:	N/A	N/A	Severity:	D	\$7,560
2019 CBC:	11B-502.2	N		Estimated Year:	N/A
				Total Project Cost:	N/A

Comment #: CC-20

Deficiency: Parking - Access Aisle Markings - Border Line Markings



The access aisle is not marked with a blue painted border line around the entire perimeter.

Measurement: 6 count

Recommended Remediation:

Paint a blue border line at the top of the access aisle. Required at the top of the access aisle.

ADA Does not provide a method or design for markings. Existing striping provides markings so as to 'discourage' parking in the access aisle.

Floor/Area: South Parking Lot
Room/Spot: Pomona Courthouse South

Code Compliance:

		Y/N/NA		Quantity:	1 each
2010 ADAS:	502.3.3	Y	Priority:	5	Base Cost:
1991 ADAAG:	N/A	N/A	Severity:	D	\$420
2019 CBC:	11B-502.3.3	N		Estimated Year:	N/A
				Total Project Cost:	N/A





Comment #: CC-21

Deficiency: Parking - Access Aisle Markings - "No Parking"



Markings are faded and does not discourage parking in the access aisle.

Measurement: 6 count

Recommended Remediation:

Remove old markings and repaint as required.

ADA does not provide a method or design for markings. Existing striping has faded and markings do not discourage parking in the access aisle.

Floor/Area: South Parking Lot
Room/Spot: Pomona Courthouse South

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502		N	Priority: 7	Base Cost: \$420
1991 ADAAG: N/A		N/A	Severity: C	Estimated Year: N/A
2019 CBC: 11B-502.3		N		Total Project Cost: N/A

Comment #: CC-22

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.

Measurement: 3.2 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions.

Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Exception: Slopes not steeper than 1:48 shall be permitted.

Floor/Area: South Parking Lot
Room/Spot: Pomona Courthouse South

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.4		N	Priority: 1	Base Cost: \$5,000
1991 ADAAG: 4.6.3		N	Severity: C	Estimated Year: 21/22
2019 CBC: 11B-502.4		N		Total Project Cost: \$5,000





POMONA COURTHOUSE SOUTH

Comment #: CC-23 **Deficiency:** Parking - Tow Away Sign - Location



The "Unauthorized Parking Sign" sign is not located at the entrance to the off-street parking.

Measurement: 1 count

Recommended Remediation:

Install sign at either; 1) a conspicuous place at each entrance to an off-street parking facility OR 2) immediately adjacent to on-site accessible parking and visible from each parking space.

Floor/Area: South Parking Lot
Room/Spot: Pomona Courthouse South

Code Compliance:		Y/N/NA		Quantity:	1	each
2010 ADAS:	N/A	N/A	Priority:	5	Base Cost:	\$280
1991 ADAAG:	N/A	N/A	Severity:	D	Estimated Year:	N/A
2019 CBC:	11B-216 / 11B-502.8	N			Total Project Cost:	N/A

Comment #: CC-24 **Deficiency:** Parking - General Parking - Total Space Count

Total parking spaces found.

Measurement: 226 count

Recommended Remediation:

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

For the purposes of this item, Electrical Vehicle Charging Stations (EVCS) are not considered parking spaces. See EVCS checklist for areas designated as Electrical Vehicle Charging Stations (EVCS).

Floor/Area: South Parking Lot
Room/Spot: Pomona Courthouse South

Code Compliance:		Y/N/NA		Quantity:	1	each
2010 ADAS:	208.2	N	Priority:	1	Base Cost:	\$840
1991 ADAAG:	4.6.1	N	Severity:	C	Estimated Year:	21/22
2019 CBC:	11B-208.2				Total Project Cost:	\$840





Comment #: CC-25

Deficiency: Parking - General Parking - Van Stall Space Count



One access space in every six access spaces (or portion of 6) is not van accessible.

Measurement: 1 count

Recommended Remediation:

If parking was installed, reconfigured or restriped since March 15, 2012 parking facility shall be reconfigured to provide minimum number of parking stalls.

Floor/Area: South Parking Lot
Room/Spot: Pomona Courthouse South

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	208.2.4	N	Priority:	1	Base Cost:	\$840
1991 ADAAG:	4.6.1	N	Severity:	C	Estimated Year:	21/22
2019 CBC:	11B-208.2.4	N			Total Project Cost:	\$840

Comment #: CC-26

Deficiency: Parking - Signage - Finish



The parking identification sign does not have a reflective finish.

Measurement: 6 count

Recommended Remediation:

Parking identification signs shall be reflectorized.

Floor/Area: South Parking Lot
Room/Spot: Pomona Courthouse South

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	N/A	N/A	Priority:	5	Base Cost:	\$280
1991 ADAAG:	N/A	N/A	Severity:	D	Estimated Year:	N/A
2019 CBC:	11B-502.6	N			Total Project Cost:	N/A





Comment #: CC-27

Deficiency: Parking - Signage - Minimum Fine



The parking identification sign does not include the text "Minimum Fine \$250" below the ISA.

Measurement: 6 count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: South Parking Lot
Room/Spot: Pomona Courthouse South

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$280
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-502.6.2	N		Total Project Cost: N/A

Comment #: CC-28

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.

Measurement: 4.3 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: South Parking Lot
Room/Spot: Pomona Courthouse South

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS:	502.4	N	Priority: 1	Base Cost: \$6,300
1991 ADAAG:	4.6.3	N	Severity: C	Estimated Year: 21/22
2019 CBC:	11B-502.4	N		Total Project Cost: \$6,300





Comment #: CC-29

Deficiency: Parking - Access Aisle Markings - Length



The access aisle does not extend the full required length of the parking stall(s) served.

Measurement: 184 inches

Recommended Remediation:

Access aisles shall extend the full required length of the parking spaces they serve.

Floor/Area: South Parking Lot
Room/Spot: Pomona Courthouse South

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.3.2		N	Priority: 7	Base Cost: \$420
1991 ADAAG: N/A		N/A		Estimated Year: N/A
2019 CBC: 11B-502.2		N	Severity: C	Total Project Cost: N/A

Comment #: CC-30

Deficiency: Parking - Access Aisle Markings - Hatched Line Spacing



The hatched lines within the border line of the access aisle are spaced greater than 36 inches (914 mm) on center apart.

Measurement: 32 inches

Recommended Remediation:

Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white. T Access aisle markings may extend beyond the minimum required length.

Floor/Area: South Parking Lot
Room/Spot: Pomona Courthouse South

ADA does not identify means and methods for striping at parking stalls or access aisles. Current markings discourage parking and provide federal compliance.

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.3		Y	Priority: 5	Base Cost: \$420
1991 ADAAG: N/A		N/A		Estimated Year: N/A
2019 CBC: 11B-502.3.3		N	Severity: D	Total Project Cost: N/A

STAIRS





CONTRAST STRIPING

Comment #: CC-31

Deficiency: Stairs - Contrast Striping - Exterior Stair



A 2-inch minimum to 4-inch maximum clear visual contrast stripe is fading and is beginning to chip off.

Measurement: 5 count

Recommended Remediation:

Provide clear visual contrast striping at the upper approach and all treads . The stripe shall be a minimum of 2 inches (51 mm) wide to a maximum of 4 inches (102 mm) wide.

A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement.

Floor/Area: Stairs
Room/Spot: Contrast Striping

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-504.4.1

Y/N/NA
N/A
N/A
N

Priority: 5
Severity: D

Quantity: 5 each
Base Cost: \$246
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CC-32

Deficiency: Stairs - Contrast Striping - Exterior Stair



A 2-inch minimum to 4-inch maximum clear visual contrast stripe is worn from use and needs to be replaced on each step.

Measurement: 3 count

Recommended Remediation:

Provide clear visual contrast striping at the upper approach and all treads . The stripe shall be a minimum of 2 inches (51 mm) wide to a maximum of 4 inches (102 mm) wide.

A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement.

Floor/Area: Stairs
Room/Spot: Contrast Striping

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-504.4.1

Y/N/NA
N/A
N/A
N

Priority: 5
Severity: D

Quantity: 30 In ft
Base Cost: \$246
Estimated Year: N/A
Total Project Cost: N/A





Comment #: CC-33

Deficiency: Stairs - Contrast Striping - Exterior Stair



A 2-inch minimum to 4-inch maximum clear visual contrast stripe is not provided on each step.

Measurement: 2 inches

Recommended Remediation:

Provide clear visual contrast striping at the upper approach and all treads. The stripe shall be a minimum of 2 inches (51 mm) wide to a maximum of 4 inches (102 mm) wide.

A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement.

Floor/Area: Stairs
Room/Spot: Contrast Striping

Code Compliance:

		Y/N/NA		Quantity: 4 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$246
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-504.4.1	N		Total Project Cost: N/A

HANDRAILS

Comment #: CC-34

Deficiency: Stairs - Handrails - Extensions: Bottom



At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The extension shall be 12" min. and a height equal to that of the sloping portion of the handrail as measured above the stair nosings.

Measurement: 20 inches

Recommended Remediation:

Install bottom handrail extensions at stairs: Stair handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the bottom of the stair runs.

ADA Does not require handrail extensions at the bottom of staircases.

Floor/Area: Stairs
Room/Spot: Handrails

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$1,324
1991 ADAAG:	4.9.4 (2)	N	Severity: D	Estimated Year: N/A
2019 CBC:	11B-505.10.1	N		Total Project Cost: N/A





Comment #: CC-35

Deficiency: Stairs - Handrails - Gripping Surface



Bottom of the handrail surface is obstructed more than 20%. Handrails and extensions are not compliant.

Measurement: 4 count

Recommended Remediation:

Remove and replace handrails. Install continuous handrail gripping surfaces along their length and so there are no obstructions along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length. Provide compliant extensions top and bottom of handrails.

Floor/Area: Stairs
Room/Spot: Handrails

Code Compliance:

	Y/N/NA	Quantity:	36	In ft
2010 ADAS: 505.6	N	Priority: 6	Base Cost:	\$5,868
1991 ADAAG: 4.9.4 (4)	N	Severity: C	Estimated Year:	N/A
2019 CBC: 11B-505.6	N	Total Project Cost:		N/A

Comment #: CC-36

Deficiency: Stairs - Handrails - Both Sides



Handrails are not provided on both sides of the staircase.

Measurement: 2 count

Recommended Remediation:

Install missing handrails so they are provided on both sides of stairs and ramps.

Floor/Area: Stairs
Room/Spot: Handrails

Code Compliance:

	Y/N/NA	Quantity:	60	In ft
2010 ADAS: 505.2	N	Priority: 6	Base Cost:	\$3,260
1991 ADAAG: 4.9.4	N	Severity: C	Estimated Year:	N/A
2019 CBC: 11B-505.2	N	Total Project Cost:		N/A





Comment #: CC-37

Deficiency: Stairs - Handrails - Both Sides



Handrails are not provided on both sides of the staircase.

Measurement: 120 count

Recommended Remediation:

Replace non compliant handrails so they are provided on both sides of stairs and ramps.

Floor/Area: Stairs
Room/Spot: Handrails

Code Compliance:		Y/N/NA	Quantity:	120	In ft	
2010 ADAS:	505.2	N	Priority:	6	Base Cost:	\$3,260
1991 ADAAG:	4.9.4	N	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-505.2	N	Total Project Cost:			N/A

UNDERGROUND UTILITY VAULT IN HEXAGON PAVERS BETWEEN LIBRARY AND CITY HALL.

ACCESSIBLE ROUTE

Comment #: CC-38

Deficiency: Accessible Route - Openings - Width



Accessible route grates / openings exceed 1/2" in the direction of travel.

Measurement: 1.25 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: Underground utility vault in
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA	Quantity:	36	In ft	
2010 ADAS:	302.3	N	Priority:	1	Base Cost:	\$323
1991 ADAAG:	4.5.4	N	Severity:	B	Estimated Year:	21/22
2019 CBC:	11B-302.3	N	Total Project Cost:			\$330

UNDERGROUND VAULT COVER, WHERE RECESSED HANDLES OCCUR.





ACCESSIBLE ROUTE

Comment #: CC-39

Deficiency: Accessible Route - Openings - Width



Accessible route grates / openings exceed 1/2" in the direction of travel.

Measurement: 1 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: Underground vault cover, where

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS:	302.3
1991 ADAAG:	4.5.4
2019 CBC:	11B-302.3

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 10 In ft

Base Cost: \$90

Estimated Year: 21/22

Total Project Cost: \$90

Comment #: CC-40

Deficiency: Accessible Route - Openings - Direction



Accessible route grates / openings exceed 1/2" in the direction of travel.

Measurement: 60 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: Underground vault cover, where

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS:	302.3
1991 ADAAG:	4.5.4
2019 CBC:	11B-302.3

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 10 In ft

Base Cost: \$90

Estimated Year: 21/22

Total Project Cost: \$90





POMONA POLICE DEPARTMENT



3.0 Site Assessment

Facility Priority Designations

- Priority 1 – Approach and Entrance (exterior accessible route and accessible parking. Includes directional signage, exterior ramps, exterior stairs, exterior side of entrances thresholds, door handles, 48” door separation in vestibules, exterior protruding objects)
- Priority 2 – Access to Programs, Services (begins at entrance of building and includes circulation routes, protruding objects, elevators, interior stairs, interior ramps, reach ranges, signage for room designation, doors, aisles, carpet, seating, desks, benches, dressing rooms, lockers, reception counters, counter heights)
- Priority 3 – Toilet Rooms
- Priority 4 – Additional Accessible elements (drinking fountains, phones, fire alarm systems)
- Priority 5 – California only requirements to comply with building code
- Priority 6 – Maintenance Items
- Priority 7 – Items compliant with 1991 ADAAG

Facility Severity Designations

- ‘A’: Item that creates a Safety Issue (tripping hazards, protruding objects, fire strobes, egress signage, door closing speed and door pressures, two way communication at elevators)
- ‘B’: Item that creates a major inconvenience to a significant number of people (cross slopes,
- ‘C’: Item that creates a minor inconvenience, however it is not compliant and creates a barrier (restrooms, audio visual elements, door hardware, vision lights, drinking fountains, directional signage, accessible parking,
- ‘D’: Required only in California Building Code, but is compliant with ADA Federal Regulations
- ‘E’: Nothing required unless public is allowed access to this area



Total Estimated Cost Summary Table by Priority:

	Count of Total Items	Total Estimated Base Costs	Total Estimated Project Costs*
Priority 1	13	\$23,755	\$23,800
Priority 2	9	\$20,411	\$20,420
Priority 3	26	\$74,699	\$74,950
Priority 4	0	\$0	\$0
Priority 5	16	\$12,138	N/A
Priority 6	14	\$5,449	N/A
Priority 7	11	\$10,762	N/A
Total	78	\$147,484	\$119,170

* Project costs includes soft cost allowance, GC cost & fee, escalation and contingency, priority 5, 6, and 7 are not included in the transition plan and therefore have o calculated Project Costs.



3.1 - APPROACH AND ENTRANCE

EXTERIOR

ACCESSIBLE PARKING

Comment #: PD-01

Deficiency: Parking - Tow Away Sign - Verbiage



The verbiage on the "tow-away" sign is provided.

Measurement: 1 count

Recommended Remediation:

Sign shall clearly state the following: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at: _____ or by telephoning _____."

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

Table with 4 columns: Code, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.

Comment #: PD-02

Deficiency: Parking - Signage - Minimum Fine



The parking identification sign does not include the text "Minimum Fine \$250" below the ISA.

Measurement: 0 count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

Table with 4 columns: Code, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.





Comment #: PD-03

Deficiency: Parking - Signage - Location



The parking identification sign with ISA is not installed at car accessible parking stall.

Measurement: 0 count

Recommended Remediation:

Install a parking space identification sign at each stall.

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	502.6	N	Priority:	1	Base Cost:	\$280
1991 ADAAG:	4.6.4	N	Severity:	C	Estimated Year:	21/22
2019 CBC:	11B-502.6.3	N			Total Project Cost:	\$280

Comment #: PD-04

Deficiency: Parking - Accessible Stall - Markings



Measurement: 1 count

Recommended Remediation:

Parking stall markings have faded. Remove and re-stripe the car stall. The minimum stall length is 216" (18'). The stall shall be striped using one of the following options: 1. the International Symbol of Accessibility in white on a blue background a minimum 36"x 36" high OR 2. stall outlined or painted in blue, with the International Symbol of Accessibility in white or a suitable contrasting color and a minimum 36"x 36" high. In either case, the centerline of the International Symbol of Accessibility (ISA) shall be 6" maximum from the centerline of the stall, its sides parallel to the length of the stall and its lower edge at, or lower side aligned with, the end of the parking space length. Width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

		Y/N/NA		Quantity:	9	each
2010 ADAS:	502.6	N	Priority:	7	Base Cost:	\$7,560
1991 ADAAG:	N/A	N/A	Severity:	B	Estimated Year:	N/A
2019 CBC:	11B-502.6	N			Total Project Cost:	N/A





Comment #: PD-05

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade. 12.0% running slope and 8.0% cross slope measured at the parking stall.

Measurement: 12 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	502.4	N	Priority:	1	Base Cost:	\$6,300
1991 ADAAG:	4.6.3	N	Severity:	C	Estimated Year:	21/22
2019 CBC:	11B-502.4	N			Total Project Cost:	\$6,300

Comment #: PD-06

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.

Measurement: 3.9 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	502.4	N	Priority:	1	Base Cost:	\$6,300
1991 ADAAG:	4.6.3	N	Severity:	C	Estimated Year:	21/22
2019 CBC:	11B-502.4	N			Total Project Cost:	\$6,300





Comment #: PD-07

Deficiency: Parking - Access Aisle Markings - "No Parking"



Markings are faded and does not discourage parking in the access aisle.

Measurement: 0 count

Recommended Remediation:

Remove old markings and repaint as required.

ADA does not provide a method or design for markings. Existing striping has faded and markings do not discourage parking in the access aisle.

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502		N	Priority: 7	Base Cost: \$420
1991 ADAAG: N/A		N/A	Severity: C	Estimated Year: N/A
2019 CBC: 11B-502.3		N		Total Project Cost: N/A

Comment #: PD-08

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.

Measurement: 2.9 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions.

Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Exception: Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.4		N	Priority: 1	Base Cost: \$5,000
1991 ADAAG: 4.6.3		N	Severity: C	Estimated Year: 21/22
2019 CBC: 11B-502.4		N		Total Project Cost: \$5,000





Comment #: PD-09

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over ¼” vertical or ½” beveled occur.

Measurement: 1 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of ¼” high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between ¼” high minimum and ½” high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of ½” is permitted to be ¼” vertical plus ¼” beveled.

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

		Y/N/NA		Quantity:	4	sq ft
2010 ADAS:	303.2, 303.3	N	Priority:	1	Base Cost:	\$4
1991 ADAAG:	4.5.2	N	Severity:	C	Estimated Year:	21/22
2019 CBC:	11B-303.2, 11B-303.3	N			Total Project Cost:	\$10

Comment #: PD-10

Deficiency: Parking - Accessible Car Stall - Width



The accessible car stall is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 100.75 inches

Recommended Remediation:

Car parking spaces shall be 108 inches (2743 mm) wide minimum.

ADA requires 96-inches (8 ft.) minimum width.

Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	502.1	Y	Priority:	5	Base Cost:	\$420
1991 ADAAG:	4.6.3	Y	Severity:	D	Estimated Year:	N/A
2019 CBC:	11B-502.1	N			Total Project Cost:	N/A





MAIN ENTRY

Comment #: PD-11

Deficiency: Accessible Route - Reach Ranges - Clear Floor Space



30" x 48" level clear ground space is not provided at the operable part.

Measurement: 4.9 % grade

Recommended Remediation:

Relocate, or create, a minimum 30" x 48" clear floor/ground space at all items requiring reach range with a maximum slope of 1:48 (2.08%) in all directions.

Floor/Area: Exterior
Room/Spot: Main Entry

Code Compliance:

2010 ADAS: 305, 309
1991 ADAAG: 4.2.4.2
2019 CBC: 11B-305

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 15 sq ft
Base Cost: \$297
Estimated Year: 21/22
Total Project Cost: \$300

Comment #: PD-12

Deficiency: Accessible Route - Reach Ranges - Side Reach



Element for side reach is not located within 15-inches minimum to 48-inches maximum AFF (to to a 10-inch depth).

Measurement: 54 inches

Recommended Remediation:

Adjust height of element to provide a maximum reach range of 48 inches (1219 mm) maximum and the low side reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

Floor/Area: Exterior
Room/Spot: Main Entry
Notes: Pay Phones

Code Compliance:

2010 ADAS: 308.3.2
1991 ADAAG: 4.2.6
2019 CBC: 11B-308.3.2

Y/N/NA
N
Y
N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: \$200
Estimated Year: N/A
Total Project Cost: N/A





PARKING LOT TO BLDG

Comment #: PD-13

Deficiency: Accessible Route - Clear Width - General



Accessible route widths do not provide minimum 48-inches clear. 42" wide route measured along the route from the parking lot to the building entrance. Route is 22' long.

Measurement: 42 inches

Recommended Remediation:

Replace walks to provide a clear width of 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).

Floor/Area: Exterior

Room/Spot: Parking Lot to Bldg

Code Compliance:

2010 ADAS: 403.5.1	Y/N/NA		Quantity: 88	sq ft
1991 ADAAG: 4.3.3	Y	Priority: 5	Base Cost: \$1,744	
2019 CBC: 11B-403.5.1 (Ex 3-Exterior)	N	Severity: D	Estimated Year: N/A	
			Total Project Cost: N/A	

Comment #: PD-14

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.4% to 2.7% cross slope measured where the route from the accessible parking spaces turns towards the building entrance.

Measurement: 2.7 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Exterior

Room/Spot: Parking Lot to Bldg

Code Compliance:

2010 ADAS: 405.2	Y/N/NA		Quantity: 50	sq ft
1991 ADAAG: 4.3.7	N	Priority: 1	Base Cost: \$991	
2019 CBC: 11B-406.5.7	N	Severity: A	Estimated Year: 21/22	
			Total Project Cost: \$1,000	





Comment #: PD-15

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 3.1% to 3.6% cross slope measured along the route. Route is 7' long.

Measurement: 3.6 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Exterior
Room/Spot: Parking Lot to Bldg

Code Compliance:

2010 ADAS: 405.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 28 sq ft

Base Cost: \$555

Estimated Year: 21/22

Total Project Cost: \$560

Comment #: PD-16

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: .75 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Exterior
Room/Spot: Parking Lot to Bldg

Code Compliance:

2010 ADAS: 303.2, 303.3
1991 ADAAG: 4.5.2
2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 4 sq ft

Base Cost: \$4

Estimated Year: 21/22

Total Project Cost: \$10





ROUTE TO ENTRANCE

Comment #: PD-17

Deficiency: Accessible Route - Clear Width - General



Accessible route widths do not provide minimum 48-inches clear. 40" wide route measured bushes at the planters located along either of the route to the building entrance.

Measurement: 40 inches

Recommended Remediation:

Replace walks to provide a clear width of 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).

Floor/Area: Exterior
Room/Spot: Route to Entrance

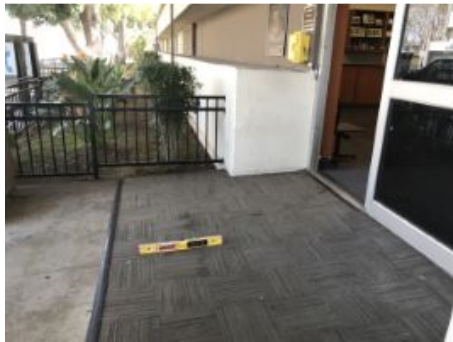
Code Compliance:

2010 ADAS:	403.5.1	Y/N/NA	Y
1991 ADAAG:	4.3.3	Y	
2019 CBC:	11B-403.5.1 (Ex 3-Exterior)	N	

Quantity:	1	sq ft
Priority:	5	Base Cost:
Severity:	D	Estimated Year:
		Total Project Cost:

Comment #: PD-18

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 4.2% to 4.9% cross slope measured along the route. Route is 7' long.

Measurement: 4.9 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Exterior
Room/Spot: Route to Entrance

Code Compliance:

2010 ADAS:	405.2	Y/N/NA	N
1991 ADAAG:	4.3.7	N	
2019 CBC:	11B-406.5.7	N	

Quantity:	28	sq ft
Priority:	1	Base Cost:
Severity:	C	Estimated Year:
		Total Project Cost:





3.2 - GOODS AND SERVICES

EXTERIOR

ACCESSIBLE PARKING

Comment #: PD-19

Deficiency: Accessible Route - Hazardous Vehicular Areas - Detectable Warning



The detectable warning surface is not installed at hazardous vehicular area boundary.

Measurement: 0 count

Recommended Remediation:

Install detectable warnings where a walk crosses or adjoins a vehicular way, if the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning yellow in color.

Floor/Area: Exterior
Room/Spot: Accessible Parking

Table with 5 columns: Code Compliance, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.

MAIN ENTRY

Comment #: PD-20

Deficiency: Accessible Route - Reach Ranges - Side Reach Obstructed



Obstructed elements is either deeper than 24" or more than 46-inches maximum AFF when deeper than 10-inches (to a maximum of 24-inches). 54" high reach measured to the emergency phone control. Phone is located over an obstruction measured 45" high.

Measurement: 54 inches

Recommended Remediation:

Relocate phone. Maximum high reach is reduced to 46" when the reach over an obstruction is deeper than 10" (to a maximum of 24"). Obstructions at side reaches are limited to a height of 34".

Floor/Area: Exterior
Room/Spot: Main Entry

Table with 5 columns: Code Compliance, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.

INTERIOR





LOBBY

Comment #: PD-21

Deficiency: Accessible Route - Protrusion - Depth



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. Trophy case protrudes 10" into the circulation path at 55-1/2" AFF

Measurement: 10 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Interior

Room/Spot: Lobby

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.4.1

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 6

Severity: A

Quantity: 1 each

Base Cost: \$728

Estimated Year: N/A

Total Project Cost: N/A

Comment #: PD-22

Deficiency: Accessible Route - Protrusion - Depth



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. Computer counter protrudes 11" into the accessible route at 42" AFF.

Measurement: 11 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Interior

Room/Spot: Lobby

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.4.1

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 6

Severity: A

Quantity: 1 each

Base Cost: \$728

Estimated Year: N/A

Total Project Cost: N/A





Comment #: PD-23

Deficiency: Accessible Route - Reach Ranges - Side Reach



Element for side reach is not located within 15-inches minimum to 48-inches maximum AFF (to to a 10-inch depth).

Measurement: 48.5 inches

Recommended Remediation:

Adjust height of element to provide a maximum reach range of 48 inches (1219 mm) maximum and the low side reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

Floor/Area: Interior

Room/Spot: Lobby

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 308.3.2		N	Priority: 7	Base Cost: \$600
1991 ADAAG: 4.2.6		Y	Severity: C	Estimated Year: N/A
2019 CBC: 11B-308.3.2		N		Total Project Cost: N/A

Comment #: PD-24

Deficiency: Accessible Route - Reach Ranges - Side Reach



Element for side reach is not located within 15-inches minimum to 48-inches maximum AFF (to to a 10-inch depth).

Measurement: 54 inches

Recommended Remediation:

Adjust height of element to provide a maximum reach range of 48 inches (1219 mm) maximum and the low side reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

Floor/Area: Interior

Room/Spot: Lobby

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 308.3.2		N	Priority: 7	Base Cost: \$200
1991 ADAAG: 4.2.6		Y	Severity: C	Estimated Year: N/A
2019 CBC: 11B-308.3.2		N		Total Project Cost: N/A





Comment #: PD-25

Deficiency: Transaction Counters - Dimensions - Counter Height



The counter surface is higher than the allowable 34 inches above the finished floor.

Measurement: 43.5 inches

Recommended Remediation:

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum shall be provided.

ADA allows counters to be 36 inches high AFF maximum.

Floor/Area: Interior

Room/Spot: Lobby

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 904.4.2	N	2	Base Cost:	\$5,414	
1991 ADAAG: 4.32.4	N		Estimated Year:	21/22	
2019 CBC: 11B-904.4.2	N	Severity: C	Total Project Cost:	\$5,420	

JAIL

CELLS AND SHOWERS

Comment #: PD-26

Deficiency: Jail Cells and Showers - General -



Jail cells and showers are not accessible.

Measurement: 1 count

Recommended Remediation:

No remediation is necessary as the current program/policy in place is that the jail does not house disabled persons or anyone who uses an apparatus. They are shipped via ambulance to LA county Facilities.

Floor/Area: Jail

Room/Spot: Cells and Showers

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	
2010 ADAS:		7	Base Cost:	\$0	
1991 ADAAG: N/A	N/A		Estimated Year:	N/A	
2019 CBC:		Severity: C	Total Project Cost:	N/A	





EXTERIOR

Comment #: PD-27

Deficiency: Telephone - TTY - General



TTY and volume control are not provided. Include the international sign of hearing impaired

Measurement: 1 count

Recommended Remediation:

At least one TTY shall be made available. It can be portable in a detention center as long as it is provided when requested, the phone has a long enough cable to reach the cradle. It is battery operated, or a power outlet is provided. Include the international sign of hearing impaired.

Floor/Area: Jail
Room/Spot: Exterior
Notes: Pay Phones

Code Compliance:

2010 ADAS: 217.4.3.1
1991 ADAAG: 4.31.9
2019 CBC: 308.2

Y/N/NA

N

Quantity: 1 each
Base Cost: \$1,500
Estimated Year: 21/22
Severity: C
Total Project Cost: \$1,500

LOBBY

Comment #: PD-28

Deficiency: Telephone - Volume Control - General



The handset provided does not have compliant volume control.

Measurement: 1 count

Recommended Remediation:

Replace the handset with one that has volume control. The handset volume controls shall be equipped with a receiver volume control that provides a gain adjustable up to 20dB minimum. For incremental volume control, provide at least one intermediate step of 12dB of gain minimum. An automatic reset shall be provided.

Floor/Area: Jail
Room/Spot: Lobby
Notes: Communication Device

Code Compliance:

2010 ADAS: 904.5, 704.2
1991 ADAAG: 4.31.5(2)
2019 CBC: 11B-904.5, 704.2

Y/N/NA

N

N

N

Quantity: 1 each
Base Cost: \$500
Estimated Year: 21/22
Severity: C
Total Project Cost: \$500





PRISONER INTAKE

Comment #: PD-29

Deficiency: Transaction Counters - Dimensions - Counter Height



The counter surface is higher than the allowable 34 inches above the finished floor.

Measurement: 30.75 inches

Recommended Remediation:

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum shall be provided.

ADA allows counters to be 36 inches high AFF maximum.

Floor/Area: Jail
Room/Spot: Prisoner Intake

Code Compliance:

2010 ADAS: 904.4.2
1991 ADAAG: 4.32.4
2019 CBC: 11B-904.4.2

Y/N/NA
Y
Y
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$5,414
Estimated Year: N/A
Total Project Cost: N/A

Comment #: PD-30

Deficiency: Telephone - TTY - General



TTY and volume control are not provided. Include the international sign of hearing impaired

Measurement: 1 count

Recommended Remediation:

At least one TTY shall be made available. It can be portable in a detention center as long as it is provided when requested, the phone has a long enough cable to reach the cradle. It is battery operated, or a power outlet is provided. Include the international sign of hearing impaired.

Floor/Area: Jail
Room/Spot: Prisoner Intake

Code Compliance:

2010 ADAS: 217.4.3.1
1991 ADAAG: 4.31.9
2019 CBC: 308.2

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: \$1,500
Estimated Year: 21/22
Total Project Cost: \$1,500





Comment #: PD-31

Deficiency: Telephone - Location - Height



Not all buttons are located within the allowable reach ranges.

Measurement: 54 inches

Recommended Remediation:

Have the phone lowered to make all buttons 48 inches or less AFF.

Floor/Area: Jail
Room/Spot: Prisoner Intake

Code Compliance:	Y/N/NA		Quantity:	1	each
2010 ADAS: 308.2	N	Priority: 2	Base Cost:	\$1,750	
1991 ADAAG: 4.2.5	N	Severity: C	Estimated Year:	21/22	
2019 CBC: 11B-308.2	N		Total Project Cost:	\$1,750	

Comment #: PD-32

Deficiency: Telephone - Clear Floor Space - General



Clear floor space is not provided at the phone.

Measurement: 0 inches

Recommended Remediation:

Either relocate the phone or the sink to provide a 30 inch wide by 48 inch deep clear floor space at the phone.

Floor/Area: Jail
Room/Spot: Prisoner Intake

Code Compliance:	Y/N/NA		Quantity:	1	each
2010 ADAS: 704.2.1.2	N	Priority: 2	Base Cost:	\$1,750	
1991 ADAAG: 4.19.3	N	Severity: C	Estimated Year:	21/22	
2019 CBC: 11B-704.2.1.2	N		Total Project Cost:	\$1,750	





VISITORS ROOM

Comment #: PD-33

Deficiency: Interior Space - Turning Space - Radius



The room does not allow for a clear turning radius of 60 inches or a T-turn of 60 inches.

Measurement: 56 inches

Recommended Remediation:

Rework the room to allow for a clear turning radius of 60 inches.

Floor/Area: Jail
Room/Spot: Visitors Room

Code Compliance:

2010 ADAS: 304.3
1991 ADAAG: 4.23.3
2019 CBC: 11B-304.4

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: \$7,500
Estimated Year: 21/22
Total Project Cost: \$7,500

Comment #: PD-34

Deficiency: Interior Doors/Doorways/Gates - Dimensions - Width



32-inch clear opening is not provided when door is open at 90 degrees.

Measurement: 20.5 inches

Recommended Remediation:

Door openings shall provide a clear width of 32 inches (813 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.

Floor/Area: Jail
Room/Spot: Visitors Room
Notes: Both Sides

Code Compliance:

2010 ADAS: 404.2.3
1991 ADAAG: 4.13.5
2019 CBC: 11B-404.2.3

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 2 each
Base Cost: \$2,248
Estimated Year: 21/22
Total Project Cost: \$2,250





Comment #: PD-35

Deficiency: Interior Doors/Doorways/Gates - Operation - Opening Force



The force required to operate the door exceeds the allowable 5 lbf.

Measurement: 17 lbf

Recommended Remediation:

Adjust the door closer to provide a maximum of 5 pounds operating force, 15 pounds at fire rated doors.

Floor/Area: Jail
Room/Spot: Visitors Room
Notes: Both Sides

Code Compliance:		Y/N/NA	Quantity:	2	each
2010 ADAS:	404.2.9	N	Priority:	1	Base Cost: \$732
1991 ADAAG:	4.13.11 (2)	N	Severity:	C	Estimated Year: 21/22
2019 CBC:	11B-404.2.9	N	Total Project Cost:		\$740

Comment #: PD-36

Deficiency: Interior Doors/Doorways/Gates - Operation - Closing Speed



The door closes faster than the minimum 5 seconds.

Measurement: 2.11 seconds

Recommended Remediation:

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

Floor/Area: Jail
Room/Spot: Visitors Room
Notes: Both Sides

Code Compliance:		Y/N/NA	Quantity:	2	each
2010 ADAS:	404.2.8.1	N	Priority:	6	Base Cost: \$732
1991 ADAAG:	4.13.10	N	Severity:	C	Estimated Year: N/A
2019 CBC:	11B-404.2.8.1	N	Total Project Cost:		N/A





Comment #: PD-37

Deficiency: Interior Doors/Doorways/Gates - Hardware - Operation



The operable part requires tight grasping, pinching and/or twisting of the wrist to operate.

Measurement: 1 count

Recommended Remediation:

Provided 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 maximum.

Floor/Area: Jail
Room/Spot: Visitors Room
Notes: Both Sides

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: 309		N	Priority: 1	Base Cost: \$586
1991 ADAAG: 4.13.9		N		Estimated Year: 21/22
2019 CBC: 11B-309		N	Severity: C	Total Project Cost: \$590

Comment #: PD-38

Deficiency: Accessible Route - Reach Ranges - Side Reach



Element for side reach is not located within 15-inches minimum to 48-inches maximum AFF (to to a 10-inch depth).

Measurement: 58 inches

Recommended Remediation:

Adjust height of element to provide a maximum reach range of 48 inches (1219 mm) maximum and the low side reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

Floor/Area: Jail
Room/Spot: Visitors Room
Notes: Vending Machine

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 308.3.2		N	Priority: 2	Base Cost: \$200
1991 ADAAG: 4.2.6		N		Estimated Year: 21/22
2019 CBC: 11B-308.3.2		N	Severity: C	Total Project Cost: \$200





Comment #: PD-39

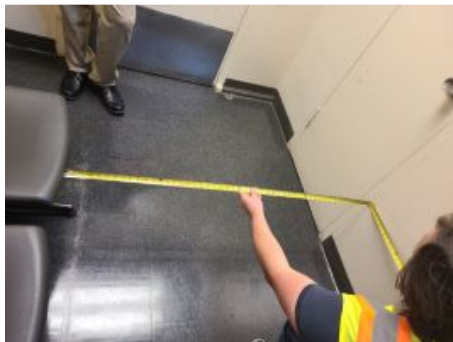
Deficiency: Interior Doors/Doorways/Gates - Clearances: Front - Pull Side Approach

60 inches of maneuvering space beyond the pull side of the door is not provided.

Measurement: 48 inches

Recommended Remediation:

Reconfigure doorway landing to provide a minimum 60-inch door maneuvering space.



Floor/Area: Jail
Room/Spot: Visitors Room
Notes: Visitor Side

Code Compliance:

	Y/N/NA		Quantity:	1	each
2010 ADAS: 404.2.4.1	N	Priority: 1	Base Cost:	\$200	
1991 ADAAG: 4.13.6	N	Severity: C	Estimated Year:	21/22	
2019 CBC: 11B-404.2.4.1	N		Total Project Cost:	\$200	





3.3B - PUBLIC TOILET ROOMS (SINGLE_USER)

JAIL

GENDER NEUTRAL RESTROOM

Comment #: PD-40

Deficiency: Restroom Access - Floor Surface - Mat



Carpet or carpet tile is not securely attached.

Measurement: 1 count

Recommended Remediation:

Mat may cause tripping hazard due to not being securely attached.

If movable floor mats impede access for people with disabilities, they may need to be moved or removed under Section 36.304 of the ADA Title III regulations. That section requires that a public accommodation remove barriers in existing facilities where removing them is "readily achievable," that is, easily accomplishable and able to be carried out without much difficulty or expense. Even though the requirements of this chapter would not apply to the mats themselves, the ADA regulations can provide helpful guidance in ensuring that mats do not constitute barriers.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:

2010 ADAS: 302.1, CFR36.304
1991 ADAAG: N/A
2019 CBC: 11B-302.1

Y/N/NA
N/A
N/A
N/A

Quantity: 1 each
Base Cost: \$90
Estimated Year: N/A
Total Project Cost: N/A
Priority: 0
Severity: A

Comment #: PD-41

Deficiency: Restroom Doors - Operation - Opening Force



The force required to operate the door exceeds the allowable 5 lbf.

Measurement: 10 lbf

Recommended Remediation:

Adjust the door closer to provide a maximum of 5 pounds operating force, 15 pounds at fire rated doors.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:

2010 ADAS: 404.2.9
1991 ADAAG: 4.13.11 (2)
2019 CBC: 11B-404.2.9

Y/N/NA
N
N
N

Quantity: 1 each
Base Cost: \$366
Estimated Year: N/A
Total Project Cost: N/A
Priority: 6
Severity: C





Comment #: PD-42

Deficiency: Restroom Doors - Operation - Closing Speed



The door closes faster than the minimum 5 seconds.

Measurement: 4.51 seconds

Recommended Remediation:

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

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:

2010 ADAS: 404.2.8.1

Y/N/NA

N

Priority: 6

Quantity: 1 each

Base Cost: \$366

1991 ADAAG: 4.13.10

Y

Estimated Year: N/A

2019 CBC: 11B-404.2.8.1

N

Severity: C

Total Project Cost: N/A

Comment #: PD-43

Deficiency: Restroom Doors - Hardware - Handle Height



The door hardware is located outside the allowable height ranges.

Measurement: 51 inches

Recommended Remediation:

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with Section 11B-309.4. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:

2010 ADAS: 404.2.7

Y/N/NA

N

Priority: 3

Quantity: 1 each

Base Cost: \$293

1991 ADAAG: 4.13.9

N

Estimated Year: 22/23

2019 CBC: 11B-404.2.7

N

Severity: C

Total Project Cost: \$310





Comment #: PD-44

Deficiency: Restroom Doors - Clearances: Front - Pull Side Approach



60 inches of maneuvering space beyond the pull side of the door is not provided.

Measurement: 49.25 inches

Recommended Remediation:

Reconfigure the restroom to provide a minimum 60-inch door maneuvering space with slopes that do not exceed 1:48 (2.08%) on pull side of the door.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:

2010 ADAS: 404.2.4.1

Y/N/NA

N

Priority: 3

Quantity: 1 each

Base Cost: \$50,000

1991 ADAAG: 4.13.6

N

Estimated Year: 21/22

2019 CBC: 11B-404.2.4.1

N

Severity: C

Total Project Cost: \$50,000

Comment #: PD-45

Deficiency: Restroom Interior Space - Amenities - Soap Dispenser Height



The soap dispenser exceeds the maximum allowable height.

Measurement: 54 inches

Recommended Remediation:

In California, all operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor.

ADA allows accessories to meet reach ranges as noted below;

Where a high forward reach is over an obstruction, the 30"x48" clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. Where the reach depth exceeds 20 inches (508 mm), the high forward reach shall be 44 inches (1118 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:

2010 ADAS: 308.2.2

Y/N/NA

Y

Priority: 5

Quantity: 1 each

Base Cost: \$200

1991 ADAAG: 4.23.7

N

Estimated Year: N/A

2019 CBC: 603.5

N

Severity: D

Total Project Cost: N/A





Comment #: PD-46

Deficiency: Restroom Interior Space - Amenities - Paper Towel Height



The paper towel dispenser exceeds the maximum allowable height.

Measurement: 52.5 inches

Recommended Remediation:

In California, all operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor. ADA allows accessories to meet reach ranges as noted below;

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:

2010 ADAS: 308.2.2
1991 ADAAG: 4.23.7
2019 CBC: 603.5

Y/N/NA
Y
N
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$200
Estimated Year: N/A
Total Project Cost: N/A

Comment #: PD-47

Deficiency: Restroom Interior Space - Amenities - Mirror Height



The mirror height exceeds the allowable 40 inches above the finished floor.

Measurement: 44 inches

Recommended Remediation:

Relocate mirrors above lavatories or countertops so bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground.

OR

Provide a second mirror not located above lavatories or countertops with the bottom edge of the reflecting surface 35 inches maximum above the finish floor.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:

2010 ADAS: 603.3
1991 ADAAG: 4.19.6
2019 CBC: 11B-603.3

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$200
Estimated Year: N/A
Total Project Cost: N/A





Comment #: PD-48

Deficiency: Restroom Interior Space - Floor Surface - Slopes



The floor surface has slopes that exceeds the allowable 1:48 (2%) grade in any direction.

Measurement: 2.7 % grade

Recommended Remediation:

Floor or ground surfaces of a turning space shall comply with section 11B-302. Changes in level are not permitted. Exception: slopes not steeper than 1:48 shall be permitted. Floor slopes need to be adjusted, and drains, if applicable, will need to be adjusted.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:		Y/N/NA		Quantity:	1	In ft
2010 ADAS: 215.1		N	Priority: 3	Base Cost:		\$1,500
1991 ADAAG: 4.3.7		N	Severity: C	Estimated Year:		22/23
2019 CBC: 11B-215.1		N		Total Project Cost:		\$1,580

Comment #: PD-49

Deficiency: Restroom Interior Space - Protruding Objects - General



Objects in the restroom extend more than 4 inches from the wall with no cane detectable barrier.

Measurement: 5.25 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:		Y/N/NA		Quantity:	1	each
2010 ADAS: 404.2.9		N	Priority: 6	Base Cost:		\$186
1991 ADAAG: 4.4.1		N	Severity: A	Estimated Year:		N/A
2019 CBC: 11B-404.2.9		N		Total Project Cost:		N/A





Comment #: PD-50

Deficiency: Lavatory - Covered Pipes/Hose Bib - General



The pipe insulation does not cover everything under the sink including water supply lines and hose bib.

Measurement: 1 count

Recommended Remediation:

Remove all sharp or abrasive surfaces under lavatories and sinks. Provide insulation to all drain pipes, water lines and abrasive surfaces including a hose bib if provided.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:		Y/N/NA		Quantity:	1	each
2010 ADAS:	606.5	N	Priority:	6	Base Cost:	\$65
1991 ADAAG:	4.19.4	N	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-606.5	N			Total Project Cost:	N/A

Comment #: PD-51

Deficiency: Accessible Toilet Stall - Door - Self-Closing Door



The stall door is not self closing.

Measurement: 1 count

Recommended Remediation:

The door shall be self-closing.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

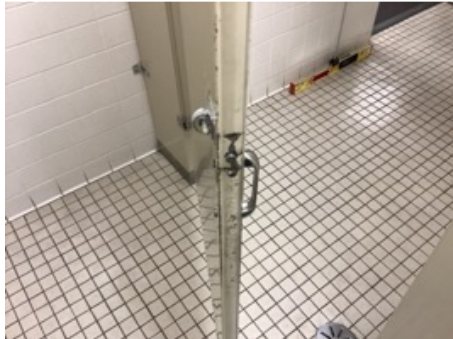
Code Compliance:		Y/N/NA		Quantity:	1	each
2010 ADAS:	604.8.3	N	Priority:	6	Base Cost:	\$586
1991 ADAAG:	N/A	N/A	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-604.8.3	N			Total Project Cost:	N/A





Comment #: PD-52

Deficiency: Accessible Toilet Stall - Door Hardware - Handle Both Sides



There is no pull handle on the interior side of the stall door.

Measurement: 1 count

Recommended Remediation:

A door pull shall be placed on both sides of the door near the latch and shall located between 34" min. to 44" max. AFF.

Door pull shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	604.8.1.2	N	Priority:	7	Base Cost:	\$586
1991 ADAAG:	N/A	N/A	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-604.8.3	N			Total Project Cost:	N/A

Comment #: PD-53

Deficiency: Accessible Toilet Stall - Water Closet - Location



The water closet is not a compliant distance from the adjacent wall.

Measurement: 18.5 inches

Recommended Remediation:

Restroom water closet needs to be relocated to 17 inches minimum to 18 inches maximum distance to the adjacent side wall. (16" – 18" ADA)

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	604.2	N	Priority:	3	Base Cost:	\$2,736
1991 ADAAG:	4.16.2	N	Severity:	C	Estimated Year:	21/22
2019 CBC:	11B-604.2	N			Total Project Cost:	\$2,740





Comment #: PD-54

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location



The toilet paper dispenser is outside of the allowable reach range.

Measurement: 19.5 inches

Recommended Remediation:

This requires relocation of the toilet paper dispenser so that center line is 7" minimum to 9" maximum from face of water closet in front of the water closet measured to the centerline of the dispenser, and located below the grab bar.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.7		N	Priority: 6	Base Cost: \$280
1991 ADAAG: 4.17.3		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-604.7		N		Total Project Cost: N/A

Comment #: PD-55

Deficiency: Accessible Toilet Stall - Dispensers - Seat Cover Height



The height of the operable part of the provided seat cover dispenser exceeds the allowable 40 inches AFF, is not located on an accessible route, no 30" x 48" clear floor space and reaching over water closet.

Measurement: 54.5 inches

Recommended Remediation:

Relocate toilet seat cover dispenser from behind toilet. Maximum height is 40-inches AFF, on an accessible route and not reaching over the water closet.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 603		Y	Priority: 5	Base Cost: \$200
1991 ADAAG: 4.2.5		N	Severity: D	Estimated Year: N/A
2019 CBC: 11B-603.5		N		Total Project Cost: N/A





Comment #: PD-56

Deficiency: Accessible Toilet Stall - Dispensers - Sanitary Napkin Location



The sanitary napkin disposal unit is in the wrong location in front of the toilet paper dispenser.

Measurement: 1 count

Recommended Remediation:

Sanitary napkin disposal units, if provided, shall comply with Section 11B-309.4 and shall be wall mounted and located on the sidewall between the rear wall of the toilet and the toilet paper dispenser, adjacent to the toilet paper dispenser. The disposal unit shall be located below the grab bar with the opening of the disposal unit 19 inches minimum (483 mm) above the finish floor.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Table with 4 columns: Code Compliance (2010 ADAS, 1991 ADAAG, 2019 CBC), Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost.

Comment #: PD-57

Deficiency: Accessible Toilet Stall - Side Grab Bar - Height



The side grab bar is mounted outside the allowable heights AFF.

Measurement: 37 inches

Recommended Remediation:

Grab bars must be installed in a horizontal position, 33"min-36"max. AFF measured to the top of the gripping surface.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Table with 4 columns: Code Compliance (2010 ADAS, 1991 ADAAG, 2019 CBC), Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost.





Comment #: PD-58

Deficiency: Accessible Toilet Stall - Side Grab Bar - End Distance to Rear Wall

The side grab bar does not extend minimum 54 inches from the rear wall.

Measurement: 44 inches

Recommended Remediation:

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.



Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:

2010 ADAS: 604.5.1

1991 ADAAG: 4.17.6

2019 CBC: 11B-604.5.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$355

Estimated Year: 21/22

Total Project Cost: \$360

Comment #: PD-59

Deficiency: Accessible Toilet Stall - Side Grab Bar - Distance to Water Closet

The side grab bar does not extend 24 inches (610 mm) minimum in front of the water closet.

Measurement: 16.5 inches

Recommended Remediation:

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.



Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:

2010 ADAS: 604.5.1

1991 ADAAG: 4.17.6

2019 CBC: 11B-604.5.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$710

Estimated Year: 21/22

Total Project Cost: \$710





Comment #: PD-60

Deficiency: Accessible Toilet Stall - Grab Bars - General



Grab bars are missing.

Measurement: 1 count

Recommended Remediation:

Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. Where separate grab bars are required on adjacent walls at a common mounting height, an L-shaped grab bar meeting the dimensional requirements shall be permitted.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.5, 609		N	Priority: 3	Base Cost: \$355
1991 ADAAG: 4.17.6		N		Estimated Year: 21/22
2019 CBC: 11B-604.5		N	Severity: C	Total Project Cost: \$360

Comment #: PD-61

Deficiency: Accessible Toilet Stall - Dimensions - Stall Width



Width of stall is less than 60-inches when measured perpendicular to the side wall.

Measurement: 59.75 inches

Recommended Remediation:

Reconfigure partitions to provide clearance around a water closet 60-inches minimum when measured perpendicular from the side wall and 56-inches minimum when measured perpendicular from the rear wall. A minimum 60-inches wide and 48-inches deep maneuvering space shall be provided in front of the water closet.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Left

Code Compliance:

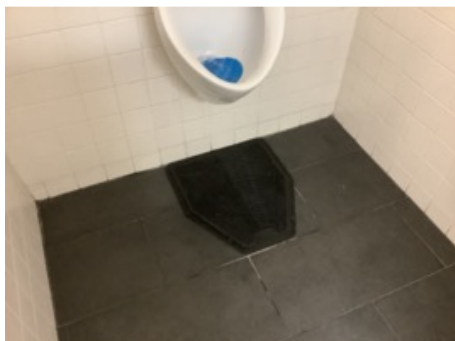
		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.8.1.1		N	Priority: 3	Base Cost: \$2,750
1991 ADAAG: 4.17.3		N		Estimated Year: 21/22
2019 CBC: 11B-604.8.1.1.3		N	Severity: C	Total Project Cost: \$2,750





Comment #: PD-62

Deficiency: Restroom Access - Floor Surface - Mat



Carpet or carpet tile is not securely attached.

Measurement: 2 count

Recommended Remediation:

Mat may cause tripping hazard due to not being securely attached.

If movable floor mats impede access for people with disabilities, they may need to be moved or removed under Section 36.304 of the ADA Title III regulations. That section requires that a public accommodation remove barriers in existing facilities where removing them is "readily achievable," that is, easily accomplishable and able to be carried out without much difficulty or expense. Even though the requirements of this chapter would not apply to the mats themselves, the ADA regulations can provide helpful guidance in ensuring that mats do not constitute barriers.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

2010 ADAS: 302.1, CFR36.304
1991 ADAAG: N/A
2019 CBC: 11B-302.1

Y/N/NA
N/A
N/A
N/A

Priority: 0
Severity: A

Quantity: 2 each
Base Cost: \$180
Estimated Year: N/A
Total Project Cost: N/A

Comment #: PD-63

Deficiency: Restroom Access - Directional Signage - General



There are no directional signs indicating the location of the accessible restroom.

Measurement: 1 count

Recommended Remediation:

Existing buildings that have been remodeled to provide specific toilet rooms or bathing rooms for public use that comply with these building standards shall have the location of and the directions to these rooms posted in or near the building lobby or entrance on a sign complying with Section 11B-703.5, including the International Symbol of Accessibility complying with Section 11B-703.7.2.1.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

2010 ADAS: 216.8
1991 ADAAG: N/A
2019 CBC: 11B-216.8

Y/N/NA
N
N/A
N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: \$110
Estimated Year: N/A
Total Project Cost: N/A





Comment #: PD-64

Deficiency: Restroom Doors - Tactile Sign - ISA General



Where restrooms are not accessible the accessible restroom is not identified by the ISA.

Measurement: 1 count

Recommended Remediation:

Where existing toilet rooms or bathing rooms do not comply with Section 11B-603, the toilet rooms or bathing rooms complying with Section 11B-603 shall be identified by the International Symbol of Accessibility complying with Section 11B-703.7.2.1.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:		Y/N/NA	Quantity:	1	each
2010 ADAS:	216.8	N	Priority:	3	Base Cost: \$150
1991 ADAAG:	4.1.2(7)(d)	N	Severity:	C	Estimated Year: 22/23
2019 CBC:	11B-216.8	N	Total Project Cost:		\$160

Comment #: PD-65

Deficiency: Restroom Doors - Tactile Sign - Height



The tactile sign is not mounted within the allowable height ranges.

Measurement: 63.75 inches

Recommended Remediation:

Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:		Y/N/NA	Quantity:	1	each
2010 ADAS:	216.2, 703.4 1&2	N	Priority:	3	Base Cost: \$55
1991 ADAAG:	4.30.6	N	Severity:	C	Estimated Year: 22/23
2019 CBC:	11B-216.2, 11B-703.4 1&2	N	Total Project Cost:		\$60





Comment #: PD-66

Deficiency: Restroom Doors - Geometric Sign - General



There is no geometric sign on the exterior door to the restrooms.

Measurement: 1 count

Recommended Remediation:

Provide a sign with the appropriate geometric symbol. Either Triangle, Circle or contrasting unisex geometric symbol.

ADA does not require Geometric signs at restroom doors.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:		Y/N/NA		Quantity:	1	each
2010 ADAS:	N/A	N/A	Priority:	5	Base Cost:	\$110
1991 ADAAG:	N/A	N/A	Severity:	D	Estimated Year:	N/A
2019 CBC:	11B-216.8.1	N			Total Project Cost:	N/A

Comment #: PD-67

Deficiency: Restroom Doors - Dimensions - Clear Height



The door does not provide clear height.

Measurement: 78.75 inches

Recommended Remediation:

Vertical Clearance shall be 80" high min. Exception: door closers and door stops shall be permitted to be 78" min. AFF or ground.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:		Y/N/NA		Quantity:	1	each
2010 ADAS:	307.39999999999998	N	Priority:	3	Base Cost:	\$2,600
1991 ADAAG:	4.13.5	N	Severity:	B	Estimated Year:	21/22
2019 CBC:	11B-307.4	N			Total Project Cost:	\$2,600





Comment #: PD-68

Deficiency: Restroom Doors - Operation - Opening Force



The force required to operate the door exceeds the allowable 5 lbf.

Measurement: 8 lbf

Recommended Remediation:

Adjust the door closer to provide a maximum of 5 pounds operating force, 15 pounds at fire rated doors.

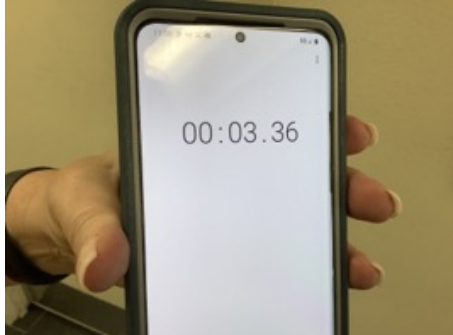
Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	Base Cost:	Estimated Year:	Total Project Cost:
2010 ADAS: 404.2.9	N	6	C	1 each	\$366	N/A	N/A
1991 ADAAG: 4.13.11 (2)	N						
2019 CBC: 11B-404.2.9	N						

Comment #: PD-69

Deficiency: Restroom Doors - Operation - Closing Speed



The door closes faster than the minimum 5 seconds.

Measurement: 3.36 seconds

Recommended Remediation:

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

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	Base Cost:	Estimated Year:	Total Project Cost:
2010 ADAS: 404.2.8.1	N	6	C	1 each	\$366	N/A	N/A
1991 ADAAG: 4.13.10	Y						
2019 CBC: 11B-404.2.8.1	N						





Comment #: PD-70

Deficiency: Restroom Doors - Hardware - Handle Height



The door hardware is located outside the allowable height ranges.

Measurement: 51 inches

Recommended Remediation:

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with Section 11B-309.4. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:		Y/N/NA	Quantity:	1	each
2010 ADAS:	404.2.7	N	Priority:	3	Base Cost: \$293
1991 ADAAG:	4.13.9	N	Severity:	C	Estimated Year: 22/23
2019 CBC:	11B-404.2.7	N	Total Project Cost:		\$310

Comment #: PD-71

Deficiency: Restroom Doors - Clearances: Front - Latch Clearance



Latch side clearance is not provided at the pull side of the door.

Measurement: 12.75 inches

Recommended Remediation:

Provide maneuvering clearances that extend full width of the doorway and the required 18" minimum latch side clearance (24 inches for exterior doors) for a depth of 60-inches. The slopes in this space shall not exceed 1:48 in any direction.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:		Y/N/NA	Quantity:	1	each
2010 ADAS:	404.2.4.1	N	Priority:	3	Base Cost: \$400
1991 ADAAG:	4.13.6	N	Severity:	C	Estimated Year: 21/22
2019 CBC:	11B-404.2.4.1	N	Total Project Cost:		\$400





Comment #: PD-72

Deficiency: Restroom Interior Space - Amenities - Soap Dispenser Height



The soap dispenser exceeds the maximum allowable height.

Measurement: 52 inches

Recommended Remediation:

In California, all operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor.

ADA allows accessories to meet reach ranges as noted below;

Where a high forward reach is over an obstruction, the 30"x48" clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. Where the reach depth exceeds 20 inches (508 mm), the high forward reach shall be 44 inches (1118 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

2010 ADAS: 308.2.2
1991 ADAAG: 4.23.7
2019 CBC: 603.5

Y/N/NA
Y
N
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$200
Estimated Year: N/A
Total Project Cost: N/A

Comment #: PD-73

Deficiency: Restroom Interior Space - Amenities - Soap Dispenser Clear Floor Space



The soap dispenser does not have the required 30 inch X 48 inch clear floor space.

Measurement: 0 inches

Recommended Remediation:

Reconfigure restroom layout to provide access to the soap dispenser.

Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

2010 ADAS: 305.5, 309.2, 604.3.2
1991 ADAAG: 4.23.7
2019 CBC: 11B-305.5, 11B-309.2

Y/N/NA
N
Y
N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: \$200
Estimated Year: N/A
Total Project Cost: N/A





Comment #: PD-74

Deficiency: Restroom Interior Space - Amenities - Paper Towel Height



The paper towel dispenser exceeds the maximum allowable height.

Measurement: 60 inches

Recommended Remediation:

In California, all operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor. ADA allows accessories to meet reach ranges as noted below;

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

		Y/N/NA		Quantity: 1	each
2010 ADAS: 308.2.2		Y	Priority: 5	Base Cost: \$200	
1991 ADAAG: 4.23.7		N	Severity: D	Estimated Year: N/A	
2019 CBC: 603.5		N		Total Project Cost: N/A	

Comment #: PD-75

Deficiency: Restroom Interior Space - Amenities - Mirror Height



The mirror height exceeds the allowable 40 inches above the finished floor.

Measurement: 45.5 inches

Recommended Remediation:

Relocate mirrors above lavatories or countertops so bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground.

OR

Provide a second mirror not located above lavatories or countertops with the bottom edge of the reflecting surface 35 inches maximum above the finish floor.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

		Y/N/NA		Quantity: 1	each
2010 ADAS: 603.3		N	Priority: 6	Base Cost: \$200	
1991 ADAAG: 4.19.6		N	Severity: C	Estimated Year: N/A	
2019 CBC: 11B-603.3		N		Total Project Cost: N/A	





Comment #: PD-76

Deficiency: Lavatory - Clear Floor Space - General



There is no clear floor space provided at the lavatory.

Measurement: 0 inches

Recommended Remediation:

Provide a 30" x 48" clear floor space positioned for a forward approach at accessible lavatory.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:		Y/N/NA	Quantity:	30	sq ft
2010 ADAS:	306.3, 606.2	N	Priority:	3	Base Cost: \$595
1991 ADAAG:	4.19.3	N	Severity:	C	Estimated Year: 21/22
2019 CBC:	CBC 11B-305, 11B-306.2.3, 11B-606.2	N	Total Project Cost:		\$600

Comment #: PD-77

Deficiency: Lavatory - Knee/Toe Clearance - Incremental Depth



The knee clearance at the lavatory does not match the depth to reach the operable parts.

Measurement: 7.75 inches

Recommended Remediation:

Provide knee clearance at the accessible lavatory as noted below.

- 17" = 8" deep
- 18" = 9" deep
- 19" = 10" deep
- 20" = 11" deep
- 21" = 12" deep
- 22" = 13" deep
- 23" = 14" deep
- 24" = 15" deep
- 25" = 16" deep

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:		Y/N/NA	Quantity:	1	each
2010 ADAS:	305, 306.2.3	N	Priority:	3	Base Cost: \$2,160
1991 ADAAG:	4.19.2	N	Severity:	C	Estimated Year: 21/22
2019 CBC:	11B-306.2.3	N	Total Project Cost:		\$2,160





Comment #: PD-78

Deficiency: Lavatory - Counter Surface - Height



The height of the lavatory counter surface exceeds the allowable 34 inches AFF.

Measurement: 34.5 inches

Recommended Remediation:

Relocate sinks so the rim is no higher than 34" maximum above finish floor this may provide . If lavatory is relocated to 34" it may meet the minimum 29" knee clearance.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 606.3		N	Priority: 3	Base Cost: \$720
1991 ADAAG: 4.19.2		N	Severity: C	Estimated Year: 21/22
2019 CBC: 11B-606.3		N		Total Project Cost: \$720

Comment #: PD-79

Deficiency: Lavatory - Location - Centerline Distance



The lavatory is not located so that the distance to the adjacent side wall is minimum 18 inches.

Measurement: 16.5 inches

Recommended Remediation:

Lavatories, when located adjacent to a side wall or partition, shall be a minimum of 18" to the centerline of the fixture. ADA requires a 30" wide x 48" clear floor space centered on the lavatory.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 606		Y	Priority: 5	Base Cost: \$720
1991 ADAAG: N/A		N/A	Severity: D	Estimated Year: N/A
2019 CBC: 11B-606.6		N		Total Project Cost: N/A





Comment #: PD-80

Deficiency: Accessible Toilet Stall - Door - Clear Height



The stall door does not provide clear height.

Measurement: 79.75 inches

Recommended Remediation:

Vertical Clearance shall be 80" high min. Exception: door closers and door stops shall be permitted to be 78" min. AFF or ground.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

2010 ADAS: 307.39999999999998
1991 ADAAG: 4.13.5
2019 CBC: 11B-307.4

Y/N/NA

N
N
N

Priority: 3
Severity: B

Quantity: 1 each
Base Cost: \$2,600
Estimated Year: 21/22
Total Project Cost: \$2,600

Comment #: PD-81

Deficiency: Accessible Toilet Stall - Side Opening Door - Outward Swing Door Clearance



Pull side of stall door does not provide 60-inches maneuvering clearance and/or swings into the clear floor space for another amenity.

Measurement: 53.25 inches

Recommended Remediation:

Rearrange restroom so stall door provides 60-inches maneuvering clearances, or reconfigure so stall door opens into stall. CBC does not allow door to swing into the clear floor space or clearances required for any fixture.

ADA requires 48-inch clearance when approach is from this side however does not allow doors to swing into clear floor space of any fixture.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

2010 ADAS: 602.3
1991 ADAAG: 4.17.5/4.13.6
2019 CBC: 11B-604.8.1.2

Y/N/NA

N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$355
Estimated Year: 21/22
Total Project Cost: \$360





Comment #: PD-82

Deficiency: Accessible Toilet Stall - Door Hardware - Handle Both Sides



There is no pull handle on the interior side of the stall door.

Measurement: 1 count

Recommended Remediation:

A door pull shall be placed on both sides of the door near the latch and shall located between 34" min. to 44" max. AFF.

Door pull shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

	Y/N/NA	Quantity:	1	each
2010 ADAS: 604.8.1.2	N	Priority: 7	Base Cost:	\$586
1991 ADAAG: N/A	N/A	Severity: C	Estimated Year:	N/A
2019 CBC: 11B-604.8.3	N	Total Project Cost:		N/A

Comment #: PD-83

Deficiency: Accessible Toilet Stall - Water Closet - Location



The water closet is not a compliant distance from the adjacent wall.

Measurement: 18.5 inches

Recommended Remediation:

Restroom water closet needs to be relocated to 17 inches minimum to 18 inches maximum distance to the adjacent side wall. (16" – 18" ADA)

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

	Y/N/NA	Quantity:	1	each
2010 ADAS: 604.2	N	Priority: 3	Base Cost:	\$2,736
1991 ADAAG: 4.16.2	N	Severity: C	Estimated Year:	21/22
2019 CBC: 11B-604.2	N	Total Project Cost:		\$2,740





Comment #: PD-84

Deficiency: Accessible Toilet Stall - Water Closet - Flush Control Location



The flush control for the water closet is not located on the open side of the accessible toilet.

Measurement: 1 count

Recommended Remediation:

Relocate the flush control so that it is on the open side of the water closet. Flush controls shall be hand operated or automatic. Hand operated flush controls shall operable with one hand, and do not require grasping, pinching, or twisting of the wrist except they shall be located 44" max. above the floor.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.6		N	Priority: 3	Base Cost: \$313
1991 ADAAG: 4.16.5		N	Severity: C	Estimated Year: 21/22
2019 CBC: 11B-604.6		N		Total Project Cost: \$320

Comment #: PD-85

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location



The toilet paper dispenser is outside of the allowable reach range.

Measurement: 14 inches

Recommended Remediation:

This requires relocation of the toilet paper dispenser so that center line is 7" minimum to 9" maximum from face of water closet in front of the water closet measured to the centerline of the dispenser, and located below the grab bar.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.7		N	Priority: 6	Base Cost: \$280
1991 ADAAG: 4.17.3		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-604.7		N		Total Project Cost: N/A





Comment #: PD-86

Deficiency: Accessible Toilet Stall - Dispensers - Seat Cover Height



The height of the operable part of the provided seat cover dispenser exceeds the allowable 40 inches AFF, is not located on an accessible route, no 30" x 48" clear floor space and reaching over water closet.

Measurement: 54 inches

Recommended Remediation:

Relocate toilet seat cover dispenser from behind toilet. Maximum height is 40-inches AFF, on an accessible route and not reaching over the water closet.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 603		Y	Priority: 5	Base Cost: \$200
1991 ADAAG: 4.2.5		N	Severity: D	Estimated Year: N/A
2019 CBC: 11B-603.5		N		Total Project Cost: N/A

Comment #: PD-87

Deficiency: Accessible Toilet Stall - Side Grab Bar - End Distance to Rear Wall



The side grab bar does not extend minimum 54 inches from the rear wall.

Measurement: 44.25 inches

Recommended Remediation:

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.5.1		N	Priority: 3	Base Cost: \$355
1991 ADAAG: 4.17.6		N	Severity: C	Estimated Year: 21/22
2019 CBC: 11B-604.5.1		N		Total Project Cost: \$360





Comment #: PD-88

Deficiency: Accessible Toilet Stall - Side Grab Bar - Distance to Water Closet



The side grab bar does not extend 24 inches (610 mm) minimum in front of the water closet.

Measurement: 15.5 inches

Recommended Remediation:

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	604.5.1	N	Priority:	3	Base Cost:	\$710
1991 ADAAG:	4.17.6	N	Severity:	C	Estimated Year:	21/22
2019 CBC:	11B-604.5.1	N			Total Project Cost:	\$710

Comment #: PD-89

Deficiency: Accessible Toilet Stall - Grab Bars - General



Grab bars are missing.

Measurement: 1 count

Recommended Remediation:

Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. Where separate grab bars are required on adjacent walls at a common mounting height, an L-shaped grab bar meeting the dimensional requirements shall be permitted.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	604.5, 609	N	Priority:	3	Base Cost:	\$355
1991 ADAAG:	4.17.6	N	Severity:	C	Estimated Year:	21/22
2019 CBC:	11B-604.5	N			Total Project Cost:	\$360





Comment #: PD-90

Deficiency: Urinal - Rim Dimensions - Height



The urinal rim height is greater than the allowable 17 inches AFF.

Measurement: 22.5 inches

Recommended Remediation:

Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (432 mm) maximum above the finish floor or ground. Urinals shall be 13½ inches (343 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 605.2		N	Priority: 3	Base Cost: \$935
1991 ADAAG: 4.18.2		N		Estimated Year: 22/23
2019 CBC: 11B-605.2		N	Severity: C	Total Project Cost: \$990

Comment #: PD-91

Deficiency: Urinal - Flush Control - Height



The flush control for the urinal is higher than the maximum allowable height.

Measurement: 50 inches

Recommended Remediation:

Mount the urinal so that the flush control is located no more than 44 inches high maximum.

ADA allows a maximum height of 48 inches AFF.

Floor/Area: Jail
Room/Spot: Gender Neutral Restroom
Notes: Right

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 309.3, 605.4		N	Priority: 3	Base Cost: \$313
1991 ADAAG: 4.18.4		N		Estimated Year: 22/23
2019 CBC: 11B-605.4		N	Severity: C	Total Project Cost: \$330





POMONA PUBLIC LIBRARY



4.0 Site Assessment

Facility Priority Designations

- Priority 1 – Approach and Entrance (exterior accessible route and accessible parking. Includes directional signage, exterior ramps, exterior stairs, exterior side of entrances thresholds, door handles, 48” door separation in vestibules, exterior protruding objects)
- Priority 2 – Access to Programs, Services (begins at entrance of building and includes circulation routes, protruding objects, elevators, interior stairs, interior ramps, reach ranges, signage for room designation, doors, aisles, carpet, seating, desks, benches, dressing rooms, lockers, reception counters, counter heights)
- Priority 3 – Toilet Rooms
- Priority 4 – Additional Accessible elements (drinking fountains, phones, fire alarm systems)
- Priority 5 – California only requirements to comply with building code
- Priority 6 – Maintenance Items
- Priority 7 – Items compliant with 1991 ADAAG

Facility Severity Designations

- ‘A’: Item that creates a Safety Issue (tripping hazards, protruding objects, fire strobes, egress signage, door closing speed and door pressures, two way communication at elevators)
- ‘B’: Item that creates a major inconvenience to a significant number of people (cross slopes,
- ‘C’: Item that creates a minor inconvenience, however it is not compliant and creates a barrier (restrooms, audio visual elements, door hardware, vision lights, drinking fountains, directional signage, accessible parking,
- ‘D’: Required only in California Building Code, but is compliant with ADA Federal Regulations
- ‘E’: Nothing required unless public is allowed access to this area



Total Estimated Cost Summary Table by Priority:

	Count of Total Items	Total Estimated Base Costs	Total Estimated Project Costs*
Priority 1	11	\$73,533	\$77,250
Priority 2	10	\$88,917	\$93,390
Priority 3	12	\$14,377	\$15,160
Priority 4	0	\$0	\$0
Priority 5	12	\$36,389	N/A
Priority 6	12	\$64,064	N/A
Priority 7	11	\$29,965	N/A
Total	57	\$307,245	\$185,800

* Project costs includes soft cost allowance, GC cost & fee, escalation and contingency, priority 5, 6, and 7 are not included in the transition plan and therefore have o calculated Project Costs.



4.1 - APPROACH AND ENTRANCE

EXTERIOR

ENTRANCE

Comment #: LIB-01

Deficiency: Accessible Route - Directional Signage - General



The non-accessible entrance does not have signage directing to an accessible entrance. The library has two stories with the entrance located on the main level. The parking is located along the lower level. There are multiple doors to the library that face the parking lot along the lower level with no directional signage.

Measurement: 0 count

Recommended Remediation:

Install directional signage that indicates the location of the nearest accessible entrance. Signs shall have the International Symbol of Accessibility (ISA) indicating the accessible route to the nearest accessible entrance. Signs shall be provided at every junction when the accessible route diverges from the regular circulation path. Signs shall be a minimum 40" AFF to bottom of sign.

Floor/Area: Exterior
Room/Spot: Entrance

Additionally, International Symbol of Accessibility (ISA) needs to be installed on accessible door.

Code Compliance:

2010 ADAS: 216.6, 703.5.6
1991 ADAAG: N/A
2019 CBC: 11B-216.6

Y/N/NA
N
N/A
N

Quantity: 4 each
Base Cost: \$220
Estimated Year: N/A
Total Project Cost: N/A
Priority: 7
Severity: B

FRONT ENTRANCE RAMP

Comment #: LIB-02

Deficiency: Ramps - Slopes - Running Slope



The running slope of the ramp is steeper than 1:12 (8.33%). Ramp run ranges from 8.8% to 9.4%.

Measurement: 9.4 % grade

Recommended Remediation:

Remove and replace the ramp. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12.

Floor/Area: Exterior
Room/Spot: Front Entrance Ramp

Code Compliance:

2010 ADAS: 405.2
1991 ADAAG: 4.8.2
2019 CBC: 11B-406.3.1

Y/N/NA
N
N
N

Quantity: 28 In ft
Base Cost: \$18,536
Estimated Year: 22/23
Total Project Cost: \$19,470
Priority: 1
Severity: C





Comment #: LIB-03

Deficiency: Ramps - Handrails - Height



Top of the handrail is not located within the height ranges of 34-inches minimum to 38-inches maximum AFF.

Measurement: 32.5 inches

Recommended Remediation:

Adjust handrail heights so the top of gripping surfaces of handrails are 34 inches (864 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, and ramp surfaces.

Floor/Area: Exterior
Room/Spot: Front Entrance Ramp

Code Compliance:		Y/N/NA		Quantity: 60 each
2010 ADAS: 505.4		N	Priority: 6	Base Cost: \$9,780
1991 ADAAG: 4.8.5 (5)		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-505.4		N		Total Project Cost: N/A

FRONT ENTRANCE STAIRS

Comment #: LIB-04

Deficiency: Stairs - Contrast Striping - Exterior Stair



A 2-inch minimum to 4-inch maximum clear visual contrast stripe is not provided on each step or has faded.

Measurement: 0 inches

Recommended Remediation:

Provide clear visual contrast striping at the upper approach and all treads . The stripe shall be a minimum of 2 inches (51 mm) wide to a maximum of 4 inches (102 mm) wide.

A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement.

Floor/Area: Exterior
Room/Spot: Front Entrance Stairs

Code Compliance:		Y/N/NA		Quantity: 6 each
2010 ADAS: N/A		N/A	Priority: 5	Base Cost: \$211
1991 ADAAG: N/A		N/A	Severity: D	Estimated Year: N/A
2019 CBC: 11B-504.4.1		N		Total Project Cost: N/A





Comment #: LIB-05

Deficiency: Stairs - Handrails - Height



Top of the handrail is not located within the height ranges of 34-inches minimum to 38-inches maximum AFF. Extensions are not provided at the bottom of the handrails. 32" height measured to the top of the handrails.

Measurement: 32 inches

Recommended Remediation:

Adjust handrail heights so the top of gripping surfaces of handrails are 34 inches (864 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces.

Floor/Area: Exterior
Room/Spot: Front Entrance Stairs

Table with 5 columns: Code Compliance, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.

PARKING LOT

Comment #: LIB-06

Deficiency: Parking - Tow Away Sign - Verbiage



The verbiage on the "tow-away" sign is not compliant with 2019 CBC.

Measurement: 1 count

Recommended Remediation:

Sign shall clearly state the following: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at: _____ or by telephoning _____."

Floor/Area: Exterior
Room/Spot: Parking Lot

Table with 5 columns: Code Compliance, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.





PARKING LOT RAMP

Comment #: LIB-07

Deficiency: Ramps - Slopes - Running Slope



The running slope of the ramp is steeper than 1:12 (8.33%). 8.8% to 9.7% running slope measured along the ramp.

Measurement: 9.7 % grade

Recommended Remediation:

Remove and replace the ramp. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12.

Floor/Area: Exterior
Room/Spot: Parking Lot Ramp

Code Compliance:

2010 ADAS: 405.2
1991 ADAAG: 4.8.2
2019 CBC: 11B-406.3.1

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 45 In ft
Base Cost: \$29,790
Estimated Year: 22/23
Total Project Cost: \$31,280

Comment #: LIB-08

Deficiency: Ramps - Landings - Bottom Length



The bottom landing of the ramp does not extend 72-inches in the direction of the ramp run. 64-1/2" long top landing and 62" long bottom landing measured at the bottom ramp run.

Measurement: 64.5 inches

Recommended Remediation:

Bottom landings shall extend 72 inches (1829 mm) minimum in the direction of ramp run. Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 72 inches (1829 mm) minimum in the direction of downward travel from the upper ramp run.

Floor/Area: Exterior
Room/Spot: Parking Lot Ramp

ADA allows for a 60-inch level landing. Ramp is compliant with federal standards.

Code Compliance:

2010 ADAS: 405.7.3, 405.7.4
1991 ADAAG: 4.8.4 (2)
2019 CBC: 11B-405.7.3.1, 11B-405.7.4

Y/N/NA
Y
N
N

Priority: 5
Severity: D

Quantity: 12 sq ft
Base Cost: \$7,944
Estimated Year: N/A
Total Project Cost: N/A





Comment #: LIB-09

Deficiency: Ramps - Landings - Bottom Length



The bottom landing of the ramp does not extend 72-inches in the direction of the ramp run where ramp changes direction. 59" x 59" landing measured at the bottom landing of the upper ramp run.

Measurement: 59 inches

Recommended Remediation:

Bottom landings shall extend 72 inches (1829 mm) minimum in the direction of ramp run. Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 72 inches (1829 mm) minimum in the direction of downward travel from the upper ramp run.

Floor/Area: Exterior
Room/Spot: Parking Lot Ramp

ADA allows for a 60-inch level landing. Ramp is compliant with federal standards.

Code Compliance:

	Y/N/NA	Priority:	Quantity:	7	sq ft
2010 ADAS: 405.7.3, 405.7.4	N	1	Base Cost:		\$4,634
1991 ADAAG: 4.8.4 (2)	N		Estimated Year:		22/23
2019 CBC: 11B-405.7.3.1, 11B-405.7.4	N	Severity: C	Total Project Cost:		\$4,870

Comment #: LIB-10

Deficiency: Ramps - Landings - Length



Ramp does not provide 72-inches landings at changes of direction. Ramp top landing measured 44-1/2" wide. 4.4% running slope measured at the top landing. 1" to 4" wide gaps measured at the top landing.

Measurement: inches

Recommended Remediation:

Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 72 inches (1829 mm) minimum in the direction of downward travel from the upper ramp run.

Floor/Area: Exterior
Room/Spot: Parking Lot Ramp

ADA = 60" landing direction of downward travel from the upper ramp run

Code Compliance:

	Y/N/NA	Priority:	Quantity:	5	In ft
2010 ADAS: 405.7.4	N	1	Base Cost:		\$3,310
1991 ADAAG: 4.8.4 (3)	N		Estimated Year:		22/23
2019 CBC: 11B-405.7.4	N	Severity: C	Total Project Cost:		\$3,480





Comment #: LIB-11

Deficiency: Ramps - Handrails - Both Sides



Handrails are not provided on both sides of the ramp.

Measurement: 1 count

Recommended Remediation:

Install missing handrails so they are provided on both sides of stairs and ramps.

Floor/Area: Exterior
Room/Spot: Parking Lot Ramp

Code Compliance:

		Y/N/NA		Quantity: 144	In ft
2010 ADAS: 505.2		N	Priority: 6	Base Cost: \$23,472	
1991 ADAAG: 4.8.5 (1)		N	Severity: C	Estimated Year: N/A	
2019 CBC: 11B-505.2		N		Total Project Cost: N/A	

PARKING LOT STAIRS

Comment #: LIB-12

Deficiency: Stairs - Risers - Height



Riser height is not within the range of 4 inches high minimum and 7 inches high maximum. 3" to 4-1/2" tread height measured at the parking lot stairs.

Measurement: 3 inches

Recommended Remediation:

All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (102 mm) high minimum and 7 inches (178 mm) high maximum.

Floor/Area: Exterior
Room/Spot: Parking Lot Stairs

Code Compliance:

		Y/N/NA		Quantity: 300	In ft
2010 ADAS: 504.2		N	Priority: 7	Base Cost: \$22,950	
1991 ADAAG: N/A		N/A	Severity: C	Estimated Year: N/A	
2019 CBC: 11B-504.2		N		Total Project Cost: N/A	





Comment #: LIB-13

Deficiency: Stairs - Handrails - Extensions-Top and Bottom



Handrails at the top and/or bottom of the stairs do not extend 12-inches horizontally above the landing.

Measurement: 0 inches

Recommended Remediation:

Install top handrail extensions at stairs:

Top extension at stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Floor/Area: Exterior
Room/Spot: Parking Lot Stairs

Bottom extension at stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The horizontal extension of a handrail shall be 12 inches long minimum and a height equal to that of the sloping portion of the handrail as measured above the stair nosings. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Code Compliance:

2010 ADAS: 505.1
1991 ADAAG: 4.9.4 (2)
2019 CBC: 11B-505.10

Table with 4 columns: Y/N/NA, Priority, Base Cost, Estimated Year, Total Project Cost. Values include N, 6, \$13,692, N/A, N/A.

PATIO STUDY AREA

Comment #: LIB-14

Deficiency: Exterior Doors/Doorways/Gates - Threshold - Height



The threshold height exceeds the allowable tolerances.

Measurement: 1 inches

Recommended Remediation:

Thresholds, if provided at doorways, shall be 1/2 inch (12.7 mm) high maximum.

Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.

For barrier removal ADA allows 3/4 inch beveled with a slope not steeper than 1:2 for 'altered' areas. CBC has removed this exception and requires a ramp be installed.

Floor/Area: Exterior
Room/Spot: Patio Study Area

Code Compliance:

2010 ADAS: 303.2, 404.2.5
1991 ADAAG: 4.13.8
2019 CBC: 11B-303.2, 11B-404.2.5

Table with 4 columns: Y/N/NA, Priority, Base Cost, Estimated Year, Total Project Cost. Values include N, 1, \$179, 22/23, \$190.





STAIRS TO DOWNSTAIRS RESTROOM

Comment #: LIB-15

Deficiency: Accessible Route - Protrusion - Vertical Clearance



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier.

Measurement: 80 inches

Recommended Remediation:

Install permanent cane detection barrier. Vertical clearance shall be 80 inches high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches high. The leading edge of such guardrail or barrier shall be located 27 inches maximum above the finish floor or ground.

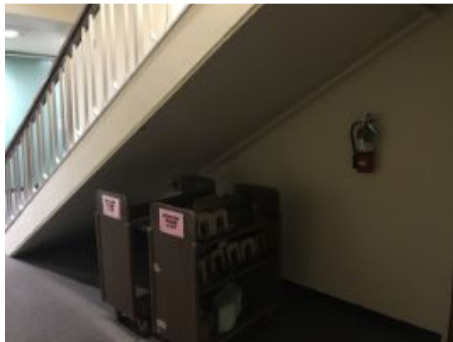
Floor/Area: Exterior
Room/Spot: Stairs to Downstairs Restroom

Code Compliance:

2010 ADAS: 307.4	Y/N/NA		Quantity: 1 each
1991 ADAAG: 4.4.1	N	Priority: 7	Base Cost: \$728
2019 CBC: 11B-307.4	Y	Severity: A	Estimated Year: N/A
	N		Total Project Cost: N/A

Comment #: LIB-16

Deficiency: Accessible Route - Vertical Clearance - Height



Fire extinguisher is located in an area where vertical clearance is less than 80-inches minimum.

Measurement: 74.75 inches

Recommended Remediation:

Relocate item to a location where vertical clearance is 80 inches high minimum.

Floor/Area: Exterior
Room/Spot: Stairs to Downstairs Restroom

Code Compliance:

2010 ADAS: 307.4	Y/N/NA		Quantity: 1 each
1991 ADAAG: 4.4.2	N	Priority: 1	Base Cost: \$1
2019 CBC: 11B-307.4	N	Severity: A	Estimated Year: 22/23
			Total Project Cost: \$10





STANDARD PARKING

Comment #: LIB-17

Deficiency: Parking - Signage - Minimum Fine



The parking identification sign does not include the text "Minimum Fine \$250" below the ISA.

Measurement: 0 count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: Exterior
Room/Spot: Standard Parking

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-502.6.2

Y/N/NA
N/A
N/A
N

Quantity: 1 each
Base Cost: \$280
Estimated Year: N/A
Severity: D
Total Project Cost: N/A

Comment #: LIB-18

Deficiency: Parking - Accessible Car Stall - Width



The accessible car stall is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 107.5 inches

Recommended Remediation:

Car parking spaces shall be 108 inches (2743 mm) wide minimum.

ADA requires 96-inches (8 ft.) minimum width.

Floor/Area: Exterior
Room/Spot: Standard Parking

Code Compliance:

2010 ADAS: 502.1
1991 ADAAG: 4.6.3
2019 CBC: 11B-502.1

Y/N/NA
Y
Y
N

Quantity: 1 each
Base Cost: \$420
Estimated Year: N/A
Severity: D
Total Project Cost: N/A





STANDARD PARKING 2

Comment #: LIB-19

Deficiency: Parking - Accessible Route - Adjacent



Accessible parking spaces are not dispersed when serving multiple accessible entrances. Parking stall P-3 is not located at the nearest accessible entrance. The space is located at the opposite end of the row from the accessible entrance. Nine (9) non-accessible parking stalls are located between parking stall P-3 and the accessible entrance.

Measurement: 1 count

Recommended Remediation:

Revise parking layout.

Where parking serves more than one accessible entrance, accessible parking spaces shall be dispersed and located on the shortest accessible route to the accessible entrances.

In parking facilities that do not serve a particular building or facility, accessible parking spaces shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.

Floor/Area: Exterior
Room/Spot: Standard Parking 2
Notes: Parking Stall P3

Code Compliance:

2010 ADAS: 208.3.1
1991 ADAAG: 4.6.2
2019 CBC: 11B-208.3.1

Y/N/A	Quantity: 1	each
N	Priority: 1	Base Cost: \$5,000
N		Estimated Year: 22/23
N	Severity: C	Total Project Cost: \$5,250

VAN ACCESSIBLE PARKING STALL

Comment #: LIB-20

Deficiency: Parking - Signage - Minimum Fine



The parking identification sign does not include the text "Minimum Fine \$250" below the ISA.

Measurement: count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: Exterior
Room/Spot: Van Accessible Parking Stall

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-502.6.2

Y/N/A	Quantity: 2	each
N/A	Priority: 5	Base Cost: \$560
N/A		Estimated Year: N/A
N	Severity: D	Total Project Cost: N/A





Comment #: LIB-21

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade. 5.8% running slope measured at the van accessible parking stall. 3.0% cross slope measured at the van accessible parking stall.

Measurement: 5.8 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Exterior
Room/Spot: Van Accessible Parking Stall

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	502.4	N	Priority:	1	Base Cost:	\$6,300
1991 ADAAG:	4.6.3	N	Severity:	C	Estimated Year:	22/23
2019 CBC:	11B-502.4	N			Total Project Cost:	\$6,620

Comment #: LIB-22

Deficiency: Parking - Access Aisle Markings - "No Parking"



Markings are faded and does not discourage parking in the access aisle. The words "No Parking" are not painted on the surface of the access aisle. Hatched lines at access aisle measured 38" on center.

Measurement: 38 inches

Recommended Remediation:

Remove old markings and repaint as required. 12" White 'No Parking' and blue lines shall be 36-inches maximum centerline to centerline.

ADA does not provide a method or design for markings. Existing striping has faded and markings do not discourage parking in the access aisle.

Floor/Area: Exterior
Room/Spot: Van Accessible Parking Stall

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	502	N	Priority:	7	Base Cost:	\$420
1991 ADAAG:	N/A	N/A	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-502.3	N			Total Project Cost:	N/A





Comment #: LIB-23

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade. A built-up curb ramp is located within the access aisle. 9.4% running slope measured at the curb ramp.

Measurement: 9.4 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions.

Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Exterior

Room/Spot: Van Accessible Parking Stall

Exception: Slopes not steeper than 1:48 shall be permitted.

Code Compliance:

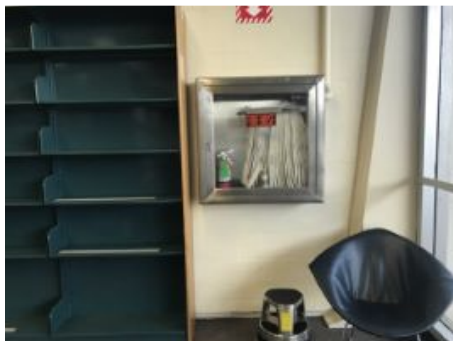
	Y/N/NA	Quantity:	1	each
2010 ADAS: 502.4	N	Priority:	1	Base Cost: \$5,000
1991 ADAAG: 4.6.3	N	Estimated Year:		22/23
2019 CBC: 11B-502.4	N	Severity:	C	Total Project Cost: \$5,250

INTERIOR

FIRE EXTINGUISHERS

Comment #: LIB-24

Deficiency: Accessible Route - Reach Ranges - Side Reach



Element for side reach is not located within 15-inches minimum to 48-inches maximum AFF (to to a 10-inch depth). 53" to 58" AFF measured to the fire extinguisher and fire hose cabinet controls.

Measurement: 58 inches

Recommended Remediation:

Adjust height of element to provide a maximum reach range of 48 inches (1219 mm) maximum and the low side reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

Floor/Area: Interior

Room/Spot: Fire Extinguishers

Code Compliance:

	Y/N/NA	Quantity:	5	each
2010 ADAS: 308.3.2	N	Priority:	2	Base Cost: \$1,000
1991 ADAAG: 4.2.6	N	Estimated Year:		22/23
2019 CBC: 11B-308.3.2	N	Severity:	C	Total Project Cost: \$1,050





FRONT SERVICE COUNTER

Comment #: LIB-25

Deficiency: Accessible Route - Protrusion - Post Mounted Objects



Protruding objects posted on two posts more than 12" apart: the lowest part of the object is over 27" or under 80" above finish floor. Stanchion ribbons are measured 35" AFF when stanchions are located greater than 12" from each other.

Measurement: 35 inches

Recommended Remediation:

Modify protruding objects posted on two posts more than 12" apart: to ensure the lowest part of the object is 27" max. or 80" min. above finish floor.

Floor/Area: Interior
Room/Spot: Front Service Counter

Code Compliance:

2010 ADAS: 307.3
1991 ADAAG: 4.4.1
2019 CBC: 11B-307.3

Y/N/NA	Quantity:	1	each
N	Priority:	1	Base Cost:
N	Severity:	C	\$728
N			Estimated Year:
			22/23
			Total Project Cost:
			\$770

Comment #: LIB-26

Deficiency: Accessible Route - Reach Ranges - Side Reach



Element for side reach is not located within 15-inches minimum to 48-inches maximum AFF (to to a 10-inch depth). 55" AFF measured to the defibrillator box control.

Measurement: 55 inches

Recommended Remediation:

Adjust height of element to provide a maximum reach range of 48 inches (1219 mm) maximum and the low side reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

Floor/Area: Interior
Room/Spot: Front Service Counter

Code Compliance:

2010 ADAS: 308.3.2
1991 ADAAG: 4.2.6
2019 CBC: 11B-308.3.2

Y/N/NA	Quantity:	1	each
N	Priority:	2	Base Cost:
N	Severity:	C	\$200
N			Estimated Year:
			22/23
			Total Project Cost:
			\$210





LIBRARY AISLES

Comment #: LIB-27

Deficiency: Accessible Route - Reach Ranges - Side Reach Obstructed



Obstructed elements is either deeper than 24" or more than 46-inches maximum AFF when deeper than 10-inches (to a maximum of 24-inches). 57" to 60" AFF measured to the fire alarm pulls.

Measurement: 60 inches

Recommended Remediation:

Adjust height of element so the maximum high reach is reduced to 46" when the reach over an obstruction is deeper than 10" (to a maximum of 24").

Fire pulls shall be located 42" minimum to 48" maximum per fire code.

Floor/Area: Interior
Room/Spot: Library Aisles

Code Compliance:

2010 ADAS: 308.3.2
1991 ADAAG: 4.2.6
2019 CBC: 11B-308.3.2

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 3 each
Base Cost: \$600
Estimated Year: 22/23
Total Project Cost: \$630

PATIO STUDY AREA/FRONT SERVICE

Comment #: LIB-28

Deficiency: Accessible Route - Reach Ranges - Side Reach



Element for side reach is not located within 15-inches minimum to 48-inches maximum AFF (to to a 10-inch depth). 59" AFF measured to the antibacterial dispensers.

Measurement: 59 inches

Recommended Remediation:

Adjust height of element to provide a maximum reach range of 48 inches (1219 mm) maximum and the low side reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

Floor/Area: Interior
Room/Spot: Patio Study Area/Front Service

Code Compliance:

2010 ADAS: 308.3.2
1991 ADAAG: 4.2.6
2019 CBC: 11B-308.3.2

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 3 each
Base Cost: \$600
Estimated Year: 22/23
Total Project Cost: \$630





STAIRWELL

Comment #: LIB-29

Deficiency: Stairs - Contrast Striping - Interior Stair



A 2-inch minimum to 4-inch maximum clear visual contrast stripe is not provided on the upper approach and lower tread.

Measurement: 0 inches

Recommended Remediation:

Provide clear visual contrast striping at upper approach and lower tread marked by a stripe providing clear visual contrast. The stripe shall be a minimum of 2 inches (51 mm) wide to a maximum of 4 inches (102 mm) wide.

A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement.

Floor/Area: Interior
Room/Spot: Stairwell

Code Compliance:

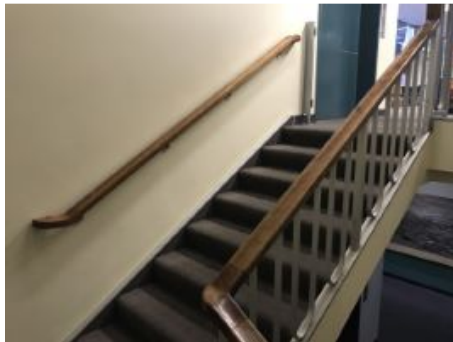
2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-504.4.1

Y/N/NA
N/A
N/A
N

Quantity: 22 **In ft**
Base Cost: \$774
Estimated Year: N/A
Total Project Cost: N/A
Priority: 5
Severity: D

Comment #: LIB-30

Deficiency: Stairs - Handrails - General



Handrails are not provided on both sides of the staircase. 31" AFF measured to the top of the handrails. 7" extensions provided at the top and bottom of the stairwell. 10" perimeter dimension measured at the handrails.

Measurement: 2 count

Recommended Remediation:

Remove/replace handrails that are provided on both sides of stairs and ramps.

Height shall be 34" minimum to 38" maximum. Extensions shall be 12" minimum. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1¼ inches minimum and 2 inches maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6¼ inches maximum, and a cross-section dimension of 2 ¼ inches maximum.

Floor/Area: Interior
Room/Spot: Stairwell

Code Compliance:

2010 ADAS: 505.2
1991 ADAAG: 4.9.4
2019 CBC: 11B-505.2

Y/N/NA
N
N
N

Quantity: 48 **In ft**
Base Cost: \$7,824
Estimated Year: N/A
Total Project Cost: N/A
Priority: 6
Severity: C





4.2 - GOODS AND SERVICES

INTERIOR

COMPUTER STATIONS

Comment #: LIB-31

Deficiency: Work Surface - Clearances - General



42" AFF measured to the top of the work surface at the standing height reference computer station. 26" AFF knee clearance measured at the seated level reference computer stations.

Measurement: 0 count

Recommended Remediation:

Provide 5%, minimum 1, accessible work station. Height shall be 28" minimum to 34" maximum AFF. Knee/toe clearances shall be minimum 19" deep x 27" high x 30" wide clear.

Floor/Area: Interior
Room/Spot: Computer Stations

Code Compliance:

Table with 4 columns: Code, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.

Comment #: LIB-32

Deficiency: Work Surface - Clearances - General



29" wide clear floor space measured to the keypad tray at the teen center computer stations. 25" AFF knee clearance measured to the keypad tray at the teen center computer stations. 20" wide clear floor space or 25" AFF knee clearance measured at the computer stations in the main library area. 37" AFF measured to the top of the standing height computer stations.

Measurement: 0 count

Recommended Remediation:

Provide 5%, minimum 1, accessible work station. Height shall be 28" minimum to 34" maximum AFF. Knee/toe clearances shall be minimum 19" deep x 27" high x 30" wide clear.

Floor/Area: Interior
Room/Spot: Computer Stations

Code Compliance:

Table with 4 columns: Code, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.





ELEVATOR

Comment #: LIB-33

Deficiency: Elevator - Car - Dimensions



The elevator car dimensions are not compliant. 49-1/2" interior dimension measured from the back wall to the front return. 53-1/2" dimension measured from the back wall to the inside face of the door.

Measurement: 49.5 inches

Recommended Remediation:

Provide an elevator with compliant car dimensions. 42" Centered Door; 80" min. side to side, 51" min. back wall to the front return, 54" min. back wall to the inside face of the door.

36" Off Center Door; 68" side to side, 51" back wall to the front return, 54" back wall to the inside face of the door. (5/8" tolerance)

36" any orientation elevator door (5/8" tolerance); 51" side to side, 80" min. back wall to front return, 80" back wall to inside face of door.

Floor/Area: Interior
Room/Spot: Elevator

Code Compliance:

2010 ADAS: 407.4.1
1991 ADAAG: 4.10.9
2019 CBC: 11B-407.4.1

Table with 4 columns: Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Row 1: Y/N/NA, 1, B, 1, \$80,000, 22/23, \$84,000

EXITS

Comment #: LIB-34

Deficiency: Interior Doors/Doorways/Gates - Tactile Sign - General



No permanent tactile exit sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile exit sign.

Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Interior
Room/Spot: Exits

Exception: In alterations where installation locations are obstructed or otherwise unavailable for sign installation, signs with tactile characters shall be permitted on the push side of the doors with closers and without hold-open devices.

Code Compliance:

2010 ADAS: 216.2, 703.4.1&2
1991 ADAAG: 4.30.6
2019 CBC: 11B-216.2, 11B-703.1&2

Table with 4 columns: Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Row 1: Y/N/NA, 1, C, 1, \$55, 22/23, \$60





FRONT SERVICE COUNTER

Comment #: LIB-35

Deficiency: Accessible Route - Protrusion - Depth



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. Defibrillator box protrudes 7-1/2" into the accessible route at 48" AFF.

Measurement: 7.5 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Interior
Room/Spot: Front Service Counter

Code Compliance:

2010 ADAS: 404.2.9
1991 ADAAG: 4.4.1
2019 CBC: 11B-404.2.9

Y/N/NA
N
N
N

Priority: 6
Severity: A

Quantity: 1 each
Base Cost: \$728
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LIB-36

Deficiency: Transaction Counters - Dimensions - Counter Height



The counter surface is higher than the allowable 34 inches above the finished floor.

Measurement: 42 inches

Recommended Remediation:

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum shall be provided.

ADA allows counters to be 36 inches high AFF maximum.

Floor/Area: Interior
Room/Spot: Front Service Counter

Code Compliance:

2010 ADAS: 904.4.2
1991 ADAAG: 4.32.4
2019 CBC: 11B-904.4.2

Y/N/NA
Y
N
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$5,414
Estimated Year: N/A
Total Project Cost: N/A





MAIN ENTRY

Comment #: LIB-37

Deficiency: Accessible Route - Clear Width - General



Accessible route widths do not provide minimum 36 or 44 inches clear as applicable. 33-3/4" wide route measured between the metal railings at the front entrance. The route is measured 38" deep.

Measurement: 33.75 inches

Recommended Remediation:

Reconfigure area to provide a clear width of 36 inches minimum when serving one side, or 44-inches minimum when serving both sides or when serves an occupancy of 10 or more.

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

Floor/Area: Interior
Room/Spot: Main Entry

Code Compliance:

2010 ADAS:	403.5.1	Y/N/NA	N
1991 ADAAG:	4.3.3	Y/N/NA	N
2019 CBC:	11B-403.5.1 (Ex 3-Exterior)	Y/N/NA	N

Quantity:	55	sq ft
Priority:	2	Base Cost:
Severity:	B	Estimated Year:
		Total Project Cost:
		\$165
		22/23
		\$180

PATIO STUDY AREA

Comment #: LIB-38

Deficiency: Interior Doors/Doorways/Gates - Hardware - Smooth Surface



Lower 10 inches of door is not smooth.

Measurement: 3 inches

Recommended Remediation:

At swinging door and gate surfaces remove items within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

Floor/Area: Interior
Room/Spot: Patio Study Area

Code Compliance:

2010 ADAS:	404.2.10	Y/N/NA	N
1991 ADAAG:	N/A	Y/N/NA	N/A
2019 CBC:	11B-404.2.10	Y/N/NA	N

Quantity:	2	each
Priority:	6	Base Cost:
Severity:	C	Estimated Year:
		Total Project Cost:
		\$800
		N/A
		N/A





REFERENCE COUNTER

Comment #: LIB-39

Deficiency: Accessible Route - Reach Ranges - Side Reach



Element for side reach is not located within 15-inches minimum to 48-inches maximum AFF (to to a 10-inch depth). 51-3/4" AFF measured to the top of the suggestion box.

Measurement: 51.75 inches

Recommended Remediation:

Adjust height of element to provide a maximum reach range of 48 inches (1219 mm) maximum and the low side reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

Floor/Area: Interior
Room/Spot: Reference Counter

Code Compliance:

2010 ADAS: 308.3.2
1991 ADAAG: 4.2.6
2019 CBC: 11B-308.3.2

Y/N/NA
N
Y
N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: \$100
Estimated Year: N/A
Total Project Cost: N/A

STUDY AREA

Comment #: LIB-40

Deficiency: Work Surface - Clearances - General



24" to 26" AFF knee clearance measured at the different types of study desks.

Measurement: 0 count

Recommended Remediation:

Provide 5%, minimum 1, accessible work station. Height shall be 28" minimum to 34" maximum AFF. Knee/toe clearances shall be minimum 19" deep x 27" high x 30" wide clear.

Floor/Area: Interior
Room/Spot: Study Area

Code Compliance:

2010 ADAS: 306, 902
1991 ADAAG: 4.32.3
2019 CBC: 11B-306, 11B-902

Y/N/NA
N
N
N

Priority: 2
Severity: B

Quantity: 2 each
Base Cost: \$1,588
Estimated Year: 22/23
Total Project Cost: \$1,670





TEEN CENTER

Comment #: LIB-41

Deficiency: Work Surface - Clearances - General



9-inch toe clearance provided at dining surface.

Measurement: 0 count

Recommended Remediation:

Provide 5%, minimum 1, accessible work station. Height shall be 28" minimum to 34" maximum AFF. Knee/toe clearances shall be minimum 19" deep x 27" high x 30" wide clear.

Floor/Area: Interior
Room/Spot: Teen Center

Code Compliance:

2010 ADAS: 306, 902

1991 ADAAG: 4.32.3

2019 CBC: 11B-306, 11B-902

Y/N/NA

N

N

N

Priority: 2

Severity: B

Quantity: 1 each

Base Cost: \$794

Estimated Year: 22/23

Total Project Cost: \$840

UPSTAIRS / DOWNSTAIRS

DRINKING FOUNTAINS

Comment #: LIB-42

Deficiency: Drinking Fountain - Typical at Both - Pedestrian Protection



Pedestrian protection not provided at drinking fountains.

Measurement: 0 count

Recommended Remediation:

Install pedestrian protection.

All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within which a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply with Section 11B-305.7. When used, wing walls or barriers shall project horizontally at least as far as the drinking fountain and to within 6 inches (152 mm) vertically from the floor or ground surface.

Floor/Area: Upstairs / Downstairs
Room/Spot: Drinking Fountains

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-602

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 3 each

Base Cost: \$16,317

Estimated Year: N/A

Total Project Cost: N/A





4.3A - PUBLIC TOILET ROOMS (MULTI_USER)

DOWNSTAIRS - MEN'S AND WOMEN'S RESTROOMS

ACCESSIBLE TOILET STALL

Comment #: LIB-43

Deficiency: Accessible Toilet Stall - Dimensions - Depth in Front of Water Closet



48-inches minimum not provided from face of water closet when door is front approach. Clearances at each stall is 36.75 and 38.5 inches clear.

Measurement: 36.75 inches

Recommended Remediation:

Maneuvering space with end-opening door. In a wheelchair accessible compartment with a door located in the front wall or partition (facing the water closet), either in-swinging or out-swinging, a minimum 60 inches wide and 48 inches deep maneuvering space shall be provided in front of the water closet.

Floor/Area: Downstairs - Men's and Women's Room/Spot: Accessible Toilet Stall
Maneuvering space with side-opening door. In a wheelchair accessible compartment with a door located in the side wall or partition, either in-swinging or out-swinging, a minimum 60 inches wide and 60 inches deep maneuvering space shall be provided in front of the water closet.

Code Compliance:

2010 ADAS: 604.8.1.1
1991 ADAAG: 4.17.3
2019 CBC: 604.8.1.1

Y/N/NA
Y
N
N

Priority: 5
Severity: D

Quantity: 2 each
Base Cost: \$2,200
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LIB-44

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location



The toilet paper dispenser is outside of the allowable reach range.

Measurement: 13 inches

Recommended Remediation:

This requires relocation of the toilet paper dispenser so that center line is 7" minimum to 9" maximum from face of water closet in front of the water closet measured to the centerline of the dispenser, and located below the grab bar.

Floor/Area: Downstairs - Men's and Women's Room/Spot: Accessible Toilet Stall

Code Compliance:

2010 ADAS: 604.7
1991 ADAAG: 4.17.3
2019 CBC: 11B-604.7

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: \$560
Estimated Year: N/A
Total Project Cost: N/A





Comment #: LIB-45

Deficiency: Accessible Toilet Stall - Door Opening - 4-inch Max



Door is located more than 4-inches from wall or partition. Stall doors are located in the front partition and measured 4-1/2" to 20-1/4" from the side wall farthest from the water closet.

Measurement: 20.25 inches

Recommended Remediation:

Reconfigure partitions.

Where located in the front partition, the door opening shall be 4" 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" maximum from the front partition. The door shall be self-closing. A compliant door pull shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

Floor/Area: Downstairs - Men's and Women's
Room/Spot: Accessible Toilet Stall

Code Compliance:

2010 ADAS: 309, 404.2.7, 604.8.1.2
1991 ADAAG: 4.17.5/4.13.6
2019 CBC: 11B-604.8.1.2

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 2 each

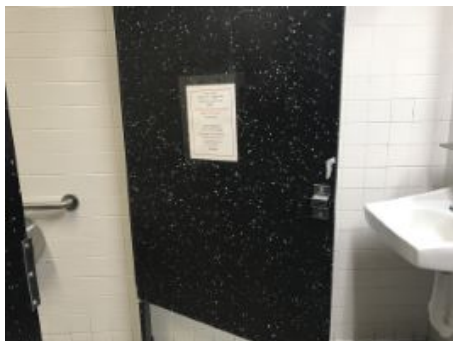
Base Cost: \$1,000

Estimated Year: 22/23

Total Project Cost: \$1,050

Comment #: LIB-46

Deficiency: Accessible Toilet Stall - Door - Pulls



Door pulls not provided on both sides of door.

Measurement: 0 count

Recommended Remediation:

A door pull shall be placed on both sides of the door near the latch and shall located between 34" min. to 44" max. AFF.

Door pull shall shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.

Floor/Area: Downstairs - Men's and Women's
Room/Spot: Accessible Toilet Stall

Code Compliance:

2010 ADAS: 604.8.1.2
1991 ADAAG: N/A
2019 CBC: 11B-604.8.1.2

Y/N/NA

N

N/A

N

Priority: 7

Severity: C

Quantity: 2 each

Base Cost: \$586

Estimated Year: N/A

Total Project Cost: N/A





TYPICAL

Comment #: LIB-47

Deficiency: Restroom Interior Space - Protruding Objects - General



Objects in the restroom extend more than 4 inches from the wall with no cane detectable barrier. Hand dryers protrude 7" into the circulation path at 38" AFF.

Measurement: 7 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Downstairs - Men's and Women's

Room/Spot: Typical

Code Compliance:

2010 ADAS: 404.2.9

Y/N/NA

N

Priority: 6

Quantity: 2 each

Base Cost: \$1,456

1991 ADAAG: 4.4.1

N

Estimated Year: N/A

2019 CBC: 11B-404.2.9

N

Severity: C

Total Project Cost: N/A

DOWNSTAIRS - MEN'S AND WOMEN'S RESTROOMS, MAIN FLOOR - BOYS AND GIRLS

RESTROOM DOORS

Comment #: LIB-48

Deficiency: Restroom Doors - Operation - Closing Speed



The door closes faster than the minimum 5 seconds. 2.40 to 2.73 seconds closing speed measured at the restroom doors.

Measurement: 2.4 seconds

Recommended Remediation:

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

Floor/Area: Downstairs - Men's and Women's

Room/Spot: Restroom Doors

Code Compliance:

2010 ADAS: 404.2.8.1

Y/N/NA

N

Priority: 6

Quantity: 4 each

Base Cost: \$1,464

1991 ADAAG: 4.13.10

N

Estimated Year: N/A

2019 CBC: 11B-404.2.8.1

N

Severity: C

Total Project Cost: N/A





RESTROOM INTERIOR SPACE

Comment #: LIB-49

Deficiency: Restroom Interior Space - Amenities - Mirror Height



The mirror height exceeds the allowable 40 inches above the finished floor. 41 -1/2" to 45" AFF measured to the mirror reflective surface.

Measurement: 45 inches

Recommended Remediation:

Relocate mirrors above lavatories or countertops so bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground.

OR

Provide a second mirror not located above lavatories or countertops with the bottom edge of the reflecting surface 35 inches maximum above the finish floor.

Floor/Area: Downstairs - Men's and Women's

Room/Spot: Restroom Interior Space

Code Compliance:

2010 ADAS: 603.3
1991 ADAAG: 4.19.6
2019 CBC: 11B-603.3

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 4 each
Base Cost: \$800
Estimated Year: N/A
Total Project Cost: N/A

DOWNSTAIRS - MEN'S AND WOMEN'S RESTROOMS, MAIN FLOOR - BOYS RESTROOM

ACCESSIBLE TOILET STALL

Comment #: LIB-50

Deficiency: Accessible Toilet Stall - Side Grab Bar - Total Length



The side grab bar does not extend 54-inches from rear wall.

Measurement: 50 inches

Recommended Remediation:

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

Floor/Area: Downstairs - Men's and Women's

Room/Spot: Accessible Toilet Stall

Code Compliance:

2010 ADAS: 604.5.1
1991 ADAAG: 4.17.6
2019 CBC: 11B-604.5.1

Y/N/NA
N
Y
N

Priority: 7
Severity: C

Quantity: 3 each
Base Cost: \$1,065
Estimated Year: N/A
Total Project Cost: N/A

DOWNSTAIRS - MEN'S RESTROOM





RESTROOM DOORS

Comment #: LIB-51

Deficiency: Restroom Doors - Clearances: Front - Push Side Approach



12-inches strike side clearance is not provided when door has a closer and latch installed. 9-1/2" maneuvering clearance measured adjacent to the latch on the push side of the restroom door.

Measurement: 9.5 inches

Recommended Remediation:

Reconfigure area by relocating drinking fountain to provide a minimum 12-inch strike side clearance on the latch side of the door when a closer and latch are installed on the door.

Floor/Area: Downstairs - Men's Restroom

Room/Spot: Restroom Doors

Code Compliance:

2010 ADAS: 404.2.4.1

1991 ADAAG: 4.13.10(a)

2019 CBC: 11B-404.2.4.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$1,250

Estimated Year: 22/23

Total Project Cost: \$1,320

URINAL

Comment #: LIB-52

Deficiency: Urinal - Clear Floor Space - General



A clear floor space minimum 30 inches by 48 inches is not provided at the urinal. 29-1/2" wide clear floor space measured at the urinal

Measurement: 29.5 inches

Recommended Remediation:

Relocate urinal to provide a 30" x 48" minimum clear floor or ground space positioned for forward approach shall be provided. Due to location adjacent to wall a minimum 36-inches clearance needs to be provided at this location.

Floor/Area: Downstairs - Men's Restroom

Room/Spot: Urinal

Code Compliance:

2010 ADAS: 605.2

1991 ADAAG: 4.18.3

2019 CBC: 11B-605.2

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$1,100

Estimated Year: 22/23

Total Project Cost: \$1,160

DOWNSTAIRS - MEN'S RESTROOM, MAIN FLOOR - GIRLS RESTROOM





ACCESSIBLE TOILET STALL

Comment #: LIB-53

Deficiency: Accessible Toilet Stall - Water Closet - Location



The water closet is not a compliant distance from the adjacent wall. Water closet centerline measured 19-1/4" to 19-1/2" from the side wall.

Measurement: 19.5 inches

Recommended Remediation:

Restroom water closet needs to be relocated to 17 inches minimum to 18 inches maximum distance to the adjacent side wall.

(16" – 18" ADA)

Floor/Area: Downstairs - Men's Restroom,

Room/Spot: Accessible Toilet Stall

Code Compliance:

2010 ADAS: 604.2
1991 ADAAG: 4.16.2
2019 CBC: 11B-604.2

Y/N/NA
N
N
N

Priority: 3
Severity: C

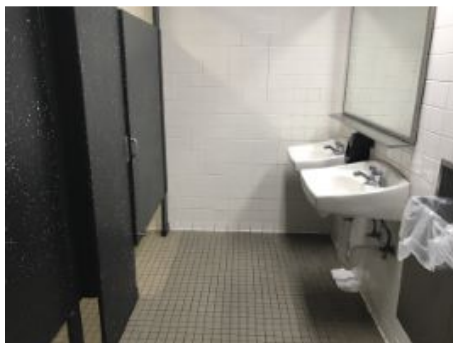
Quantity: 2 each
Base Cost: \$2,736
Estimated Year: 22/23
Total Project Cost: \$2,880

DOWNSTAIRS - WOMEN'S RESTROOM

ACCESSIBLE TOILET STALL

Comment #: LIB-54

Deficiency: Accessible Toilet Stall - Door - Clearances-Pull Side



The accessible stall door does not provide 60-inches clearance on pull side of stall door.

Measurement: 40.75

Recommended Remediation:

Pull side of stall door shall provide a minimum 60-inches clearance to nearest obstruction for door maneuvering clearances.

Floor/Area: Downstairs - Women's Restroom

Room/Spot: Accessible Toilet Stall

Code Compliance:

2010 ADAS: 404.2.4.1, 604.8.1.2
1991 ADAAG: 4.17.5/4.13.6
2019 CBC: 11B-404.2.4.1

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$500
Estimated Year: 22/23
Total Project Cost: \$530

MAIN FLOOR - BOYS AND GIRLS RESTROOMS





ACCESSIBLE TOILET STALL

Comment #: LIB-55

Deficiency: Accessible Toilet Stall - Door - Self-Closing Door



The stall door is not self closing.

Measurement: count

Recommended Remediation:

The door shall be self-closing.

Floor/Area: Main Floor - Boys and Girls

Room/Spot: Accessible Toilet Stall

Code Compliance:

2010 ADAS: 604.8.3

1991 ADAAG: N/A

2019 CBC: 11B-604.8.3

Y/N/NA

N

N/A

N

Priority: 7

Severity: C

Quantity: 2 each

Base Cost: \$586

Estimated Year: N/A

Total Project Cost: N/A

Comment #: LIB-56

Deficiency: Accessible Toilet Stall - Side Grab Bar - Fixture Clearance



The dispenser does not provide minimum 12-inch clearance from top of side wall grab bar.

Measurement: 5.5 inches

Recommended Remediation:

The space between the grab bar and projecting objects above shall be 12" min. The space between the grab bar and projecting objects below and at the ends shall be 1½ inches min.

Floor/Area: Main Floor - Boys and Girls

Room/Spot: Accessible Toilet Stall

Code Compliance:

2010 ADAS: 609.3

1991 ADAAG: 4.26.4

2019 CBC: 11B-609.3

Y/N/NA

N

Y

N

Priority: 7

Severity: C

Quantity: 2 each

Base Cost: \$200

Estimated Year: N/A

Total Project Cost: N/A





RESTROOM INTERIOR SPACE

Comment #: LIB-57

Deficiency: Restroom Interior Space - Amenities - Soap Dispenser Height



The soap dispenser exceeds the maximum allowable height. Soap dispensers are located 43" and 44" AFF.

Measurement: 44 inches

Recommended Remediation:

In California, all operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor.

ADA allows accessories to meet reach ranges as noted below;

Where a high forward reach is over an obstruction, the 30"x48" clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. Where the reach depth exceeds 20 inches (508 mm), the high forward reach shall be 44 inches (1118 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

Floor/Area: Main Floor - Boys and Girls

Room/Spot: Restroom Interior Space

Code Compliance:

2010 ADAS: 308.2.2

1991 ADAAG: 4.23.7

2019 CBC: 603.5

Y/N/NA

Y

N

N

Priority: 5

Severity: D

Quantity: 2 each

Base Cost: \$400

Estimated Year: N/A

Total Project Cost: N/A

Comment #: LIB-58

Deficiency: Restroom Interior Space - Floor Surface - Slopes



The floor surface has slopes that exceeds the allowable 1:48 (2%) grade in any direction. 3.6% to 5.8% cross slope measured at the water drain in the boys restroom water closet. 3.0% cross slope measured at the water drain the girls restroom water closet.

Measurement: 5.8 % grade

Recommended Remediation:

Floor or ground surfaces of a turning space shall comply with section 11B-302. Changes in level are not permitted. Exception: slopes not steeper than 1:48 shall be permitted. Floor slopes need to be adjusted, and drains, if applicable, will need to be adjusted.

Floor/Area: Main Floor - Boys and Girls

Room/Spot: Restroom Interior Space

Code Compliance:

2010 ADAS: 215.1

1991 ADAAG: 4.3.7

2019 CBC: 11B-215.1

Y/N/NA

N

N

N

Priority: 3

Severity: A

Quantity: 50 sq ft

Base Cost: \$991

Estimated Year: 22/23

Total Project Cost: \$1,050

MAIN FLOOR - BOYS RESTROOM





LAVATORY

Comment #: LIB-59

Deficiency: Lavatory - Location - Centerline Distance



The lavatory is not located so that the distance to the adjacent side wall is minimum 18 inches.

Measurement: 14.75 inches

Recommended Remediation:

Lavatories, when located adjacent to a side wall or partition, shall be a minimum of 18" to the centerline of the fixture. ADA requires a 30" wide x 48" clear floor space centered on the lavatory.

Floor/Area: Main Floor - Boys Restroom

Room/Spot: Lavatory

Code Compliance:

2010 ADAS: 606
1991 ADAAG: N/A
2019 CBC: 11B-606.6

Y/N/NA
N
N/A
N

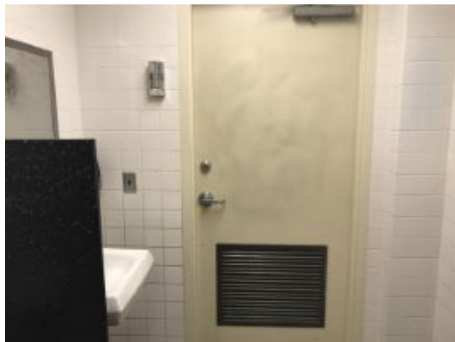
Priority: 7
Severity: C

Quantity: 1 each
Base Cost: \$3,000
Estimated Year: N/A
Total Project Cost: N/A

RESTROOM DOORS

Comment #: LIB-60

Deficiency: Restroom Doors - Clearances: Front - Push Side Approach



12-inch strike side clearance not provided on latch side of door due to depth of lavatory.

Measurement: 6.5 inches

Recommended Remediation:

Reconfigure to provide a minimum 12-inch strike side clearance on latch side of door when closer and latch is provided at door.

Floor/Area: Main Floor - Boys Restroom

Room/Spot: Restroom Doors

Code Compliance:

2010 ADAS: 404.2.4.1
1991 ADAAG: 4.13.10(a)
2019 CBC: 11B-404.2.4.1

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$1,250
Estimated Year: 22/23
Total Project Cost: \$1,320

MAIN FLOOR - GIRLS RESTROOM





ACCESSIBLE TOILET STALL

Comment #: LIB-61

Deficiency: Accessible Toilet Stall - Water Closet - Seat Height



The water closet seat is greater than 2 inches high.

Measurement: 19.75 inches

Recommended Remediation:

Seats shall be 2" high maximum.

A 3-inch high seat shall be permitted only in alterations where the existing fixture is less than 15" high.

Floor/Area: Main Floor - Girls Restroom

Room/Spot: Accessible Toilet Stall

Code Compliance:

2010 ADAS: 604.4

1991 ADAAG: 4.16.3

2019 CBC: 11B-604.4

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

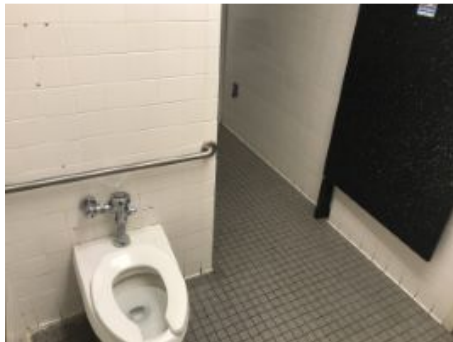
Base Cost: \$630

Estimated Year: 22/23

Total Project Cost: \$670

Comment #: LIB-62

Deficiency: Accessible Toilet Stall - Dimensions - General



The wheelchair stall with in-swinging door does not have the required dimensions or stall arrangement to provide correct maneuvering clearances within stall.

Measurement: 1 count

Recommended Remediation:

Reconfigure accessible stall with compliant dimensions for an in-swinging door: minimum 60" width and minimum 92" depth for a wall hung closet and minimum 95" depth for a floor mounted water closet.

Floor/Area: Main Floor - Girls Restroom

Room/Spot: Accessible Toilet Stall

Code Compliance:

2010 ADAS: 604.8.1.1

1991 ADAAG: 4.17.3

2019 CBC: 11B-604.8.1.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$1,100

Estimated Year: 22/23

Total Project Cost: \$1,160





LAVATORY

Comment #: LIB-63

Deficiency: Lavatory - Covered Pipes/Hose Bib - General



The pipe insulation does not cover everything under the sink including water supply lines and hose bib.

Measurement: count

Recommended Remediation:

Remove all sharp or abrasive surfaces under lavatories and sinks.

Provide insulation to all drain pipes, water lines and abrasive surfaces including a hose bib if provided.

Floor/Area: Main Floor - Girls Restroom

Room/Spot: Lavatory

Code Compliance:

2010 ADAS: 606.5
1991 ADAAG: 4.19.4
2019 CBC: 11B-606.5

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$65
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LIB-64

Deficiency: Lavatory - Counter Surface - Height



The height of the lavatory counter surface exceeds the allowable 34 inches AFF.

Measurement: 34.125 inches

Recommended Remediation:

Relocate sinks so the rim is no higher than 34" maximum above finish floor this may provide .

Floor/Area: Main Floor - Girls Restroom

Room/Spot: Lavatory

Code Compliance:

2010 ADAS: 606.3
1991 ADAAG: 4.19.2
2019 CBC: 11B-606.3

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$720
Estimated Year: 22/23
Total Project Cost: \$760

MAIN LEVEL - BOYS AND GIRLS RESTROOMS





BABY CHANGING STATION

Comment #: LIB-65

Deficiency: Baby Changing Station - Accessible Stall - Location



Baby Changing Station is located within the accessible stall.

Measurement: 1 count

Recommended Remediation:

Relocate the baby changing table. Baby changing tables shall not be located in toilet compartments within a multiple accommodation toilet facility.

Floor/Area: Main Level - Boys and Girls

Room/Spot: Baby Changing Station

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-226.4

Y/N/NA

NA

N/A

N

Priority: 5

Severity: D

Quantity: 2 each

Base Cost: \$1,588

Estimated Year: N/A

Total Project Cost: N/A

RESTROOM DOORS

Comment #: LIB-66

Deficiency: Restroom Doors - Tactile Sign - 18 Clear Space



The tactile wall sign is not provided in at a compliant location relative to the door.

Measurement: 0 count

Recommended Remediation:

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (457 mm) minimum by 18 inches (457 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

Floor/Area: Main Level - Boys and Girls

Room/Spot: Restroom Doors

Code Compliance:

2010 ADAS: 703.4.2

1991 ADAAG: N/A

2019 CBC: 11B-703.4.2

Y/N/NA

N

N/A

N

Priority: 7

Severity: C

Quantity: 2 each

Base Cost: \$110

Estimated Year: N/A

Total Project Cost: N/A

MAIN LEVEL - BOYS RESTROOM





ACCESSIBLE TOILET STALL

Comment #:

LIB-67

Deficiency: Accessible Toilet Stall - Door - Clearances-Pull Side



The accessible stall door does not provide 60-inches clearance on pull side of stall door for a depth of 18". 14" strike side clearance measured adjacent to the stall door, and 48" deep maneuvering clearance measured perpendicular to the stall door on the pull side of the stall door.

Measurement: 14 inches

Recommended Remediation:

Hinge approach pull side approach to stall door requires 36" strike side clearance on latch side of door for a minimum depth of 60-inches .
Reconfiguration of restroom stall is required.

Floor/Area: Main Level - Boys Restroom

Room/Spot: Accessible Toilet Stall

Code Compliance:

2010 ADAS: 404.2.4.1, 604.8.1.2

1991 ADAAG: 4.17.5/4.13.6

2019 CBC: 11B-404.2.4.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$500

Estimated Year: 22/23

Total Project Cost: \$530





4.3B - PUBLIC TOILET ROOMS (SINGLE_USER)

DOWNSTAIRS - MEN'S RESTROOM

RESTROOM DOORS

Comment #: LIB-68

Deficiency: Restroom Doors - Dimensions - Width



The door does not provide a clear open width of minimum 32 inches when open 90 degrees. The doorstop at behind the door stops the restroom door from opening a full 90 degrees.

Measurement: 1 count

Recommended Remediation:

Remove door stop.

Door opening shall provide a clear width of 32" minimum measured between the face of the door and the stop, with the door open 90 degrees. There shall be no projections into the required clear opening width lower than 34" AFF or ground.

Floor/Area: Downstairs - Men's Restroom

Room/Spot: Restroom Doors

Code Compliance:

2010 ADAS: 404.2.3

Y/N/NA

N

Priority: 3

Quantity: 1 each

Base Cost: \$2,600

1991 ADAAG: 4.13.6

N

Estimated Year: 22/23

2019 CBC: 11B-404.2.3

N

Severity: C

Total Project Cost: \$2,730





PALOMARES PARK & COMMUNITY CENTER



6.0 Site Assessment

Facility Priority Designations

- Priority 1 – Approach and Entrance (exterior accessible route and accessible parking. Includes directional signage, exterior ramps, exterior stairs, exterior side of entrances thresholds, door handles, 48” door separation in vestibules, exterior protruding objects)
- Priority 2 – Access to Programs, Services (begins at entrance of building and includes circulation routes, protruding objects, elevators, interior stairs, interior ramps, reach ranges, signage for room designation, doors, aisles, carpet, seating, desks, benches, dressing rooms, lockers, reception counters, counter heights)
- Priority 3 – Toilet Rooms
- Priority 4 – Additional Accessible elements (drinking fountains, phones, fire alarm systems)
- Priority 5 – California only requirements to comply with building code
- Priority 6 – Maintenance Items
- Priority 7 – Items compliant with 1991 ADAAG

Facility Severity Designations

- ‘A’: Item that creates a Safety Issue (tripping hazards, protruding objects, fire strobes, egress signage, door closing speed and door pressures, two way communication at elevators)
- ‘B’: Item that creates a major inconvenience to a significant number of people (cross slopes,
- ‘C’: Item that creates a minor inconvenience, however it is not compliant and creates a barrier (restrooms, audio visual elements, door hardware, vision lights, drinking fountains, directional signage, accessible parking,
- ‘D’: Required only in California Building Code, but is compliant with ADA Federal Regulations
- ‘E’: Nothing required unless public is allowed access to this area

**Total Estimated Cost Summary Table by Priority:**

	Count of Total Items	Total Estimated Base Costs	Total Estimated Project Costs*
Priority 1	65	\$430,020	\$472,090
Priority 2	23	\$173,879	\$201,390
Priority 3	65	\$79,995	\$96,090
Priority 4	1	\$275	\$340
Priority 5	40	\$53,953	N/A
Priority 6	42	\$129,530	N/A
Priority 7	26	\$14,676	N/A
Total	236	\$882,328	\$769,910

* Project costs includes soft cost allowance, GC cost & fee, escalation and contingency, priority 5, 6, and 7 are not included in the transition plan and therefore have o calculated Project Costs.



6.1 - APPROACH AND ENTRANCE

COMMUNITY CENTER

ENTRANCES/EXITS

Comment #: PALO-001

Deficiency: Parking - Tow Away Sign - General



There is no "Unauthorized Parking Sign" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign. Sign shall clearly state the following: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at: _____ or by telephoning _____."

Floor/Area: Community Center
Room/Spot: Entrances/Exits
Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-216 / 11B-502.8

Y/N/NA
N/A
N/A
N

Quantity: 1 each
Base Cost: \$20
Estimated Year: N/A
Total Project Cost: N/A
Priority: 5
Severity: D

Comment #: PALO-002

Deficiency: Parking - Signage - Minimum Fine



The parking identification sign does not include the text "Minimum Fine \$250" below the ISA.

Measurement: 0 count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: Community Center
Room/Spot: Entrances/Exits
Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-502.6.2

Y/N/NA
N/A
N/A
N

Quantity: 10 each
Base Cost: \$2,800
Estimated Year: N/A
Total Project Cost: N/A
Priority: 5
Severity: D





Comment #: PALO-003

Deficiency: Parking - Signage - Sign



The parking identification sign is not permanently posted immediately adjacent or at the head of the space within the parking stall width.

Measurement: 2 count

Recommended Remediation:

Relocate parking identification sign immediately adjacent or at the head of the space within the parking stall width.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: 4.6.4

2019 CBC: 11B-502.6.3

Y/N/NA

N/A

N

N

Priority: 5

Severity: D

Quantity: 2 each

Base Cost: \$1,120

Estimated Year: N/A

Total Project Cost: N/A

Comment #: PALO-004

Deficiency: Parking - ISA - Bottom Corner



The lower corner or lower side of the ISA identifying the accessible parking stall is not aligned with the end of the parking stall length.

Measurement: 50 inches

Recommended Remediation:

Repaint the ISA marking. The International Symbol of Accessibility shall its lower corner at, or lower side aligned with, the end of the parking space.

ADA does not provide a method or design for markings.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-502.6.4.1

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 3 each

Base Cost: \$750

Estimated Year: N/A

Total Project Cost: N/A





Comment #: PALO-005

Deficiency: Parking - Accessible Stall - Length



The accessible van/car stall is less than 216 inches (18 ft. or 5486 mm) long.

Measurement: 205 inches

Recommended Remediation:

Car and van parking spaces shall be 216 inches (5486 mm) long minimum.

ADA does not designate a minimum length for van or car accessible stalls.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: 502.2

1991 ADAAG: N/A

2019 CBC: 11B-502.2

Y/N/NA

Y

N/A

N

Priority: 5

Severity: D

Quantity: 3 each

Base Cost: \$2,580

Estimated Year: N/A

Total Project Cost: N/A

Comment #: PALO-006

Deficiency: Parking - Accessible Stall - Wheel Stop



Wheel stops are not provided.

Measurement: 10 count

Recommended Remediation:

A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: 502

1991 ADAAG: 4.6.3

2019 CBC: 11B-502.7.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 10 each

Base Cost: \$2,800

Estimated Year: 24/25

Total Project Cost: \$3,250





Comment #: PALO-007

Deficiency: Parking - Access Aisle Markings - General



There is no adjacent access aisle marked.

Measurement: 2.8 count

Recommended Remediation:

Access aisles serving parking spaces shall be provided. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: 502.3

1991 ADAAG: 4.6.3

2019 CBC: 11B-502.3

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$420

Estimated Year: 23/24

Total Project Cost: \$470

Comment #: PALO-008

Deficiency: Parking - Access Aisle Markings - General



There is no adjacent access aisle marked.

Measurement: 3.4 count

Recommended Remediation:

Access aisles serving parking spaces shall be provided. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: 502.3

1991 ADAAG: 4.6.3

2019 CBC: 11B-502.3

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$420

Estimated Year: 23/24

Total Project Cost: \$470





Comment #: PALO-009

Deficiency: Parking - Access Aisle Markings - General



There is no adjacent access aisle marked.

Measurement: 15 count

Recommended Remediation:

Access aisles serving parking spaces shall be provided. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: 502.3

1991 ADAAG: 4.6.3

2019 CBC: 11B-502.3

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$420

Estimated Year: 24/25

Total Project Cost: \$490

Comment #: PALO-010

Deficiency: Parking - Access Aisle Markings - General



There is no adjacent access aisle marked.

Measurement: 3.4 count

Recommended Remediation:

Access aisles serving parking spaces shall be provided. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: 502.3

1991 ADAAG: 4.6.3

2019 CBC: 11B-502.3

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$420

Estimated Year: 23/24

Total Project Cost: \$470





Comment #: PALO-011

Deficiency: Parking - Access Aisle Markings - General



There is no adjacent access aisle marked.

Measurement: 3.1 count

Recommended Remediation:

Access aisles serving parking spaces shall be provided. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: 502.3

1991 ADAAG: 4.6.3

2019 CBC: 11B-502.3

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$420

Estimated Year: 23/24

Total Project Cost: \$470

Comment #: PALO-012

Deficiency: Parking - Access Aisle Markings - General



There is no adjacent access aisle marked.

Measurement: 7 count

Recommended Remediation:

Access aisles serving parking spaces shall be provided. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: 502.3

1991 ADAAG: 4.6.3

2019 CBC: 11B-502.3

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 85 sq ft

Base Cost: \$35,700

Estimated Year: 23/24

Total Project Cost: \$39,360





Comment #: PALO-013

Deficiency: Parking - Access Aisle Markings - General



There is no adjacent access aisle marked.

Measurement: 5.9 count

Recommended Remediation:

Access aisles serving parking spaces shall be provided. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: 502.3

1991 ADAAG: 4.6.3

2019 CBC: 11B-502.3

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 85 sq ft

Base Cost: \$35,700

Estimated Year: 23/24

Total Project Cost: \$39,360

Comment #: PALO-014

Deficiency: Parking - Access Aisle Markings - Angled Parking



Angled parking stall access aisle does not extend the full required length of the parking stall(s) served on both sides.

Measurement: 3 inches

Recommended Remediation:

Access aisles shall extend the full required length of the parking spaces they serve. When measuring for angled parking measurements shall be taken parallel and perpendicular to the parking stall it is serving. This will need to be done to each stall serving the access aisle.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: 502.2

1991 ADAAG: N/A

2019 CBC: 11B-502.2

Y/N/NA

N

N/A

N

Priority: 7

Severity: C

Quantity: 3 each

Base Cost: \$1,260

Estimated Year: N/A

Total Project Cost: N/A





Comment #: PALO-015

Deficiency: Parking - Access Aisle Markings - Width



The marked access aisle is less than 60 inches (5 ft. or 1524 mm) wide for a car stall and/or 144 inches for a van stall.

Measurement: 57 inches

Recommended Remediation:

Access aisles serving car parking spaces shall be 60 inches (1524 mm) wide minimum. Van stall must be 144 inches (12 ft) wide. Access aisle is permitted to be 96 inches wide minimum when the accessible van stall is 108 inches. Measurements of parking spaces and access aisles shall be made from the centerline of the markings. ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Floor/Area: Community Center
Room/Spot: Entrances/Exits
Notes: Restroom Adjacent

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.3.1		N	Priority: 1	Base Cost: \$420
1991 ADAAG: 4.6.3		N	Severity: C	Estimated Year: 24/25
2019 CBC: 11B-502.3.1		N		Total Project Cost: \$490

Comment #: PALO-016

Deficiency: Parking - Access Aisle Markings - Length



The access aisle does not extend the full required length of the parking stall(s) served.

Measurement: 3 inches

Recommended Remediation:

Access aisles shall extend the full required length of the parking spaces they serve.

Floor/Area: Community Center
Room/Spot: Entrances/Exits
Notes: Restroom Adjacent

Code Compliance:

		Y/N/NA		Quantity: 3 each
2010 ADAS: 502.3.2		N	Priority: 7	Base Cost: \$1,260
1991 ADAAG: N/A		N/A	Severity: C	Estimated Year: N/A
2019 CBC: 11B-502.2		N		Total Project Cost: N/A





Comment #: PALO-017

Deficiency: Parking - Access Aisle Markings - Border Line Markings



The access aisle is not marked with a blue painted border line around the entire perimeter.

Measurement: 6 count

Recommended Remediation:

Paint a blue border line at the top of the access aisle. Required at the top of the access aisle.

ADA Does not provide a method or design for markings. Existing striping provides markings so as to 'discourage' parking in the access aisle.

Floor/Area: Community Center
Room/Spot: Entrances/Exits
Notes: Restroom Adjacent

Code Compliance:

		Y/N/NA		Quantity: 6 each
2010 ADAS: 502.3.3		Y	Priority: 5	Base Cost: \$2,520
1991 ADAAG: N/A		N/A	Estimated Year: N/A	Total Project Cost: N/A
2019 CBC: 11B-502.3.3		N	Severity: D	

Comment #: PALO-018

Deficiency: Parking - Access Aisle Markings - Hatched Line Spacing



The hatched lines within the border line of the access aisle are spaced greater than 36 inches on center apart.

Measurement: 48 inches

Recommended Remediation:

Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white. ADA does not identify means and methods for striping at parking stalls or access aisles. Current markings discourage parking and provide federal compliance.

Floor/Area: Community Center
Room/Spot: Entrances/Exits
Notes: Restroom Adjacent

Code Compliance:

		Y/N/NA		Quantity: 3 each
2010 ADAS: 502.3		Y	Priority: 5	Base Cost: \$1,260
1991 ADAAG: N/A		N/A	Estimated Year: N/A	Total Project Cost: N/A
2019 CBC: 11B-502.3.3		N	Severity: D	





Comment #: PALO-019

Deficiency: Parking - Access Aisle Markings - "No Parking"



Missing 12" white 'No Parking' markings OR Markings are faded and does not discourage parking in the access aisle.

Measurement: 0 count

Recommended Remediation:

Repaint access aisle. 12-inch high white 'No Parking' is not provided in access aisle. ADA does not provide a method or design for markings. Existing striping has faded and markings do not discourage parking in the access aisle.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: 502

Y/N/NA

N

Priority: 7

Quantity: 6 each

Base Cost: \$2,520

1991 ADAAG: N/A

N/A

Estimated Year: N/A

2019 CBC: 11B-502.3

N

Severity: C

Total Project Cost: N/A

Comment #: PALO-020

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.

Measurement: 2.8 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions. Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. Exception: Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: 502.4

Y/N/NA

N

Priority: 1

Quantity: 1 each

Base Cost: \$5,000

1991 ADAAG: 4.6.3

N

Estimated Year: 23/24

2019 CBC: 11B-502.4

N

Severity: C

Total Project Cost: \$5,520





Comment #: PALO-021

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.

Measurement: 2.4 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions. Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. Exception: Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Community Center
Room/Spot: Entrances/Exits
Notes: Restroom Adjacent

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.4		N	Priority: 1	Base Cost: \$5,000
1991 ADAAG: 4.6.3		N	Severity: C	Estimated Year: 23/24
2019 CBC: 11B-502.4		N		Total Project Cost: \$5,520

Comment #: PALO-022

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.

Measurement: 3.3 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions. Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. Exception: Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Community Center
Room/Spot: Entrances/Exits
Notes: Restroom Adjacent

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.4		N	Priority: 1	Base Cost: \$5,000
1991 ADAAG: 4.6.3		N	Severity: C	Estimated Year: 23/24
2019 CBC: 11B-502.4		N		Total Project Cost: \$5,520





Comment #: PALO-023

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.

Measurement: 6.5 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions. Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. Exception: Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: 502.4

1991 ADAAG: 4.6.3

2019 CBC: 11B-502.4

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$5,000

Estimated Year: 23/24

Total Project Cost: \$5,520

Comment #: PALO-024

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.

Measurement: 5.4 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions. Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. Exception: Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: 502.4

1991 ADAAG: 4.6.3

2019 CBC: 11B-502.4

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$5,000

Estimated Year: 23/24

Total Project Cost: \$5,520





Comment #: PALO-025

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.

Measurement: 6.4 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions. Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. Exception: Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Community Center
Room/Spot: Entrances/Exits
Notes: Restroom Adjacent

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	502.4	N	Priority:	1	Base Cost:	\$5,000
1991 ADAAG:	4.6.3	N	Severity:	C	Estimated Year:	23/24
2019 CBC:	11B-502.4	N			Total Project Cost:	\$5,520

Comment #: PALO-026

Deficiency: Parking - Accessible Route - Adjacent



Access aisle is not located to an accessible route.

Measurement: 3 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Community Center
Room/Spot: Entrances/Exits
Notes: Restroom Adjacent

Code Compliance:

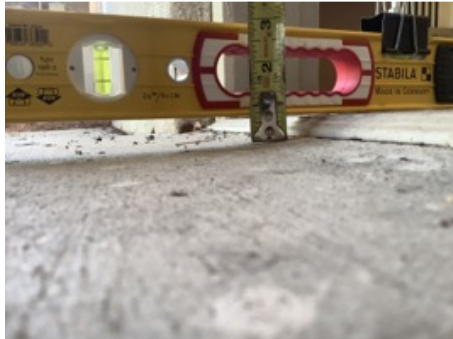
		Y/N/NA		Quantity:	3	each
2010 ADAS:	208.3.1	N	Priority:	1	Base Cost:	\$15,000
1991 ADAAG:	4.6.2	N	Severity:	C	Estimated Year:	24/25
2019 CBC:	11B-208.3.1	N			Total Project Cost:	\$17,370





Comment #: PALO-027

Deficiency: Exterior Doors/Doorways/Gates - Threshold - Height



The threshold height exceeds the allowable tolerances.

Measurement: .75 inches

Recommended Remediation:

Thresholds, if provided at doorways, shall be 1/2 inch (12.7 mm) high maximum. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.

Floor/Area: Community Center
Room/Spot: Entrances/Exits
Notes: Restroom Adjacent

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 303.2, 404.2.5		N	Priority: 1	Base Cost: \$179
1991 ADAAG: 4.13.8		N	Severity: C	Estimated Year: 23/24
2019 CBC: 11B-303.2, 11B-404.2.5		N		Total Project Cost: \$200

Comment #: PALO-028

Deficiency: Exterior Doors/Doorways/Gates - Clearances: Front - Pull Side Approach



60 inches of maneuvering space beyond the pull side of the door is not provided.

Measurement: 36 inches

Recommended Remediation:

Reconfigure doorway landing to provide a minimum 60-inch door maneuvering space.

Floor/Area: Community Center
Room/Spot: Entrances/Exits
Notes: Restroom Adjacent

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 404.2.4.1		N	Priority: 1	Base Cost: \$1,250
1991 ADAAG: 4.13.6		N	Severity: C	Estimated Year: 23/24
2019 CBC: 11B-404.2.4.1		N		Total Project Cost: \$1,380





Comment #: PALO-029

Deficiency: Exterior Doors/Doorways/Gates - Clearances: Front - Latch Clearance

24-inches (exterior) not provided at latch side clearances.

Measurement: 14.5

Recommended Remediation:

Extend landing to provide 24-inches at latch side clearances.

ADA allows 18-inch clearance exterior.



Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: 404.2.4.1

1991 ADAAG: 4.13.6

2019 CBC: 11B-404.2.4.1

Y/N/NA

Y

N

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$1,750

Estimated Year: N/A

Total Project Cost: N/A

KITCHEN

Comment #: PALO-030

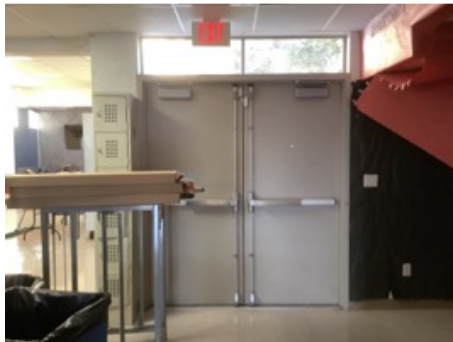
Deficiency: Exterior Doors/Doorways/Gates - Tactile Sign - General

No permanent tactile exit sign has been provided.

Measurement: count

Recommended Remediation:

Provide a tactile exit sign. Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18" x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening



Floor/Area: Community Center

Room/Spot: Kitchen

Code Compliance:

2010 ADAS: 216.2, 703.4.1&2

1991 ADAAG: 4.30.6

2019 CBC: 11B-216.2, 11B-703.1&2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$150

Estimated Year: 23/24

Total Project Cost: \$170





MAIN ENTRY

Comment #: PALO-031

Deficiency: Exterior Doors/Doorways/Gates - ISA - All Entrances



The International Symbol of Accessibility (ISA) is missing at this door.

Measurement: 1 count

Recommended Remediation:

In existing buildings and facilities where not all entrances are accessible, the accessible doors shall be identified by the ISA.

Sticker implies that the other door is the designated accessible door. However, due to time of construction both doors are required to be accessible.

Recommendation would be to add a sticker with the ISA to the second door, or remove the sticker from the other door.

Floor/Area: Community Center

Room/Spot: Main Entry

Code Compliance:

2010 ADAS:	216.6
1991 ADAAG:	4.1.3 9(16)(b)
2019 CBC:	11B-216.6

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

Base Cost: \$120

Estimated Year: 22/23

Total Project Cost: \$130

Comment #: PALO-032

Deficiency: Exterior Doors/Doorways/Gates - Operation - Opening Force



The force required to operate the door exceeds the allowable 5 lbf.

Measurement: 10 lbf

Recommended Remediation:

Adjust the door closer to provide a maximum of 5 pounds operating force, 15 pounds at fire rated doors.

Floor/Area: Community Center

Room/Spot: Main Entry

Code Compliance:

2010 ADAS:	404.2.9
1991 ADAAG:	4.13.11 (2)
2019 CBC:	11B-404.2.9

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$90

Estimated Year: N/A

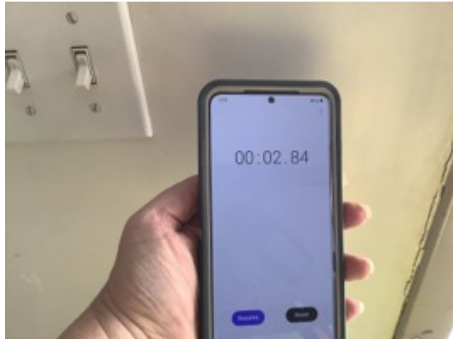
Total Project Cost: N/A





Comment #: PALO-033

Deficiency: Exterior Doors/Doorways/Gates - Operation - Closing Speed



The door closes faster than the minimum 5 seconds.

Measurement: 2.84 seconds

Recommended Remediation:

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

Floor/Area: Community Center

Room/Spot: Main Entry

Code Compliance:

2010 ADAS: 404.2.8.1

1991 ADAAG: 4.13.10

2019 CBC: 11B-404.2.8.1

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$366

Estimated Year: N/A

Total Project Cost: N/A

Comment #: PALO-034

Deficiency: Exterior Doors/Doorways/Gates - Threshold - Height



The threshold height exceeds the allowable tolerances.

Measurement: .75 inches

Recommended Remediation:

Thresholds, if provided at doorways, shall be 1/2 inch (12.7 mm) high maximum. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.

Floor/Area: Community Center

Room/Spot: Main Entry

Code Compliance:

2010 ADAS: 303.2, 404.2.5

1991 ADAAG: 4.13.8

2019 CBC: 11B-303.2, 11B-404.2.5

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$179

Estimated Year: 23/24

Total Project Cost: \$200





Comment #: PALO-035

Deficiency: Exterior Doors/Doorways/Gates - Hardware - Handle Height



Door hardware is not located 34-inches minimum to 44-inches maximum AFF.

Measurement: 50.25 inches

Recommended Remediation:

Relocate hardware so handles, pulls, latches, locks, and other operable parts on doors and gates are located between 34 inches (864 mm) minimum and 44 inches (1118 mm) maximum above the finish floor or ground.

Floor/Area: Community Center

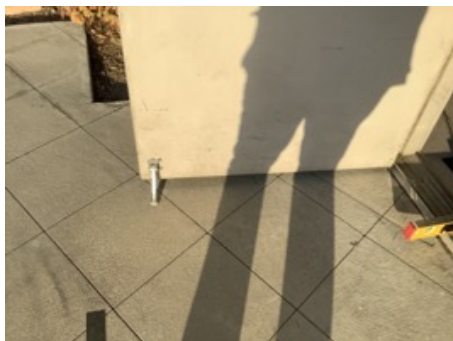
Room/Spot: Main Entry

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 404.2.7		N	Priority: 1	Base Cost: \$200
1991 ADAAG: 4.13.9		N	Severity: C	Estimated Year: 23/24
2019 CBC: 11B-404.2.7		N		Total Project Cost: \$230

Comment #: PALO-036

Deficiency: Exterior Doors/Doorways/Gates - Hardware - Smooth Surface



Lower 10 inches of door is not smooth.

Measurement: 2 inches

Recommended Remediation:

At swinging door and gate surfaces remove items within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

Floor/Area: Community Center

Room/Spot: Main Entry

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 404.2.10		N	Priority: 6	Base Cost: \$400
1991 ADAAG: N/A		N/A	Severity: C	Estimated Year: N/A
2019 CBC: 11B-404.2.10		N		Total Project Cost: N/A





Comment #: PALO-037

Deficiency: Exterior Doors/Doorways/Gates - Landing - Slopes



Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings.

Measurement: 3.4 % grade

Recommended Remediation:

Adjust changes slopes at maneuvering clearances to slopes no steeper than 1:48 in any direction. These slopes shall extend door width plus 24" strikes side clearance for a depth of 60" minimum. Areas need to be maintained clear at all times. Relocate any items located within this area (typical)

Floor/Area: Community Center

Room/Spot: Main Entry

Code Compliance:

	Y/N/NA	Quantity:	1	each
2010 ADAS: 404.2.4.4	N	Priority:	1	Base Cost: \$9
1991 ADAAG: 4.3.7	N	Severity:	A	Estimated Year: 22/23
2019 CBC: 11B-404.2.4.4	N	Total Project Cost:		\$10

EXTERIOR DOORS/DOORWAYS/GATES

ISA

Comment #: PALO-038

Deficiency: Exterior Doors/Doorways/Gates - ISA - All Entrances



The International Symbol of Accessibility (ISA) is missing at this door.

Measurement: 0 count

Recommended Remediation:

In existing buildings and facilities where not all entrances are accessible, the accessible doors shall be identified by the ISA.

Sticker implies that the other door is the designated accessible door. However, due to time of construction both doors are required to be accessible.

Recommendation would be to add a sticker with the ISA to the second door, or remove the sticker from the other door.

Floor/Area: Exterior Doors/Doorways/Gates

Room/Spot: ISA

Code Compliance:

	Y/N/NA	Quantity:	1	each
2010 ADAS: 216.6	N	Priority:	1	Base Cost: \$55
1991 ADAAG: 4.1.3 9(16)(b)	N	Severity:	A	Estimated Year: 22/23
2019 CBC: 11B-216.6	N	Total Project Cost:		\$60

INTERIOR DOORS/DOORWAYS/GATES





HARDWARE

Comment #: PALO-039

Deficiency: Interior Doors/Doorways/Gates - Hardware - Smooth Surface



Lower 10 inches of door is not smooth.

Measurement: 0 inches

Recommended Remediation:

At swinging door and gate surfaces remove items within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

Floor/Area: Interior Doors/Doorways/Gates

Room/Spot: Hardware

Code Compliance:

2010 ADAS: 404.2.10

1991 ADAAG: N/A

2019 CBC: 11B-404.2.10

Y/N/NA

N

N/A

N

Priority: 6

Severity: C

Quantity: 4 each

Base Cost: \$11,200

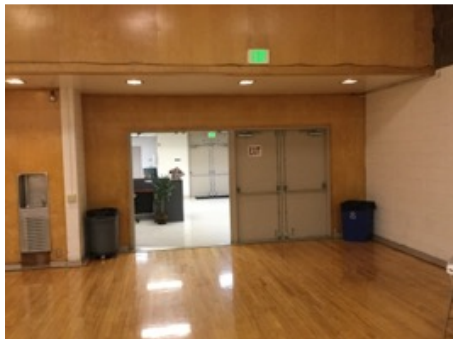
Estimated Year: N/A

Total Project Cost: N/A

TACTILE SIGN

Comment #: PALO-040

Deficiency: Interior Doors/Doorways/Gates - Tactile Sign - General



No permanent tactile exit sign has been provided. There is an illuminated exit sign above interior side of two pairs of doors between auditorium and lobby. However, there is not a tactile exit sign. There are plastic signs that read "EXIT". But for tactile sign, it shall read "EXIT ROUTE".

Measurement: 0 count

Recommended Remediation:

Provide a tactile exit sign.

Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Interior Doors/Doorways/Gates

Room/Spot: Tactile Sign

Code Compliance:

2010 ADAS: 216.2, 703.4.1&2

1991 ADAAG: 4.30.6

2019 CBC: 11B-216.2, 11B-703.1&2

Exception: In alterations where installation locations are obstructed or otherwise unavailable for sign installation, signs with raised characters shall be permitted on the push side of the doors with closed and without holding open devices.

Y/N/NA

N

N/A

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$275

Estimated Year: 23/24

Total Project Cost: \$310

PARKING





BY BASEBALL FIELD

Comment #: PALO-041

Deficiency: Parking - Tow Away Sign - General



There is no "Unauthorized Parking Sign" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign. Sign shall clearly state the following: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at: _____ or by telephoning _____."

Floor/Area: Parking

Room/Spot: By Baseball field

Code Compliance:

2010 ADAS:	N/A	Y/N/NA	N/A	Quantity:	1	each	
1991 ADAAG:	N/A	N/A	N/A	Priority:	5	Base Cost:	\$20
2019 CBC:	11B-216 / 11B-502.8	N	N	Severity:	D	Estimated Year:	N/A
						Total Project Cost:	N/A

Comment #: PALO-042

Deficiency: Parking - Signage - ISA



The accessible identification sign does not include the ISA in white on a blue background.

Measurement: 0 count

Recommended Remediation:

Parking space identification signs shall include the International Symbol of Accessibility in white on a blue background.

Floor/Area: Parking

Room/Spot: By Baseball field

Code Compliance:

2010 ADAS:	502.5	Y/N/NA	N	Quantity:	1	each	
1991 ADAAG:	4.6.4	N/A	N	Priority:	1	Base Cost:	\$280
2019 CBC:	11B-502.6	N	N	Severity:	C	Estimated Year:	24/25
						Total Project Cost:	\$330





Comment #: PALO-043

Deficiency: Parking - Signage - Van Stall



The van accessible stall is not identified with the words "Van Accessible".

Measurement: 0 count

Recommended Remediation:

Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible".

Floor/Area: Parking
Room/Spot: By Baseball field

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.6		N	Priority: 1	Base Cost: \$560
1991 ADAAG: 4.6.4		N	Severity: C	Estimated Year: 24/25
2019 CBC: 11B-502.6		N		Total Project Cost: \$650

Comment #: PALO-044

Deficiency: Parking - Signage - Minimum Fine



The parking identification sign does not includes the text "Minimum Fine \$250" below the ISA.

Measurement: 0 count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: Parking
Room/Spot: By Baseball field

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: N/A		N/A	Priority: 5	Base Cost: \$280
1991 ADAAG: N/A		N/A	Severity: D	Estimated Year: N/A
2019 CBC: 11B-502.6.2		N		Total Project Cost: N/A





Comment #: PALO-045

Deficiency: Parking - Signage - Sign



The parking identification sign is not permanently posted immediately adjacent or at the head of the space within the parking stall width.

Measurement: 0 count

Recommended Remediation:

Relocate parking identification sign immediately adjacent or at the head of the space within the parking stall width.

Floor/Area: Parking
Room/Spot: By Baseball field

Code Compliance:		Y/N/NA		Quantity: 1 each
2010 ADAS: N/A		N/A	Priority: 5	Base Cost: \$560
1991 ADAAG: 4.6.4		N	Severity: D	Estimated Year: N/A
2019 CBC: 11B-502.6.3		N		Total Project Cost: N/A

Comment #: PALO-046

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.

Measurement: 2.5 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall. Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Parking
Room/Spot: By Baseball field

Code Compliance:		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.4		N	Priority: 1	Base Cost: \$6,300
1991 ADAAG: 4.6.3		N	Severity: C	Estimated Year: 24/25
2019 CBC: 11B-502.4		N		Total Project Cost: \$7,300





Comment #: PALO-047

Deficiency: Parking - Accessible Stall - Wheel Stop



Wheel stops are not provided.

Measurement: 0 count

Recommended Remediation:

A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.

Floor/Area: Parking
Room/Spot: By Baseball field

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: 502		N	Priority: 1	Base Cost: \$560
1991 ADAAG: 4.6.3		N	Severity: C	Estimated Year: 24/25
2019 CBC: 11B-502.7.2		N		Total Project Cost: \$650

Comment #: PALO-048

Deficiency: Parking - Access Aisle Markings - Angled Parking



Angled parking stall access aisle does not extend the full required length of the parking stall(s) served on both sides.

Measurement: 0 inches

Recommended Remediation:

Access aisles shall extend the full required length of the parking spaces they serve. When measuring for angled parking measurements shall be taken parallel and perpendicular to the parking stall it is serving. This will need to be done to each stall serving the access aisle.

Floor/Area: Parking
Room/Spot: By Baseball field

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: 502.2		N	Priority: 7	Base Cost: \$840
1991 ADAAG: N/A		N/A	Severity: C	Estimated Year: N/A
2019 CBC: 11B-502.2		N		Total Project Cost: N/A





Comment #: PALO-049

Deficiency: Parking - Access Aisle Markings - Width



The marked access aisle is less than 60 inches (5 ft. or 1524 mm) wide for a car stall and/or 144 inches for a van stall.

Measurement: 58 inches

Recommended Remediation:

Access aisles serving car parking spaces shall be 60 inches (1524 mm) wide minimum. Van stall must be 144 inches (12 ft) wide. Access aisle is permitted to be 96 inches wide minimum when the accessible van stall is 108 inches. Measurements of parking spaces and access aisles shall be made from the centerline of the markings. ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Floor/Area: Parking
Room/Spot: By Baseball field

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.3.1		N	Priority: 1	Base Cost: \$420
1991 ADAAG: 4.6.3		N	Severity: C	Estimated Year: 24/25
2019 CBC: 11B-502.3.1		N		Total Project Cost: \$490

Comment #: PALO-050

Deficiency: Parking - Access Aisle Markings - Border Line Markings



The access aisle is not marked with a blue painted border line around the entire perimeter.

Measurement: 0 count

Recommended Remediation:

Paint a blue border line at the top of the access aisle. Required at the top of the access aisle.

ADA Does not provide a method or design for markings. Existing striping provides markings so as to 'discourage' parking in the access aisle.

Floor/Area: Parking
Room/Spot: By Baseball field

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: 502.3.3		Y	Priority: 5	Base Cost: \$840
1991 ADAAG: N/A		N/A	Severity: D	Estimated Year: N/A
2019 CBC: 11B-502.3.3		N		Total Project Cost: N/A





Comment #: PALO-051

Deficiency: Parking - Access Aisle Markings - Hatched Line Spacing



The hatched lines within the border line of the access aisle are spaced greater than 36 inches on center apart.

Measurement: 45 inches

Recommended Remediation:

Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white. ADA does not identify means and methods for striping at parking stalls or access aisles. Current markings discourage parking and provide federal compliance.

Floor/Area: Parking
Room/Spot: By Baseball field

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: 502.3		Y	Priority: 5	Base Cost: \$840
1991 ADAAG: N/A		N/A	Severity: D	Estimated Year: N/A
2019 CBC: 11B-502.3.3		N	Total Project Cost:	N/A

Comment #: PALO-052

Deficiency: Parking - Access Aisle Markings - "No Parking"



Missing 12" white 'No Parking' markings OR Markings are faded and does not discourage parking in the access aisle.

Measurement: 0 count

Recommended Remediation:

Repaint access aisle. 12-inch high white 'No Parking' is not provided in access aisle. ADA does not provide a method or design for markings. Existing striping has faded and markings do not discourage parking in the access aisle.

Floor/Area: Parking
Room/Spot: By Baseball field

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: 502		N	Priority: 7	Base Cost: \$840
1991 ADAAG: N/A		N/A	Severity: C	Estimated Year: N/A
2019 CBC: 11B-502.3		N	Total Project Cost:	N/A





Comment #: PALO-053

Deficiency: Parking - Access Aisle - Arrangement



The access aisle requires persons to pass behind parking stalls that are not their own.

Measurement: 1 count

Recommended Remediation:

Revise parking space and access aisle layout so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked.

Floor/Area: Parking
Room/Spot: By Baseball field

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	N/A	N/A	Priority:	5	Base Cost:	\$420
1991 ADAAG:	N/A	N/A	Severity:	D	Estimated Year:	N/A
2019 CBC:	11B-502.7.1	N			Total Project Cost:	N/A

Comment #: PALO-054

Deficiency: Parking - Accessible Route - Adjacent



Access aisle is not located to an accessible route.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Parking
Room/Spot: By Baseball field

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	208.3.1	N	Priority:	1	Base Cost:	\$5,000
1991 ADAAG:	4.6.2	N	Severity:	C	Estimated Year:	24/25
2019 CBC:	11B-208.3.1	N			Total Project Cost:	\$5,790

PATHS OF TRAVEL





CENTER

Comment #: PALO-055

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 2.7 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Paths of Travel

Room/Spot: Center

Notes: By Playground

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 2400 sq ft

Base Cost: \$48,000

Estimated Year: 22/23

Total Project Cost: \$50,400

Comment #: PALO-056

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 5.4 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Paths of Travel

Room/Spot: Center

Notes: By Playground

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 4500 sq ft

Base Cost: \$90,000

Estimated Year: 23/24

Total Project Cost: \$99,230





EAST

Comment #: PALO-057

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 21.2 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Paths of Travel
Room/Spot: East
Notes: By Basketball Courts

Code Compliance:

2010 ADAS: 402.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-402.2

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 500 each
Base Cost: \$10,000
Estimated Year: 23/24
Total Project Cost: \$11,030

Comment #: PALO-058

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3.7 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Paths of Travel
Room/Spot: East
Notes: Path Connector

Code Compliance:

2010 ADAS: 405.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-406.5.7

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 650 sq ft
Base Cost: \$13,000
Estimated Year: 23/24
Total Project Cost: \$14,340





Comment #: PALO-059

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: .5 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment. Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2. ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Paths of Travel
Room/Spot: East
Notes: Towards Baseball field

Code Compliance:

2010 ADAS: 303.2, 303.3
1991 ADAAG: 4.5.2
2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA

N

Y

N

Priority: 7

Severity: A

Quantity: 1 each

Base Cost: \$1

Estimated Year: N/A

Total Project Cost: N/A

NORTH

Comment #: PALO-060

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 2.6 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Paths of Travel
Room/Spot: North
Notes: Between baseball fields

Code Compliance:

2010 ADAS: 405.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 500 sq ft

Base Cost: \$10,000

Estimated Year: 22/23

Total Project Cost: \$10,500





NORTHWEST

Comment #: PALO-061

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3.8 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Paths of Travel

Room/Spot: Northwest

Notes: Restrooms to Baseball field

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1080 sq ft

Base Cost: \$21,600

Estimated Year: 23/24

Total Project Cost: \$23,820

SOUTH

Comment #: PALO-062

Deficiency: Accessible Route - Surface - Continuity



Accessible route does not provide a firm, stable and slip resistant surface.

Measurement: 1 count

Recommended Remediation:

Replace and provide floor and/or ground surfaces that is stable, firm, and slip resistant

Floor/Area: Paths of Travel

Room/Spot: South

Notes: Adjacent to Skate Park

Code Compliance:

2010 ADAS: 302.1, 403.2

1991 ADAAG: 4.5.1

2019 CBC: 11B-302.1, 11B-403.2

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 650 sq ft

Base Cost: \$13,000

Estimated Year: 22/23

Total Project Cost: \$13,650





Comment #: PALO-063

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 8 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Paths of Travel
Room/Spot: South
Notes: Adjacent to Skate Park

Code Compliance:		Y/N/NA		Quantity:	650 sq ft
2010 ADAS: 402.2		N	Priority: 1	Base Cost:	\$13,000
1991 ADAAG: 4.3.7		N	Severity: C	Estimated Year:	23/24
2019 CBC: 11B-402.2		N		Total Project Cost:	\$14,340

Comment #: PALO-064

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 15 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Paths of Travel
Room/Spot: South
Notes: Adjacent to Skate Park

Code Compliance:		Y/N/NA		Quantity:	360 each
2010 ADAS: 402.2		N	Priority: 1	Base Cost:	\$7,200
1991 ADAAG: 4.3.7		N	Severity: C	Estimated Year:	23/24
2019 CBC: 11B-402.2		N		Total Project Cost:	\$7,940





Comment #: PALO-065

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3.7 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Paths of Travel
Room/Spot: South
Notes: Adjacent to Skate Park

Code Compliance:		Y/N/NA		Quantity: 650 sq ft
2010 ADAS: 405.2		N	Priority: 1	Base Cost: \$13,000
1991 ADAAG: 4.3.7		N		Estimated Year: 23/24
2019 CBC: 11B-406.5.7		N	Severity: C	Total Project Cost: \$14,340

Comment #: PALO-066

Deficiency: Stairs - Contrast Striping - Exterior Stair



A 2-inch minimum to 4-inch maximum clear visual contrast stripe is not provided on each step.

Measurement: 0 inches

Recommended Remediation:

Provide clear visual contrast striping at the upper approach and all treads . The stripe shall be a minimum of 2 inches (51 mm) wide to a maximum of 4 inches (102 mm) wide.

A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement.

Floor/Area: Paths of Travel
Room/Spot: South
Notes: Skate Park Stairs

Code Compliance:		Y/N/NA		Quantity: 8 each
2010 ADAS: N/A		N/A	Priority: 5	Base Cost: \$1,968
1991 ADAAG: N/A		N/A		Estimated Year: N/A
2019 CBC: 11B-504.4.1		N	Severity: D	Total Project Cost: N/A





Comment #: PALO-067

Deficiency: Stairs - Surface - Slope



Slope of tread exceeds 1:48.

Measurement: 4.3 % grade

Recommended Remediation:

Stair treads shall be stable, firm and slip resistant. Changes in level are not permitted except that treads shall be permitted to have a slope not steeper than 1:48.

Floor/Area: Paths of Travel
Room/Spot: South
Notes: Skate Park Stairs

Code Compliance:

2010 ADAS: 504.4
1991 ADAAG: 4.9.2
2019 CBC: 11B-504.4

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 8 each
Base Cost: \$5,760
Estimated Year: 24/25
Total Project Cost: \$6,670

Comment #: PALO-068

Deficiency: Stairs - Handrails - Extensions: Top



Handrails at the top and/or bottom of the stairs do not extend 12-inches horizontally above the landing.

Measurement: 0 inches

Recommended Remediation:

Install top handrail extensions at stairs: Stair handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top of the stair runs.

Floor/Area: Paths of Travel
Room/Spot: South
Notes: Skate Park Stairs

Code Compliance:

2010 ADAS: 505.10.1
1991 ADAAG: 4.9.4 (2)
2019 CBC: 11B-505.10.1

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: \$27,384
Estimated Year: N/A
Total Project Cost: N/A





Comment #: PALO-069

Deficiency: Stairs - Handrails - Extensions: Bottom



At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The extension shall be 12" min. and a height equal to that of the sloping portion of the handrail as measured above the stair nosings.

Measurement: 0 inches

Recommended Remediation:

Install bottom handrail extensions at stairs: Stair handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the bottom of the stair runs.

ADA Does not require handrail extensions at the bottom of staircases.

Floor/Area: Paths of Travel
Room/Spot: South
Notes: Skate Park Stairs

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: N/A		N/A	Priority: 5	Base Cost: \$2,648
1991 ADAAG: 4.9.4 (2)		N	Severity: D	Estimated Year: N/A
2019 CBC: 11B-505.10.1		N		Total Project Cost: N/A

Comment #: PALO-070

Deficiency: Stairs - Handrails - Extensions-Top and Bottom



Handrails at the top and/or bottom of the stairs do not extend 12-inches horizontally above the landing.

Measurement: 0 inches

Recommended Remediation:

Install top handrail extensions at stairs:

Top extension at stairs. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Bottom extension at stairs. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The horizontal extension of a handrail shall be 12 inches long minimum and a height equal to that of the sloping portion of the handrail as measured above the stair nosings. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Floor/Area: Paths of Travel
Room/Spot: South
Notes: Skate Park Stairs

Code Compliance:

		Y/N/NA		Quantity: 4 in ft
2010 ADAS: 505.1		N	Priority: 6	Base Cost: \$652
1991 ADAAG: 4.9.4 (2)		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-50510		N		Total Project Cost: N/A





Comment #: PALO-071

Deficiency: Stairs - Handrails - Height



Top of the handrail is not located within the height ranges of 34-inches minimum to 38-inches maximum AFF.

Measurement: 31.5 inches

Recommended Remediation:

Adjust handrail heights so the top of gripping surfaces of handrails are 34 inches (864 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces.

Floor/Area: Paths of Travel
Room/Spot: South
Notes: Skate Park Stairs

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: 505.4		N	Priority: 6	Base Cost: \$28,688
1991 ADAAG: 4.9.4 (5)		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-505.4		N		Total Project Cost: N/A

Comment #: PALO-072

Deficiency: Stairs - Handrails - Extensions



Handrail extensions do not return to a wall, guard, or landing surface and are not part of an adjacent stair run.

Measurement: 0

Recommended Remediation:

Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to a handrail of an adjacent stair run.

Floor/Area: Paths of Travel
Room/Spot: South
Notes: Skate Park Stairs

Code Compliance:

		Y/N/NA		Quantity: 4 each
2010 ADAS: 505.10.1		N	Priority: 6	Base Cost: \$5,296
1991 ADAAG: 4.9.4 (2)		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-505.10.1		N		Total Project Cost: N/A





Comment #: PALO-073

Deficiency: Stairs - Handrails - Extensions



The bottom of the handrail extensions are not cane detectable and are a protrusion due to exceeding the maximum 27-inches AFF when located in an accessible route.

Measurement: 0 inches

Recommended Remediation:

Adjust handrail extensions so they are cane detectable by adjusting bottom of extension to 27-inches or less, or return extension to a wall, guard, or landing surface.

Floor/Area: Paths of Travel
Room/Spot: South
Notes: Skate Park Stairs

Code Compliance:

2010 ADAS: 307.2
1991 ADAAG: 4.9.4 (2)
2019 CBC: 11B-307.2

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 4 each
Base Cost: \$5,296
Estimated Year: N/A
Total Project Cost: N/A

SOUTHWEST

Comment #: PALO-074

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 7.3 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Paths of Travel
Room/Spot: Southwest
Notes: Center to Skate Park

Code Compliance:

2010 ADAS: 402.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-402.2

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 60 each
Base Cost: \$1,200
Estimated Year: 23/24
Total Project Cost: \$1,330





Comment #: PALO-075

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3.6 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Paths of Travel
Room/Spot: Southwest
Notes: Center to Skate Park

Code Compliance:

2010 ADAS: 405.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 60 sq ft

Base Cost: \$1,200

Estimated Year: 23/24

Total Project Cost: \$1,330

Comment #: PALO-076

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: 1 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment. Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2. ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Paths of Travel
Room/Spot: Southwest
Notes: Center to Skate Park

Code Compliance:

2010 ADAS: 303.2, 303.3
1991 ADAAG: 4.5.2
2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 8 each

Base Cost: \$8

Estimated Year: 22/23

Total Project Cost: \$10





Comment #: PALO-077

Deficiency: Accessible Route - Vertical Clearance - Height



Fire extinguisher is located in an area where vertical clearance is less than 80-inches minimum.

Measurement: 57 inches

Recommended Remediation:

Relocate item to a location where vertical clearance is 80 inches high minimum.

Floor/Area: Paths of Travel
Room/Spot: Southwest
Notes: Center to Skate Park

Code Compliance:

2010 ADAS: 307.4
1991 ADAAG: 4.4.2
2019 CBC: 11B-307.4

Y/N/NA
N
N
N

Priority: 1
Severity: A

Quantity: 1 each
Base Cost: \$0
Estimated Year: 22/23
Total Project Cost: \$0

WEST

Comment #: PALO-078

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 10.2 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Paths of Travel
Room/Spot: West
Notes: Picnic Area

Code Compliance:

2010 ADAS: 402.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-402.2

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 500 each
Base Cost: \$10,000
Estimated Year: 23/24
Total Project Cost: \$11,030





Comment #: PALO-079

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 2.4 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Paths of Travel
Room/Spot: West
Notes: Skate Park to Restrooms

Code Compliance:		Y/N/NA		Quantity:	500	sq ft
2010 ADAS:	405.2	N	Priority:	1	Base Cost:	\$10,000
1991 ADAAG:	4.3.7	N	Severity:	C	Estimated Year:	22/23
2019 CBC:	11B-406.5.7	N	Total Project Cost:		\$10,500	

Comment #: PALO-080

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 2.4 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Paths of Travel
Room/Spot: West
Notes: Skate Park to Restrooms

Code Compliance:		Y/N/NA		Quantity:	500	sq ft
2010 ADAS:	405.2	N	Priority:	1	Base Cost:	\$10,000
1991 ADAAG:	4.3.7	N	Severity:	C	Estimated Year:	22/23
2019 CBC:	11B-406.5.7	N	Total Project Cost:		\$10,500	





Comment #: PALO-081

Deficiency: Accessible Route - Vertical Clearance - Height



Fire extinguisher is located in an area where vertical clearance is less than 80-inches minimum.

Measurement: 53 inches

Recommended Remediation:

Relocate item to a location where vertical clearance is 80 inches high minimum.

Floor/Area: Paths of Travel
Room/Spot: West
Notes: Skate Park to Restrooms

Table with 4 columns: Code Compliance, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.

WEST SIDE
PARKING

Comment #: PALO-082

Deficiency: Parking - Tow Away Sign - General



There is no "Unauthorized Parking Sign" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign. Sign shall clearly state the following: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at: _____ or by telephoning _____."

Floor/Area: West Side
Room/Spot: Parking

Table with 4 columns: Code Compliance, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.





Comment #: PALO-083

Deficiency: Parking - Signage - Minimum Fine



The parking identification sign does not include the text "Minimum Fine \$250" below the ISA.

Measurement: 0 count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: West Side

Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$560
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-502.6.2	N		Total Project Cost: N/A

Comment #: PALO-084

Deficiency: Parking - ISA - Bottom Corner



The lower corner or lower side of the ISA identifying the accessible parking stall is not aligned with the end of the parking stall length.

Measurement: 0 inches

Recommended Remediation:

Repaint the ISA marking. The International Symbol of Accessibility shall its lower corner at, or lower side aligned with, the end of the parking space.

ADA does not provide a method or design for markings.

Floor/Area: West Side

Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$500
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-502.6.4.1	N		Total Project Cost: N/A





Comment #: PALO-085

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.

Measurement: 2.7 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall. Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: West Side

Room/Spot: Parking

Code Compliance:

2010 ADAS:	502.4
1991 ADAAG:	4.6.3
2019 CBC:	11B-502.4

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$6,300

Estimated Year: 24/25

Total Project Cost: \$7,300

Comment #: PALO-086

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.

Measurement: 2.9 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall. Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: West Side

Room/Spot: Parking

Code Compliance:

2010 ADAS:	502.4
1991 ADAAG:	4.6.3
2019 CBC:	11B-502.4

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$6,300

Estimated Year: 24/25

Total Project Cost: \$7,300





Comment #: PALO-087

Deficiency: Parking - Access Aisle Markings - Angled Parking



Angled parking stall access aisle does not extend the full required length of the parking stall(s) served on both sides.

Measurement: 1 inches

Recommended Remediation:

Access aisles shall extend the full required length of the parking spaces they serve. When measuring for angled parking measurements shall be taken parallel and perpendicular to the parking stall it is serving. This will need to be done to each stall serving the access aisle.

Floor/Area: West Side

Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.2

1991 ADAAG: N/A

2019 CBC: 11B-502.2

Y/N/NA

N

N/A

N

Priority: 7

Severity: C

Quantity: 1 each

Base Cost: \$420

Estimated Year: N/A

Total Project Cost: N/A

Comment #: PALO-088

Deficiency: Parking - Access Aisle Markings - Border Line Markings



The access aisle is not marked with a blue painted border line around the entire perimeter.

Measurement: 1 count

Recommended Remediation:

Paint a blue border line at the top of the access aisle. Required at the top of the access aisle.

ADA Does not provide a method or design for markings. Existing striping provides markings so as to 'discourage' parking in the access aisle.

Floor/Area: West Side

Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.3.3

1991 ADAAG: N/A

2019 CBC: 11B-502.3.3

Y/N/NA

Y

N/A

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$420

Estimated Year: N/A

Total Project Cost: N/A





Comment #: PALO-089

Deficiency: Parking - Access Aisle Markings - "No Parking"



Missing 12" white 'No Parking' markings OR Markings are faded and does not discourage parking in the access aisle.

Measurement: 1 count

Recommended Remediation:

Repaint access aisle. 12-inch high white 'No Parking' is not provided in access aisle. ADA does not provide a method or design for markings. Existing striping has faded and markings do not discourage parking in the access aisle.

Floor/Area: West Side

Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502		N	Priority: 7	Base Cost: \$420
1991 ADAAG: N/A		N/A		Estimated Year: N/A
2019 CBC: 11B-502.3		N	Severity: C	Total Project Cost: N/A

Comment #: PALO-090

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.

Measurement: 3.3 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions. Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. Exception: Slopes not steeper than 1:48 shall be permitted.

Floor/Area: West Side

Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.4		N	Priority: 1	Base Cost: \$5,000
1991 ADAAG: 4.6.3		N		Estimated Year: 23/24
2019 CBC: 11B-502.4		N	Severity: C	Total Project Cost: \$5,520





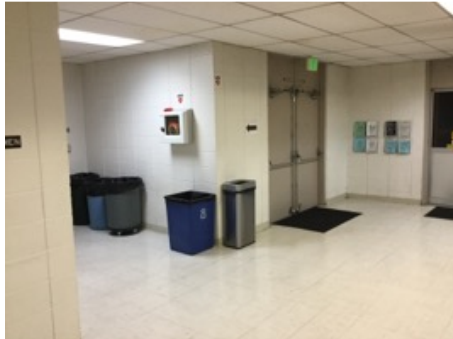
6.2 - GOODS AND SERVICES

ACCESSIBLE ROUTE

PROTRUSION

Comment #: PALO-091

Deficiency: Accessible Route - Protrusion - Depth



There is a wall-mounted AED cabinet in hall between lobby and women's restroom. Cabinet protrudes 7.5 inches from wall, it's bottom is 53.5 inches AFF, and it recessed, ring handle is 60.5 inches AFF.

Measurement: 7.5 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Accessible Route

Room/Spot: Protrusion

Code Compliance:

2010 ADAS: 404.2.9

Y/N/NA

N

Priority: 6

Quantity: 1 each

Base Cost: \$728

1991 ADAAG: 4.4.1

N

Estimated Year: N/A

2019 CBC: 11B-404.2.9

N

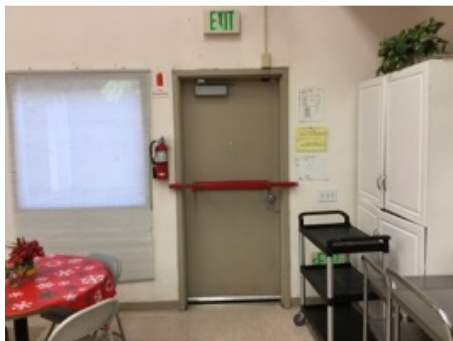
Severity: B

Total Project Cost: N/A

REACH RANGES

Comment #: PALO-092

Deficiency: Accessible Route - Reach Ranges - Side Reach



Fire Extinguisher for side reach is not located within 15-inches minimum to 48-inches maximum AFF (to a 10-inch depth).

Measurement: 49 inches

Recommended Remediation:

Adjust height of element to provide a maximum reach range of 48 inches (1219 mm) maximum and the low side reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

Floor/Area: Accessible Route

Room/Spot: Reach Ranges

Code Compliance:

2010 ADAS: 308.3.2

Y/N/NA

N

Priority: 7

Quantity: 1 each

Base Cost: \$0

1991 ADAAG: 4.2.6

Y

Estimated Year: N/A

2019 CBC: 11B-308.3.2

N

Severity: C

Total Project Cost: N/A





Comment #: PALO-093

Deficiency: Accessible Route - Reach Ranges - Side Reach



Obstructed elements is either deeper than 24" or more than 46-inches maximum AFF when deeper than 10-inches (to a maximum of 24-inches). Bottom of it is 50.5 inches AFF. (Lower "birthday" clipboard.)

Measurement: 50.5 inches

Recommended Remediation:

Adjust height of element so the maximum high reach is reduced to 46" when the reach over an obstruction is deeper than 10" (to a maximum of 24"). Obstructions at side reaches are limited to a height of 34".

Floor/Area: Accessible Route

Room/Spot: Reach Ranges

Code Compliance:

2010 ADAS: 308.3.2

1991 ADAAG: 4.2.6

2019 CBC: 11B-308.3.2

Y/N/NA

N

Y

N

Priority: 7

Severity: C

Quantity: 1 each

Base Cost: \$300

Estimated Year: N/A

Total Project Cost: N/A

SURFACE

Comment #: PALO-094

Deficiency: Accessible Route - Surface - Continuity



Unable to verify floor slip resistance. Unsure if accessible route provides a firm, stable and slip resistant surface. Sign stating 'No Dance Wax Permitted'.

Measurement: count

Recommended Remediation:

City should verify that product being used on floor is slip resistant. Verify ground surfaces is stable, firm, and slip resistant.

Floor/Area: Accessible Route

Room/Spot: Surface

Code Compliance:

2010 ADAS: 302.1, 403.2

1991 ADAAG: 4.5.1

2019 CBC: 11B-302.1, 11B-403.2

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 1 each

Base Cost: \$466

Estimated Year: 22/23

Total Project Cost: \$490

AUDITORIUM





PERFORMANCE AREAS

Comment #: PALO-095

Deficiency: Performance Areas - Accessible Route - Assembly area connection



A circulation path directly connecting a performance area to an assembly seating area does not have an accessible route directly connecting them.

Measurement: 0 count

Recommended Remediation:

Provide an accessible route directly connecting the performance area to the assembly seating area.

Floor/Area: Auditorium
Room/Spot: Performance Areas

Code Compliance:

2010 ADAS: 206.2.6, 402
1991 ADAAG: 4.1.3(2), 4.3.2(2)
2019 CBC: 11B-206.2.6, 11B-402

Y/N/NA

N
N
N

Priority: 2
Severity: B

Quantity: 1 each
Base Cost: \$1,000
Estimated Year: 24/25
Total Project Cost: \$1,160

BASEBALL FIELD

SEATING

Comment #: PALO-096

Deficiency: Drinking Fountain - Number Provided - Hi/Lo



One standing and one wheelchair accessible drinking fountain is not provided at each location.

Measurement: 1 count

Recommended Remediation:

No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with meet requirements for a standing person and one drinking fountain shall be wheelchair accessible. A combo unit can be provided if all items are compliant.

Floor/Area: Baseball field
Room/Spot: Seating
Notes: Home Bleachers

Code Compliance:

2010 ADAS: 204.2
1991 ADAAG: 4.1.3 (10) (a)
2019 CBC: 11B-204.2

Y/N/NA

N
N
N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$5,439
Estimated Year: N/A
Total Project Cost: N/A





Comment #: PALO-097

Deficiency: Drinking Fountain - Number Provided - 50 percent



When dispersed, 50% are not compliant for standing and/or 50% are not complaint for wheelchair accessible on the site are .

Measurement: 0 count

Recommended Remediation:

Remove/replace so when more than the minimum number of drinking fountains are provided, 50 percent of the total number of drinking fountains shall be provided for standing person, and 50 percent of the total number of drinking fountains shall be provided as wheelchair accessible. Must be evenly distributed for a total of 100% of the drinking fountains.

Bottle filling stations will not meet compliance for this item.

Floor/Area: Baseball field
Room/Spot: Seating
Notes: Home Bleachers

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 211.3		N	Priority: 6	Base Cost: \$8,000
1991 ADAAG: 4.1.3 (10) (a)		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-211.3		N		Total Project Cost: N/A

Comment #: PALO-098

Deficiency: Drinking Fountain - Wheelchair Compliance - Operable Parts-Force



Is the force required to activate operable parts 5 pounds maximum?

Measurement: 10 pound

Recommended Remediation:

The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Floor/Area: Baseball field
Room/Spot: Seating
Notes: Home Bleachers

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 309.4 / -602.3		N	Priority: 6	Base Cost: \$366
1991 ADAAG: 4.15.4, 4.27.4		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-309.4 / 11B-602.3		N		Total Project Cost: N/A





Comment #: PALO-099

Deficiency: Drinking Fountain - Wheelchair Compliance - Water Flow



The spout does not provide a flow of water 4 high minimum.

Measurement: 3 inches

Recommended Remediation:

Adjust water pressure. The spout shall provide a flow of water 4 inches (102 mm) high minimum and shall be located 5 inches (127 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 (76 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 (76 mm) and 5 inches (127 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

Floor/Area: Baseball field
Room/Spot: Seating
Notes: Home Bleachers

Code Compliance:

2010 ADAS: 602.6
1991 ADAAG: 4.15.3
2019 CBC: 11B-602.6

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$366
Estimated Year: N/A
Total Project Cost: N/A

SNACK BAR

Comment #: PALO-0100

Deficiency: Counter - Reach Ranges - Side Reach Obstructed



Obstructed elements are either deeper than 24" or more than 46-inches maximum AFF when deeper than 10-inches (to a maximum of 24-inches). 50 -3/4" AFF measured to the paper towel dispenser. The dispenser is located over a counter measured 34" AFF. 14" depth measured to the dispenser.

Measurement: 36 inches

Recommended Remediation:

Adjust height of element so the maximum high reach is reduced to 46" when the reach over an obstruction is deeper than 10" (to a maximum of 24"). Counter heights for an obstructed side reach range is limited to a counter height of 34".

Floor/Area: Baseball field
Room/Spot: Snack Bar

Code Compliance:

2010 ADAS: 308.3.2
1991 ADAAG: 4.2.6
2019 CBC: 11B-308.3.2

Y/N/NA
N
Y
N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: \$200
Estimated Year: N/A
Total Project Cost: N/A

COMMUNITY CENTER





ENTRANCES/EXITS

Comment #: PALO-0101

Deficiency: Interior Doors/Doorways/Gates - Operation - Opening Force



The force required to operate the door exceeds the allowable 5 lbf.

Measurement: 7 lbf

Recommended Remediation:

Adjust the door closer to provide a maximum of 5 pounds operating force, 15 pounds at fire rated doors.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.13.11 (2)

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 2 each

Base Cost: \$732

Estimated Year: 24/25

Total Project Cost: \$850

Comment #: PALO-0102

Deficiency: Interior Doors/Doorways/Gates - Operation - Closing Speed



The door closes faster than the minimum 5 seconds.

Measurement: 2.96 seconds

Recommended Remediation:

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

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Code Compliance:

2010 ADAS: 404.2.8.1

1991 ADAAG: 4.13.10

2019 CBC: 11B-404.2.8.1

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$366

Estimated Year: N/A

Total Project Cost: N/A





Comment #: PALO-0103

Deficiency: Interior Doors/Doorways/Gates - Hardware - Smooth Surface



Lower 10 inches of door is not smooth.

Measurement: 0 inches

Recommended Remediation:

At swinging door and gate surfaces remove items within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Code Compliance:

2010 ADAS: 404.2.10

1991 ADAAG: N/A

2019 CBC: 11B-404.2.10

Y/N/NA

N

N/A

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$160

Estimated Year: N/A

Total Project Cost: N/A

Comment #: PALO-0104

Deficiency: Interior Doors/Doorways/Gates - Hardware - Vision Light Height



The vision light is higher than the allowable height.

Measurement: 60.75 inches

Recommended Remediation:

Where glazing panels are provided at doors the bottom of at least one panel is required to be installed at 43" maximum AFF.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Code Compliance:

2010 ADAS: 404.2.11

1991 ADAAG: N/A

2019 CBC: 11B-404.2.11

Y/N/NA

N

N/A

N

Priority: 7

Severity: C

Quantity: 1 each

Base Cost: \$2,600

Estimated Year: N/A

Total Project Cost: N/A





Comment #: PALO-0105

Deficiency: Interior Doors/Doorways/Gates - Landing - Slopes



Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings.

Measurement: 4.0 % grade

Recommended Remediation:

Floor or ground surface within required maneuvering clearances shall comply with Section 11B-302. Changes in level are not permitted.

Exceptions: 1. Slopes not steeper than 1:48 shall be permitted.

2. Changes in level at thresholds complying with Section 11B-404.2.5 shall be permitted.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Code Compliance:

2010 ADAS: 404.2.4.4

1991 ADAAG: 4.3.7

2019 CBC: 11B-404.2.4.4

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

Base Cost: \$500

Estimated Year: 22/23

Total Project Cost: \$530

Comment #: PALO-0106

Deficiency: Interior Space - Mat - General



Carpet or carpet tile is not securely attached and is not fastened to the floor surface at edges.

Measurement: count

Recommended Remediation:

Mat may cause tripping hazard due to not being securely attached. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall not exceed 1/4" vertical or 1/2" maximum if beveled 2:1.

Floor/Area: Community Center

Room/Spot: Entrances/Exits

Notes: Restroom Adjacent

Code Compliance:

2010 ADAS: 302.1, CFR36.304

1991 ADAAG: N/A

2019 CBC: 11B-302.1

Y/N/NA

N/A

N/A

N/A

Priority: 7

Severity: A

Quantity: 1 each

Base Cost: \$90

Estimated Year: N/A

Total Project Cost: N/A





INTERIOR

Comment #: PALO-0107

Deficiency: Interior Doors/Doorways/Gates - Clearances: Front - Pull Side Approach



60 inches of maneuvering space beyond the pull side of the door is not provided. The chair rack blocks the clearance.

Measurement: inches

Recommended Remediation:

Reconfigure doorway landing to provide a minimum 60-inch door maneuvering space.

Floor/Area: Community Center

Room/Spot: Interior

Code Compliance:

2010 ADAS: 404.2.4.1

1991 ADAAG: 4.13.6

2019 CBC: 11B-404.2.4.1

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$200

Estimated Year: 24/25

Total Project Cost: \$240

Comment #: PALO-0108

Deficiency: Accessible Route - Protrusion - Depth



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier.

Measurement: 6.25 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Community Center

Room/Spot: Interior

Notes: Restroom

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.4.1

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 6

Severity: A

Quantity: 1 each

Base Cost: \$728

Estimated Year: N/A

Total Project Cost: N/A





KITCHEN

Comment #: PALO-0109

Deficiency: Interior Doors/Doorways/Gates - Hardware - Operation



The operable part requires tight grasping, pinching and/or twisting of the wrist to operate.

Measurement: 0 count

Recommended Remediation:

Provided 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 maximum.

Floor/Area: Community Center

Room/Spot: Kitchen

Code Compliance:

2010 ADAS: 309
1991 ADAAG: 4.13.9
2019 CBC: 11B-309

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: \$293
Estimated Year: 24/25
Total Project Cost: \$340

Comment #: PALO-0110

Deficiency: Interior Doors/Doorways/Gates - Clearances: Front - Latch Clearance



18-inches (exterior) not provided at latch side clearances.

Measurement: 5.75

Recommended Remediation:

Extend landing to provide 18-inch strike side clearance at latch side of door.

Floor/Area: Community Center

Room/Spot: Kitchen

Code Compliance:

2010 ADAS: 404.2.4.1
1991 ADAAG: 4.13.6
2019 CBC: 11B-404.2.4.1

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: \$200
Estimated Year: 24/25
Total Project Cost: \$240





Comment #: PALO-0111

Deficiency: Transaction Counters - Dimensions - Counter Height



The counter surface is higher than the allowable 34 inches above the finished floor.

Measurement: 35.5 inches

Recommended Remediation:

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum shall be provided.

ADA allows counters to be 36 inches high AFF maximum.

Floor/Area: Community Center

Room/Spot: Kitchen

Code Compliance:

2010 ADAS: 904.4.2

1991 ADAAG: 4.32.4

2019 CBC: 11B-904.4.2

Y/N/NA

Y

N

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$5,414

Estimated Year: N/A

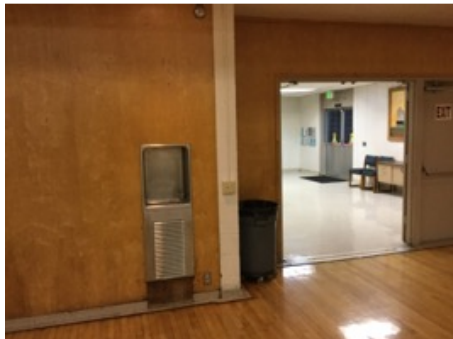
Total Project Cost: N/A

DRINKING FOUNTAIN

NUMBER PROVIDED

Comment #: PALO-0112

Deficiency: Drinking Fountain - Number Provided - Hi/Lo



One standing and one wheelchair accessible drinking fountain is not provided at each location.

Measurement: 1 count

Recommended Remediation:

No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with meet requirements for a standing person and one drinking fountain shall be wheelchair accessible. A combo unit can be provided if all items are compliant.

Floor/Area: Drinking Fountain

Room/Spot: Number Provided

Code Compliance:

2010 ADAS: 204.2

1991 ADAAG: 4.1.3 (10) (a)

2019 CBC: 11B-204.2

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 2 each

Base Cost: \$5,439

Estimated Year: N/A

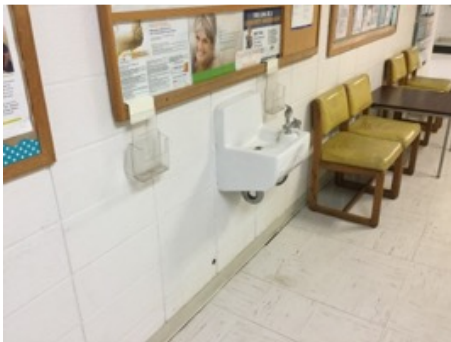
Total Project Cost: N/A





Comment #: PALO-0113

Deficiency: Drinking Fountain - Number Provided - Hi/Lo



One standing and one wheelchair accessible drinking fountain is not provided at each location.

Measurement: 1 count

Recommended Remediation:

No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with meet requirements for a standing person and one drinking fountain shall be wheelchair accessible. A combo unit can be provided if all items are compliant.

Floor/Area: Drinking Fountain

Room/Spot: Number Provided

Code Compliance:

	Y/N/NA	Quantity:	2	each
2010 ADAS: 204.2	N	Priority:	6	Base Cost: \$5,439
1991 ADAAG: 4.1.3 (10) (a)	N	Severity:	C	Estimated Year: N/A
2019 CBC: 11B-204.2	N	Total Project Cost:		N/A

EXTERIOR DOORS/DOORWAYS/GATES

OPERATION

Comment #: PALO-0114

Deficiency: Exterior Doors/Doorways/Gates - Operation - Opening Force



The force required to operate the door exceeds the allowable 5 lbf.

Measurement: 10 lbf

Recommended Remediation:

Adjust the door closer to provide a maximum of 5 pounds operating force, 15 pounds at fire rated doors.

Floor/Area: Exterior Doors/Doorways/Gates

Room/Spot: Operation

Code Compliance:

	Y/N/NA	Quantity:	1	each
2010 ADAS: 404.2.9	N	Priority:	6	Base Cost: \$90
1991 ADAAG: 4.13.11 (2)	N	Severity:	C	Estimated Year: N/A
2019 CBC: 11B-404.2.9	N	Total Project Cost:		N/A





TACTILE SIGN

Comment #: PALO-0115

Deficiency: Exterior Doors/Doorways/Gates - Tactile Sign - General



No permanent tactile exit sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile exit sign.

Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Exterior Doors/Doorways/Gates

Room/Spot: Tactile Sign

Exception: In alterations where installation locations are obstructed or otherwise unavailable for sign installation, signs with tactile characters shall be permitted on the push side of the doors with closers and without hold-open devices.

Code Compliance:

2010 ADAS:	216.2, 703.4.1&2
1991 ADAAG:	4.30.6
2019 CBC:	11B-216.2, 11B-703.1&2

Y/N/NA		Quantity:	1	each
N		Base Cost:	\$90	
	Priority:	Estimated Year:	24/25	
	1	Total Project Cost:	\$110	
	Severity:			
	C			

Comment #: PALO-0116

Deficiency: Exterior Doors/Doorways/Gates - Tactile Sign - General



No permanent tactile exit sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile exit sign.

Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Exterior Doors/Doorways/Gates

Room/Spot: Tactile Sign

Exception: In alterations where installation locations are obstructed or otherwise unavailable for sign installation, signs with tactile characters shall be permitted on the push side of the doors with closers and without hold-open devices.

Code Compliance:

2010 ADAS:	216.2, 703.4.1&2
1991 ADAAG:	4.30.6
2019 CBC:	11B-216.2, 11B-703.1&2

Y/N/NA		Quantity:	1	each
N		Base Cost:	\$90	
	Priority:	Estimated Year:	24/25	
	1	Total Project Cost:	\$110	
	Severity:			
	C			

INTERIOR DOORS/DOORWAYS/GATES





TACTILE SIGN

Comment #: PALO-0117

Deficiency: Interior Doors/Doorways/Gates - Tactile Sign - General



No permanent tactile exit sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile exit sign.

Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Interior Doors/Doorways/Gates

Room/Spot: Tactile Sign

Exception: In alterations where installation locations are obstructed or otherwise unavailable for sign installation, signs with tactile characters shall be permitted on the push side of the doors with closers and without hold-open devices.

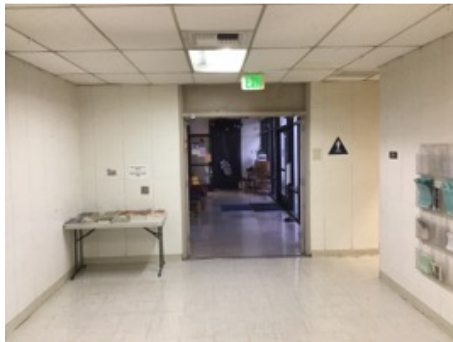
Code Compliance:

2010 ADAS:	216.2, 703.4.1&2
1991 ADAAG:	4.30.6
2019 CBC:	11B-216.2, 11B-703.1&2

Y/N/NA		Quantity:	1	each
N	Priority:	4	Base Cost:	\$275
N	Severity:	C	Estimated Year:	25/26
N			Total Project Cost:	\$340

Comment #: PALO-0118

Deficiency: Interior Doors/Doorways/Gates - Tactile Sign - General



No permanent tactile exit sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile exit sign.

Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Interior Doors/Doorways/Gates

Room/Spot: Tactile Sign

Exception: In alterations where installation locations are obstructed or otherwise unavailable for sign installation, signs with tactile characters shall be permitted on the push side of the doors with closers and without hold-open devices.

Code Compliance:

2010 ADAS:	216.2, 703.4.1&2
1991 ADAAG:	4.30.6
2019 CBC:	11B-216.2, 11B-703.1&2

Y/N/NA		Quantity:	1	each
N	Priority:	1	Base Cost:	\$275
N	Severity:	C	Estimated Year:	24/25
N			Total Project Cost:	\$320





Comment #: PALO-0119

Deficiency: Interior Doors/Doorways/Gates - Tactile Sign - General



No permanent tactile exit sign has been provided.

Measurement: count

Recommended Remediation:

Provide a tactile exit sign.

Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Interior Doors/Doorways/Gates

Room/Spot: Tactile Sign

Exception: In alterations where installation locations are obstructed or otherwise unavailable for sign installation, signs with tactile characters shall be permitted on the push side of the doors with closers and without hold-open devices.

Code Compliance:

2010 ADAS:	216.2, 703.4.1&2
1991 ADAAG:	4.30.6
2019 CBC:	11B-216.2, 11B-703.1&2

Y/N/NA		Quantity:	1	each
N		Base Cost:		\$275
N	Priority:		1	Estimated Year:
N				24/25
N	Severity:		C	Total Project Cost:
				\$320

Comment #: PALO-0120

Deficiency: Interior Doors/Doorways/Gates - Tactile Sign - 18 Clear Space



There is no tactile and braille wall sign.

Measurement: 0 count

Recommended Remediation:

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (457 mm) minimum by 18 inches (457 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

Floor/Area: Interior Doors/Doorways/Gates

Room/Spot: Tactile Sign

Code Compliance:

2010 ADAS:	703.4.2
1991 ADAAG:	N/A
2019 CBC:	11B-703.4.2

Y/N/NA		Quantity:	2	each
N		Base Cost:		\$55
N/A	Priority:		7	Estimated Year:
N				N/A
	Severity:		C	Total Project Cost:
				N/A





THRESHOLD

Comment #: PALO-0121

Deficiency: Interior Doors/Doorways/Gates - Threshold - Height



The threshold height exceeds the allowable tolerances. Between rear lobby and dining room, there is a pair of manual, side-hinged, storefront doors. Threshold is 0.50 inches high and beveled at greater than 1:2 (0.50" H x 0.75" D), latter of which is not compliant.

Measurement: .5 inches

Recommended Remediation:

Thresholds, if provided at doorways, shall be 1/2 inch (12.7 mm) high maximum.

Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

Floor/Area: Interior Doors/Doorways/Gates

Room/Spot: Threshold

Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.

For barrier removal ADA allows 3/4 inch beveled with a slope not steeper than 1:2 for 'altered' areas. CBC has removed this exception and requires a ramp be installed.

Code Compliance:

2010 ADAS: 303.2, 404.2.5

1991 ADAAG: 4.13.8

2019 CBC: 11B-303.2, 11B-404.2.5

Y/N/A	Quantity: 1 each
N	Base Cost: \$179
Y	Estimated Year: N/A
N	Total Project Cost: N/A
Priority: 7	
Severity: C	

Comment #: PALO-0122

Deficiency: Interior Doors/Doorways/Gates - Threshold - Height



The threshold height exceeds the allowable tolerances. At primary public entrance to rear lobby of community center is a pair of manual, side-hinged, storefront doors. Threshold is 0.75 inches high (0.50" H and 0.25" above exterior landing) and beveled at greater than 1:2 (0.50" H x 0.75" D) both of which are not compliant.

Measurement: .75 inches

Recommended Remediation:

Thresholds, if provided at doorways, shall be 1/2 inch (12.7 mm) high maximum.

Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

Floor/Area: Interior Doors/Doorways/Gates

Room/Spot: Threshold

Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.

For barrier removal ADA allows 3/4 inch beveled with a slope not steeper than 1:2 for 'altered' areas. CBC has removed this exception and requires a ramp be installed.

Code Compliance:

2010 ADAS: 303.2, 404.2.5

1991 ADAAG: 4.13.8

2019 CBC: 11B-303.2, 11B-404.2.5

Y/N/A	Quantity: 1 each
N	Base Cost: \$0
N	Estimated Year: 24/25
N	Total Project Cost: \$0
Priority: 1	
Severity: C	

KITCHEN





INTERIOR DOORS/DOORWAYS/GATES

Comment #: PALO-0123

Deficiency: Interior Doors/Doorways/Gates - Tactile Sign - General



No permanent tactile sign has been provided. Door to kitchen from auditorium has a painted sign, "KITCHEN", but there is not a tactile room ID sign.

Measurement: 0 count

Recommended Remediation:

Provide a tactile and braille sign.

Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Kitchen

Room/Spot: Interior Doors/Doorways/Gates

Code Compliance:

2010 ADAS: 703.4.1&2

1991 ADAAG: 4.30.6

2019 CBC: 1B-703.1&2

Exception: In alterations where installation locations are obstructed or otherwise unavailable for sign installation, signs with tactile characters shall be permitted on the push side of the doors with closers and without hold-open devices.

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$275

Estimated Year: 24/25

Total Project Cost: \$320

Comment #: PALO-0124

Deficiency: Interior Doors/Doorways/Gates - Hardware - Operation



The operable part requires tight grasping, pinching and/or twisting of the wrist to operate.

Measurement: 1 count

Recommended Remediation:

Provided 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 maximum.

Floor/Area: Kitchen

Room/Spot: Interior Doors/Doorways/Gates

Code Compliance:

2010 ADAS: 309

1991 ADAAG: 4.13.9

2019 CBC: 11B-309

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$293

Estimated Year: 24/25

Total Project Cost: \$340





Comment #: PALO-0125

Deficiency: Interior Doors/Doorways/Gates - Clearances: Front - Latch Clearance

18-inches (exterior) not provided at latch side clearances.

Measurement: 0

Recommended Remediation:

Extend landing to provide 18-inch strike side clearance at latch side of door.



Floor/Area: Kitchen

Room/Spot: Interior Doors/Doorways/Gates

Code Compliance:

2010 ADAS: 404.2.4.1

1991 ADAAG: 4.13.6

2019 CBC: 11B-404.2.4.1

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$200

Estimated Year: 24/25

Total Project Cost: \$240

KNEE/TOE CLEARANCE

Comment #: PALO-0126

Deficiency: Kitchen - Knee/Toe Clearance - Height

The knee clearance for a forward approach is not provided at the kitchen sink.

Measurement: 0 inches

Recommended Remediation:

At sinks required to be accessible 4, the knee clearance shall be 27 inches high minimum above the finish floor or ground at a depth of 8 inches minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture



Floor/Area: Kitchen

Room/Spot: Knee/Toe Clearance

Code Compliance:

2010 ADAS: 305, 306.2.3

1991 ADAAG: 4.19.2

2019 CBC: 11B-306.2.3

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$2,160

Estimated Year: 24/25

Total Project Cost: \$2,510





STORAGE

Comment #: PALO-0127

Deficiency: Kitchen - Storage - General



The storage does not appear to have at least 50% of cabinet shelf space within reach ranges (15"-48"; 46" max when shelving is 10" deep) AND/OR with handles that cannot be operated with one hand, and require tight grasping, pinching, or twisting of the wrist, or require more than 5 pounds force to operate, AND/OR without clear floor space. Less than 50% of the storage is

Measurement: 0 % grade

Recommended Remediation:

Provide storage with at least 50% of shelf space within reach ranges, with handles that can be operated with one hand, and do not require tight grasping, pinching, or twisting of the wrist, nor require more than 5 pounds force to operate. Provide clear floor space at the accessible storage and storage shall be within reach ranges.

Floor/Area: Kitchen

Room/Spot: Storage

Code Compliance:

2010 ADAS: 804.5; 811

1991 ADAAG: 4.25.3

2019 CBC: 11B-804.5

Y/N/NA

N

N

N

Priority: 2

Severity: B

Quantity: 1 each

Base Cost: \$2,533

Estimated Year: 24/25

Total Project Cost: \$2,940

LAVATORY

COUNTER SURFACE

Comment #: PALO-0128

Deficiency: Lavatory - Counter Surface - Height



The height of the sink and counter surface exceeds the allowable 34 inches AFF.

Measurement: 36 inches

Recommended Remediation:

Adjust counter and sink so the maximum height is no higher than 34" maximum above finish floor.

Floor/Area: Lavatory

Room/Spot: Counter Surface

Code Compliance:

2010 ADAS: 606.3

1991 ADAAG: 4.19.2

2019 CBC: 11B-606.3

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$720

Estimated Year: 24/25

Total Project Cost: \$840

PATHS OF TRAVEL





CENTER

Comment #: PALO-0129

Deficiency: Drinking Fountain - Number Provided - Hi/Lo



One standing and one wheelchair accessible drinking fountain is not provided at each location.

Measurement: 1 count

Recommended Remediation:

No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with meet requirements for a standing person and one drinking fountain shall be wheelchair accessible. A combo unit can be provided if all items are compliant.

Floor/Area: Paths of Travel

Room/Spot: Center

Notes: By Playground

Code Compliance:

2010 ADAS:	204.2
1991 ADAAG:	4.1.3 (10) (a)
2019 CBC:	11B-204.2

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$5,439

Estimated Year: N/A

Total Project Cost: N/A

Comment #: PALO-0130

Deficiency: Drinking Fountain - Number Provided - 50 percent



When dispersed, 50% are not compliant for standing and/or 50% are not complaint for wheelchair accessible on the site are .

Measurement: 0 count

Recommended Remediation:

Remove/replace so when more than the minimum number of drinking fountains are provided, 50 percent of the total number of drinking fountains shall be provided for standing person, and 50 percent of the total number of drinking fountains shall be provided as wheelchair accessible. Must be evenly distributed for a total of 100% of the drinking fountains.

Floor/Area: Paths of Travel

Room/Spot: Center

Notes: By Playground

Code Compliance:

2010 ADAS:	211.3
1991 ADAAG:	4.1.3 (10) (a)
2019 CBC:	11B-211.3

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$8,000

Estimated Year: N/A

Total Project Cost: N/A

Bottle filling stations will not meet compliance for this item.





Comment #: PALO-0131

Deficiency: Drinking Fountain - Wheelchair Compliance - Clear Floor Grades



30" x 48" clear floor space slopes exceed 1:48 (2.083%)

Measurement: 2.5 % grade

Recommended Remediation:

Regrade 30" x 48" clear floor or ground surfaces.

Changes in level are not permitted with the exception that slopes not steeper than 1:48 shall be permitted.

Floor/Area: Paths of Travel

Room/Spot: Center

Notes: By Playground

Code Compliance:

2010 ADAS: 305.2

1991 ADAAG: 4.15.5

2019 CBC: 11B-305.2

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$20

Estimated Year: N/A

Total Project Cost: N/A

Comment #: PALO-0132

Deficiency: Drinking Fountain - Wheelchair Compliance - Operable Parts-Force



Is the force required to activate operable parts 5 pounds maximum?

Measurement: 12 pound

Recommended Remediation:

The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Floor/Area: Paths of Travel

Room/Spot: Center

Notes: By Playground

Code Compliance:

2010 ADAS: 309.4 / -602.3

1991 ADAAG: 4.15.4, 4.27.4

2019 CBC: 11B-309.4 / 11B-602.3

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$366

Estimated Year: N/A

Total Project Cost: N/A





Comment #: PALO-0133

Deficiency: Drinking Fountain - Wheelchair Compliance - Water Flow



The spout does not provide a flow of water 4 high minimum.

Measurement: 0 inches

Recommended Remediation:

Adjust water pressure. The spout shall provide a flow of water 4 inches (102 mm) high minimum and shall be located 5 inches (127 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 (76 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 (76 mm) and 5 inches (127 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

Floor/Area: Paths of Travel

Room/Spot: Center

Notes: By Playground

Code Compliance:

2010 ADAS:	602.6
1991 ADAAG:	4.15.3
2019 CBC:	11B-602.6

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$366

Estimated Year: N/A

Total Project Cost: N/A

Comment #: PALO-0134

Deficiency: Playgrounds - Accessible Route - Site Amenities



An accessible path of travel from the playground is not provided to restrooms, drinking fountains, other accessible areas, and public telephones (if available) on site.

Measurement: 0 count

Recommended Remediation:

Provide an accessible path of travel from the playground provided to restrooms, drinking fountains, other accessible areas, and public telephones (if available) on site.

At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Floor/Area: Paths of Travel

Room/Spot: Center

Notes: By Playground

Code Compliance:

2010 ADAS:	206.2.2
1991 ADAAG:	4.5.1
2019 CBC:	11B-206.2.2

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 2 each

Base Cost: \$13,240

Estimated Year: 24/25

Total Project Cost: \$15,330





Comment #: PALO-0135

Deficiency: Picnic Tables - Accessible Route - General



No accessible route is provided to the picnic tables and bbq.

Measurement: 1 count

Recommended Remediation:

Rework the accessible route to provide a stable surface that is level. The route needs to be 48 inches wide and 60 inches wide where turns are made.

Floor/Area: Paths of Travel

Room/Spot: Center

Notes: Picnic Area

Code Compliance:

2010 ADAS: 206.2

1991 ADAAG: 4.1.3(2), 4.3.2(2)

2019 CBC: 11B-206.2

Y/N/NA

N

N

N

Priority: 2

Severity: B

Quantity: 250 sq ft

Base Cost: \$5,000

Estimated Year: 24/25

Total Project Cost: \$5,790

Comment #: PALO-0136

Deficiency: Picnic Tables - Accessible Route - General



No accessible route is provided to the picnic tables and bbq.

Measurement: 1 count

Recommended Remediation:

Rework the accessible route to provide a stable surface that is level. The route needs to be 48 inches wide and 60 inches wide where turns are made.

Floor/Area: Paths of Travel

Room/Spot: Center

Notes: Picnic Area

Code Compliance:

2010 ADAS: 206.2

1991 ADAAG: 4.1.3(2), 4.3.2(2)

2019 CBC: 11B-206.2

Y/N/NA

N

N

N

Priority: 2

Severity: B

Quantity: 250 sq ft

Base Cost: \$5,000

Estimated Year: 24/25

Total Project Cost: \$5,790





Comment #: PALO-0137

Deficiency: Playgrounds - Accessible Route - Play Area - Ground Level



One 60-inch minimum wide accessible route is not provided within the play area.

Measurement: 0 inches

Recommended Remediation:

At least one accessible route shall be provided within the play area with a clear width of 60" min. The clear width of accessible routes shall be permitted to be 36" min. for a distance of 60" max. provided that multiple reduced width segments are separated by segments that are 60" wide min. and 60" long min. Play areas less than 1000 s.f., 44" min, if at least one 60" turning space is provided where the restricted accessible route exceeds 30' in length.

Floor/Area: Paths of Travel

Room/Spot: Center

Notes: Playground

Code Compliance:

2010 ADAS:	11B-206.2.17.1 / 11B-1008.2	Y/N/NA		Quantity:	2	each
1991 ADAAG:	4.5.1		Priority:	2	Base Cost:	\$13,240
2019 CBC:	11B-206.2.17.1 / 11B-1008.2		Severity:	C	Estimated Year:	24/25
					Total Project Cost:	\$15,330

Comment #: PALO-0138

Deficiency: Playgrounds - Accessible Route - Play Area-Elevated Component



The clear width of accessible routes connecting elevated play components 36 inches minimum?

Measurement: 0 inches

Recommended Remediation:

The clear width of accessible routes connecting elevated play components shall be 36 inches minimum.

Exceptions:

1. Accessible routes connecting elevated play components shall be permitted to be reduced to 32" min. for a distance of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.
2. The clear width of transfer systems connecting elevated play components shall be permitted to be 24 inches minimum.

Floor/Area: Paths of Travel

Room/Spot: Center

Notes: Playground

Code Compliance:

2010 ADAS:	11B-1008.2.4.2	Y/N/NA		Quantity:	2	each
1991 ADAAG:	4.5.1		Priority:	2	Base Cost:	\$13,240
2019 CBC:	11B-1008.2.4.2		Severity:	C	Estimated Year:	24/25
					Total Project Cost:	\$15,330





Comment #: PALO-0139

Deficiency: Playgrounds - Accessible Route - Ramps - Ground Level



Ground level ramp runs connecting ground level play components have a running slope steeper than 1:16 (6.25%).

Measurement: 7.3 % grade

Recommended Remediation:

Replace ramps so that at Ground level all ramp runs connecting ground level play components shall have a running slope not steeper than 1:16 (6.25%).

Floor/Area: Paths of Travel

Room/Spot: Center

Notes: Playground

Code Compliance:

2010 ADAS: 11B-1008.2.5.1

1991 ADAAG: 4.5.1

2019 CBC: 11B-1008.2.5.1

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 10 In ft

Base Cost: \$66,200

Estimated Year: 24/25

Total Project Cost: \$76,640

Comment #: PALO-0140

Deficiency: Playgrounds - Accessible Route - Ramp Handrail - Height



The top of handrail gripping surfaces is not located between 20 inches minimum and 28 inches maximum above the ramp surface.

Measurement: 0 inches

Recommended Remediation:

Add or replace so the top of handrail gripping surfaces shall be 20 inches (508 mm) minimum and 28 inches (711 mm) maximum above the ramp surface.

Floor/Area: Paths of Travel

Room/Spot: Center

Notes: Playground

Code Compliance:

2010 ADAS: 11B-1008.2.5.3.2

1991 ADAAG: 4.5.1

2019 CBC: 11B-1008.2.5.3.2

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 2 each

Base Cost: \$13,240

Estimated Year: 24/25

Total Project Cost: \$15,330





Comment #: PALO-0141

Deficiency: Playgrounds - Transfer System - Contrast Striping



Transfer step does not provide contrast striping, or contrast striping is not compliant.

Measurement: 0 count

Recommended Remediation:

Contrast striping shall be provided at each transfer step. The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch (25 mm) from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable.

Floor/Area: Paths of Travel

Room/Spot: Center

Notes: Playground

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-1008.3.2.4

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 10 each

Base Cost: \$350

Estimated Year: N/A

Total Project Cost: N/A

Comment #: PALO-0142

Deficiency: Playgrounds - Transfer System - Transfer Platform-Height



Transfer platform exceeds maximum 11" and does not provide a level 30" x 48" clear floor space centered 24" for a parallel approach.

Measurement: 15

Recommended Remediation:

The height of transfer platforms shall be 11 inches minimum and 18 inches maximum measured to the top of the surface from the ground or floor surface. A transfer space with slopes not exceeding 1:48 and no changes in level shall be provided adjacent to the transfer platform. The 48 inch long minimum dimension of the transfer space shall be centered on and parallel to the 24 inch long minimum side of the transfer platform. The side of the transfer platform serving the transfer space shall be unobstructed.

Floor/Area: Paths of Travel

Room/Spot: Center

Notes: Playground

Code Compliance:

2010 ADAS: 1008.3.1.2, 1008.3.1.3

1991 ADAAG: 15.6.5.1.2

2019 CBC: 11B-1008.3.1.2 11B-1008.3.1.3

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$5,000

Estimated Year: 24/25

Total Project Cost: \$5,790





NORTH

Comment #: PALO-0143

Deficiency: Picnic Tables - Accessible Route - General



No accessible route is provided to the picnic tables and bbq.

Measurement: 5 count

Recommended Remediation:

Rework the accessible route to provide a stable surface that is level. The route needs to be 48 inches wide and 60 inches wide where turns are made.

Floor/Area: Paths of Travel
Room/Spot: North
Notes: Between baseball fields

Code Compliance:

2010 ADAS: 206.2
1991 ADAAG: 4.1.3(2), 4.3.2(2)
2019 CBC: 11B-206.2

Y/N/NA

N

N

N

Priority: 2

Severity: B

Quantity: 2 sq ft

Base Cost: \$40

Estimated Year: 24/25

Total Project Cost: \$50

Comment #: PALO-0144

Deficiency: Sport Courts - Accessible Route - Connection



A minimum of one accessible route a minimum of 48-inches does not directly connect both sides of the sport court.

Measurement: count

Recommended Remediation:

Reconfigure court sports so a minimum of one accessible route 48-inches minimum width to directly connect both sides of the court.

Floor/Area: Paths of Travel
Room/Spot: North
Notes: Between baseball fields

Code Compliance:

2010 ADAS: 206.2.12
1991 ADAAG: 4.1.3(2), 4.3.2(2)
2019 CBC: 11B-206.2.12

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$2,688

Estimated Year: 24/25

Total Project Cost: \$3,120





NORTHWEST

Comment #: PALO-0145

Deficiency: Picnic Tables - Accessible Route - General



No accessible route is provided to the picnic tables and bbq.

Measurement: 0 count

Recommended Remediation:

Rework the accessible route to provide a stable surface that is level. The route needs to be 48 inches wide and 60 inches wide where turns are made.

Floor/Area: Paths of Travel

Room/Spot: Northwest

Notes: Restrooms to Baseball field

Code Compliance:

2010 ADAS: 206.2

1991 ADAAG: 4.1.3(2), 4.3.2(2)

2019 CBC: 11B-206.2

Y/N/NA

N

N

N

Priority: 2

Severity: B

Quantity: 500 sq ft

Base Cost: \$10,000

Estimated Year: 24/25

Total Project Cost: \$11,580

SOUTH

Comment #: PALO-0146

Deficiency: Picnic Tables - Accessible Route - General



No accessible route is provided to the picnic tables and bbq.

Measurement: 1 count

Recommended Remediation:

Rework the accessible route to provide a stable surface that is level. The route needs to be 48 inches wide and 60 inches wide where turns are made.

Floor/Area: Paths of Travel

Room/Spot: South

Notes: Skate Park Tables

Code Compliance:

2010 ADAS: 206.2

1991 ADAAG: 4.1.3(2), 4.3.2(2)

2019 CBC: 11B-206.2

Y/N/NA

N

N

N

Priority: 2

Severity: B

Quantity: 250 sq ft

Base Cost: \$5,000

Estimated Year: 24/25

Total Project Cost: \$5,790





WEST

Comment #: PALO-0147

Deficiency: Picnic Tables - Accessible Route - General



No accessible route is provided to the picnic tables and bbq.

Measurement: 5 count

Recommended Remediation:

Rework the accessible route to provide a stable surface that is level. The route needs to be 48 inches wide and 60 inches wide where turns are made. Relocate tables so that the cover poles do not impede the path width.

Floor/Area: Paths of Travel

Room/Spot: West

Notes: Picnic Area

Code Compliance:

2010 ADAS:	206.2
1991 ADAAG:	4.1.3(2), 4.3.2(2)
2019 CBC:	11B-206.2

Y/N/NA

N

N

N

Priority: 2

Severity: B

Quantity: 5 each

Base Cost: \$450

Estimated Year: 24/25

Total Project Cost: \$530

Comment #: PALO-0148

Deficiency: Accessible Route - Surface - Continuity



Accessible route does not provide a firm, stable and slip resistant surface.

Measurement: 1 count

Recommended Remediation:

Replace and provide floor and/or ground surfaces that is stable, firm, and slip resistant

Floor/Area: Paths of Travel

Room/Spot: West

Notes: Picnic Area

Code Compliance:

2010 ADAS:	302.1, 403.2
1991 ADAAG:	4.5.1
2019 CBC:	11B-302.1, 11B-403.2

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

Base Cost: \$466

Estimated Year: 22/23

Total Project Cost: \$490

SEATING





NON-BOOTH TABLE

Comment #: PALO-0149

Deficiency: Seating - Non-Booth Table - Count



There are not a minimum of 5% accessible seats provided at all types of tables.

Measurement: count

Recommended Remediation:

Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall be accessible.

Dispersion: Dining surfaces shall be dispersed throughout the space or facility containing dining surfaces for each type of seating in a functional area.

Floor/Area: Seating

Room/Spot: Non-Booth Table

Code Compliance:

2010 ADAS:	226.1, 226.3, 902
1991 ADAAG:	4.1.3(18)
2019 CBC:	11B-226.1, 11B-902

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$1,300

Estimated Year: 24/25

Total Project Cost: \$1,510

PICNIC TABLE

Comment #: PALO-0150

Deficiency: Seating - Picnic Table - Count



There are not a minimum of 5% accessible seats provided at all types of tables. Knee clearances are less than 27" at current tables.

Measurement: 26.75 count

Recommended Remediation:

Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall be accessible.

Dispersion: Dining surfaces shall be dispersed throughout the space or facility containing dining surfaces for each type of seating in a functional area.

Floor/Area: Seating

Room/Spot: Picnic Table

Code Compliance:

2010 ADAS:	226.1, 226.3, 902
1991 ADAAG:	4.1.3(18)
2019 CBC:	11B-226.1, 11B-902

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 2 each

Base Cost: \$2,600

Estimated Year: 24/25

Total Project Cost: \$3,010

TRANSACTION COUNTERS





DIMENSIONS

Comment #: PALO-0151

Deficiency: Transaction Counters - Dimensions - Counter Height



The counter surface is higher than the allowable 34 inches above the finished floor. The lobby has an L-shaped reception desk. However, top of transaction counter is 43 inches AFF and top of adjacent partition is 42 inches AFF. There is not a low or accessible transaction counter.

Measurement: 43 inches

Recommended Remediation:

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum shall be provided.

ADA allows counters to be 36 inches high AFF maximum.

Floor/Area: Transaction Counters

Room/Spot: Dimensions

Code Compliance:

2010 ADAS: 904.4.2

1991 ADAAG: 4.32.4

2019 CBC: 11B-904.4.2

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$5,414

Estimated Year: 24/25

Total Project Cost: \$6,270

Comment #: PALO-0152

Deficiency: Transaction Counters - Dimensions - Counter Height



The counter surface is higher than the allowable 34 inches above the finished floor.

Measurement: 36 inches

Recommended Remediation:

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum shall be provided.

ADA allows counters to be 36 inches high AFF maximum.

Floor/Area: Transaction Counters

Room/Spot: Dimensions

Code Compliance:

2010 ADAS: 904.4.2

1991 ADAAG: 4.32.4

2019 CBC: 11B-904.4.2

Y/N/NA

Y

N

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$5,414

Estimated Year: N/A

Total Project Cost: N/A





Comment #: PALO-0153

Deficiency: Transaction Counters - Dimensions - Counter Height



The counter surface is higher than the allowable 34 inches above the finished floor.

Measurement: 37 inches

Recommended Remediation:

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum shall be provided.

ADA allows counters to be 36 inches high AFF maximum.

Floor/Area: Transaction Counters

Room/Spot: Dimensions

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	904.4.2	N	Priority:	3	Base Cost:	\$5,414
1991 ADAAG:	4.32.4	N	Severity:	C	Estimated Year:	24/25
2019 CBC:	11B-904.4.2	N			Total Project Cost:	\$6,270

Comment #: PALO-0154

Deficiency: Transaction Counters - Dimensions - Counter Height



The counter surface is higher than the allowable 34 inches above the finished floor.

Measurement: 44.75 inches

Recommended Remediation:

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum shall be provided.

ADA allows counters to be 36 inches high AFF maximum.

Floor/Area: Transaction Counters

Room/Spot: Dimensions

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	904.4.2	N	Priority:	2	Base Cost:	\$5,414
1991 ADAAG:	4.32.4	N	Severity:	C	Estimated Year:	24/25
2019 CBC:	11B-904.4.2	N			Total Project Cost:	\$6,270





6.3A - PUBLIC TOILET ROOMS (MULTI_USER)

SENIOR CENTER

MEN'S RESTROOM

Comment #: PALO-0155

Deficiency: Restroom Doors - Tactile Sign - Height



The tactile sign is not mounted within the allowable height ranges.

Measurement: 60.5 inches

Recommended Remediation:

Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Table with 4 columns: Code Compliance, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows for 2010 ADAS, 1991 ADAAG, and 2019 CBC.

Comment #: PALO-0156

Deficiency: Restroom Doors - Tactile Sign - Braille



The braille provided at the restroom door is not readable, obstructed and/or not Grade 2.

Measurement: 1 count

Recommended Remediation:

Provide a new sign. Braille shall be contracted (Grade 2).

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Table with 4 columns: Code Compliance, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows for 2010 ADAS, 1991 ADAAG, and 2019 CBC.





Comment #: PALO-0157

Deficiency: Restroom Doors - Geometric Sign - General



There is no geometric sign on the exterior door to the restrooms.

Measurement: 1 count

Recommended Remediation:

Provide a sign with the appropriate geometric symbol. Either Triangle, Circle or contrasting unisex geometric symbol.

ADA does not require Geometric signs at restroom doors.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$110
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-216.8.1	N		Total Project Cost: N/A

Comment #: PALO-0158

Deficiency: Restroom Doors - Geometric Sign - Height



The geometric sign is not mounted within the allowable height ranges.

Measurement: 64 inches

Recommended Remediation:

Install geometric symbols on doorways leading to toilet rooms complying with Section 11B-703.7.

The symbols shall be mounted at 58" min. and 60" max. AFF or ground surface measured from the centerline of the symbol. Where a door is provided, the symbol shall be mounted within 1-inch of the vertical centerline of the door.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$110
1991 ADAAG:	4.30.6	N	Severity: D	Estimated Year: N/A
2019 CBC:	11B-703.7.2.6	N		Total Project Cost: N/A





Comment #: PALO-0159

Deficiency: Restroom Doors - Dimensions - Width



The door does not provide a clear open width of minimum 32 inches when open 90 degrees.

Measurement: 31 inches

Recommended Remediation:

Door opening shall provide a clear width of 32" minimum measured between the face of the door and the stop, with the door open 90 degrees. There shall be no projections into the required clear opening width lower than 34" AFF or ground.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 404.2.3	N	3	Base Cost:	\$2,600	
1991 ADAAG: 4.13.6	N	Severity: C	Estimated Year:	25/26	
2019 CBC: 11B-404.2.3	N		Total Project Cost:	\$3,170	

Comment #: PALO-0160

Deficiency: Restroom Doors - Operation - Opening Force



The force required to operate the door exceeds the allowable 5 lbf.

Measurement: 1 lbf

Recommended Remediation:

Adjust the door closer to provide a maximum of 5 pounds operating force, 15 pounds at fire rated doors.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

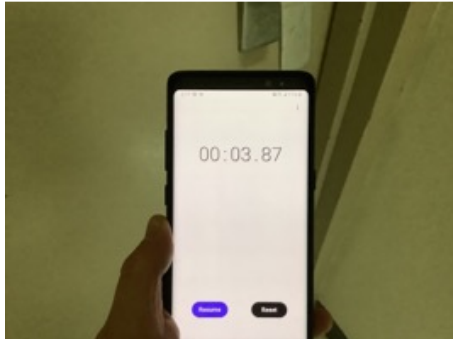
	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 404.2.9	N	6	Base Cost:	\$366	
1991 ADAAG: 4.13.11 (2)	Y	Severity: C	Estimated Year:	N/A	
2019 CBC: 11B-404.2.9	N		Total Project Cost:	N/A	





Comment #: PALO-0161

Deficiency: Restroom Doors - Operation - Closing Speed



The door closes faster than the minimum 5 seconds.

Measurement: 3.87 seconds

Recommended Remediation:

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

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	Base Cost:	Estimated Year:	Total Project Cost:
2010 ADAS: 404.2.8.1	N	6	C	1 each	\$366	N/A	N/A
1991 ADAAG: 4.13.10	Y						
2019 CBC: 11B-404.2.8.1	N						

Comment #: PALO-0162

Deficiency: Restroom Doors - Operation - 90 Degrees



The door does not open 90 degrees.

Measurement: 80 count

Recommended Remediation:

Reconfigure men's restroom so the door opens 90 degrees.

Door openings shall provide a clear width of 32" min. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. There shall be no projections into the required clear opening width lower than 34" AFF or ground. Projections into the clear opening width between 34" and 80" AFF or ground shall not exceed 4".

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	Base Cost:	Estimated Year:	Total Project Cost:
2010 ADAS: 404.2.3	N	3	B	1 each	\$293	24/25	\$340
1991 ADAAG: 4.13.5	N						
2019 CBC: 11B-404.2.3	N						





Comment #: PALO-0163

Deficiency: Restroom Doors - Hardware - Smooth Surface



The doorway is not smooth for the bottom ten inches.

Measurement: 1 inches

Recommended Remediation:

Swinging door and gate surfaces with 10" of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 404.2.1		N	Priority: 6	Base Cost: \$400
1991 ADAAG: N/A		N/A	Severity: C	Estimated Year: N/A
2019 CBC: 11B-404.2.10		N		Total Project Cost: N/A

Comment #: PALO-0164

Deficiency: Restroom Doors - Clearances: Front - Push Side Approach



12-inch strike side clearance not provided on latch side of door.

Measurement: 3 inches

Recommended Remediation:

Reconfigure to provide a minimum 12-inch strike side clearance on latch side of door when closer and latch is provided at door.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 404.2.4.1		N	Priority: 3	Base Cost: \$1,250
1991 ADAAG: 4.13.10(a)		N	Severity: C	Estimated Year: 25/26
2019 CBC: 11B-404.2.4.1		N		Total Project Cost: \$1,520





Comment #: PALO-0165

Deficiency: Restroom Doors - Clearances: Latch Side - Pull Side Approach



60 inches of maneuvering space beyond the pull side of the door is not provided.

Measurement: 55 inches

Recommended Remediation:

Reconfigure the restroom to provide a minimum 60-inch door maneuvering space with slopes that do not exceed 1:48 (2.08%) on pull side of the door.

ADA allows 48-inches for latch approach, pull side of the doorway.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 404.2.4.1	N	3	Base Cost:	\$1,250	
1991 ADAAG: 4.13.10(a)	N		Estimated Year:	25/26	
2019 CBC: 11B-404.2.4.1	N	Severity: C	Total Project Cost:	\$1,520	

Comment #: PALO-0166

Deficiency: Restroom Doors - Clearances: Latch Side - Latch Clearance



Latch side clearance is not provided at the pull side of the door.

Measurement: 0 inches

Recommended Remediation:

Latch Side Approach/Pull side): Provide maneuvering clearances that extend full width of the doorway and the required 24" minimum latch side clearance for a depth of 60-inches. The slopes in this space shall not exceed 1:48 in any direction.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 404.2.4.1	N	3	Base Cost:	\$1,250	
1991 ADAAG: 4.13.10(a)	N		Estimated Year:	25/26	
2019 CBC: 11B-404.2.4.1	N	Severity: C	Total Project Cost:	\$1,520	





Comment #: PALO-0167

Deficiency: Restroom Interior Space - Amenities - Mirror Height



The mirror height exceeds the allowable 40 inches above the finished floor.

Measurement: 40.25 inches

Recommended Remediation:

Relocate mirrors above lavatories or countertops so bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground.

OR

Provide a second mirror not located above lavatories or countertops with the bottom edge of the reflecting surface 35 inches maximum above the finish floor.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 603.3		N	Priority: 6	Base Cost: \$200
1991 ADAAG: 4.19.6		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-603.3		N		Total Project Cost: N/A

Comment #: PALO-0168

Deficiency: Restroom Interior Space - Amenities - Light Switch Height



The light switch exceeds the maximum allowable height.

Measurement: 51 inches

Recommended Remediation:

Relocate light switch within reach ranges of 15" minimum to 48" maximum AFF.

Where a high forward reach is over an obstruction, the 30"x48" clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. Where the reach depth exceeds 20 inches (508 mm), the high forward reach shall be 44 inches (1118 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 308.2.2		Y	Priority: 5	Base Cost: \$200
1991 ADAAG: 4.19.6		N	Severity: D	Estimated Year: N/A
2019 CBC: 11B-308		N		Total Project Cost: N/A





Comment #: PALO-0169

Deficiency: Restroom Interior Space - Protruding Objects - General



Objects in the restroom extend more than 4 inches from the wall with no cane detectable barrier.

Measurement: 41 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

	Y/N/NA	Priority:	Quantity:	2	each
2010 ADAS: 404.2.9	N	6	Base Cost:	\$2,912	
1991 ADAAG: 4.4.1	N	Severity: A	Estimated Year:	N/A	
2019 CBC: 11B-404.2.9	N		Total Project Cost:	N/A	

Comment #: PALO-0170

Deficiency: Restroom Interior Space - Fire Strobes - General



No visible alarm notifications are provided.

Measurement: 0 count

Recommended Remediation:

Visible alarm notification appliances shall be provided in public use areas and common use areas, including but not limited to sanitary facilities including restrooms, bathrooms and shower rooms .

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 215.2, 702.1	N	7	Base Cost:	\$280	
1991 ADAAG: N/A	N/A	Severity: A	Estimated Year:	N/A	
2019 CBC: 11B-215.2, 11B-702.1, 11B-907.5.2.2			Total Project Cost:	N/A	





Comment #: PALO-0171

Deficiency: Lavatory - Location - Depth



Lavatory controls are less than 17-inches or more than 19 inches from the face of the lavatory.

Measurement: 15 inches

Recommended Remediation:

When a forward approach is required at a lavatory a minimum depth of 17-inches to a maximum depth shall be provided for knee and toe space.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	Base Cost:	Estimated Year:	Total Project Cost:
2010 ADAS: 606	Y	5	D	3 each	\$9,000	N/A	N/A
1991 ADAAG: 4.19.3	N						
2019 CBC: 11B-306.2.2, 11B-606.7	N						

Comment #: PALO-0172

Deficiency: Accessible Toilet Stall - Door - Clear Height



The stall door does not provide clear height.

Measurement: 79.5 inches

Recommended Remediation:

Vertical Clearance shall be 80" high min. Exception: door closers and door stops shall be permitted to be 78" min. AFF or ground.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	Base Cost:	Estimated Year:	Total Project Cost:
2010 ADAS: 307.39999999999998	N	3	B	1 each	\$2,600	24/25	\$3,010
1991 ADAAG: 4.13.5	N						
2019 CBC: 11B-307.4	N						





Comment #: PALO-0173

Deficiency: Accessible Toilet Stall - End Opening Door - 4-Inch Clearance



Where located in the front wall or partition, the door opening is more than the allowable 4 inches from the side wall or partition on the farthest side from the water closet.

Measurement: 1 inches

Recommended Remediation:

Reconfigure wheelchair accessible stall so where located in the front partition, the door opening shall be 4 inches 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 maximum from the front partition.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	604.8.1.2	N	Priority:	3	Base Cost:	\$355
1991 ADAAG:	4.17.5/4.13.6	N	Severity:	C	Estimated Year:	24/25
2019 CBC:	11B-604.8.1.2	N			Total Project Cost:	\$420

Comment #: PALO-0174

Deficiency: Accessible Toilet Stall - Door Hardware - Handle Both Sides



There is no pull handle on the interior side of the stall door.

Measurement: 1 count

Recommended Remediation:

A door pull shall be placed on both sides of the door near the latch and shall located between 34" min. to 44" max. AFF.

Door pull shall shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	604.8.1.2	N	Priority:	7	Base Cost:	\$293
1991 ADAAG:	N/A	N/A	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-604.8.3	N			Total Project Cost:	N/A





Comment #: PALO-0175

Deficiency: Accessible Toilet Stall - Door Hardware - Coat Hook Height



The operable part of the provided coat hook is higher than the allowable 48 inches AFF.

Measurement: 59 inches

Recommended Remediation:

Relocate or provide a second coat hooks that is located within one of the reach ranges maximum 48-inches AFF.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.8.3		N	Priority: 7	Base Cost: \$200
1991 ADAAG: N/A		N/A	Severity: C	Estimated Year: N/A
2019 CBC: 11B-604.8.3		N		Total Project Cost: N/A

Comment #: PALO-0176

Deficiency: Accessible Toilet Stall - Water Closet - Location



The water closet is not a compliant distance from the adjacent wall.

Measurement: 16.5 inches

Recommended Remediation:

Restroom water closet needs to be relocated to 17 inches minimum to 18 inches maximum distance to the adjacent side wall. (16" – 18" ADA)

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.2		N	Priority: 3	Base Cost: \$2,736
1991 ADAAG: 4.16.2		N	Severity: C	Estimated Year: 25/26
2019 CBC: 11B-604.2		N		Total Project Cost: \$3,330





Comment #: PALO-0177

Deficiency: Accessible Toilet Stall - Water Closet - Height



The toilet seat exceeds the allowable 17 - 19 inches AFF measured to the top of the seat.

Measurement: 15.75 inches

Recommended Remediation:

Add taller toilet seat. The seat height of a water closet above the finish floor shall be 17 inches minimum and 19 inches maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position. Seats shall be 2 inches high maximum.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.4		N	Priority: 3	Base Cost: \$630
1991 ADAAG: 4.16.3		N	Severity: C	Estimated Year: 25/26
2019 CBC: 11B-604.4		N		Total Project Cost: \$770

Comment #: PALO-0178

Deficiency: Accessible Toilet Stall - Dispensers - Seat Cover Height



The height of the operable part of the provided seat cover dispenser exceeds the allowable 40 inches AFF.

Measurement: 54 inches

Recommended Remediation:

Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40" max. AFF. (CA Only)

Exception: Baby Changing Stations not required to comply ADA requires all dispensers to be located within a reach ranges 15" min. and 48" max.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 603		Y	Priority: 5	Base Cost: \$280
1991 ADAAG: 4.2.5		N	Severity: D	Estimated Year: N/A
2019 CBC: 11B-603.5		N		Total Project Cost: N/A





Comment #: PALO-0179

Deficiency: Accessible Toilet Stall - Side Grab Bar - Fixture Clearance



The dispenser does not provide minimum 1.5 inch hand clearance to the ends or bottom of the side grab bar.

Measurement: 1 inches

Recommended Remediation:

The space between the grab bar and projecting objects above shall be 12" min. The space between the grab bar and projecting objects below and at the ends shall be 1½ inches min.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 609.3		N	Priority: 3	Base Cost: \$200
1991 ADAAG: 4.26.4		N	Severity: C	Estimated Year: 25/26
2019 CBC: 11B-609.3		N		Total Project Cost: \$250

Comment #: PALO-0180

Deficiency: Accessible Toilet Stall - Side Grab Bar - Wall Clearance



The side grab bar does not provide clearance to the wall of 1 1/2 inches.

Measurement: 1.5 inches

Recommended Remediation:

Relocate grab bar to provide minimum 1-1/2 inches from side wall.

The space between the wall and the grab bar shall be 1½ inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1½ inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 609.3		N	Priority: 7	Base Cost: \$200
1991 ADAAG: 4.26.2		Y	Severity: C	Estimated Year: N/A
2019 CBC: 11B-609.3		N		Total Project Cost: N/A





Comment #: PALO-0181

Deficiency: Accessible Toilet Stall - Side Grab Bar - End Distance to Rear Wall



The side grab bar does not extend minimum 54 inches from the rear wall.

Measurement: 53 inches

Recommended Remediation:

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.5.1		N	Priority: 3	Base Cost: \$200
1991 ADAAG: 4.17.6		N	Severity: C	Estimated Year: 25/26
2019 CBC: 11B-604.5.1		N		Total Project Cost: \$250

Comment #: PALO-0182

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Wall Clearance



The rear grab bar does not provide clearance to the wall of 1 1/2 inches.

Measurement: 1.5 inches

Recommended Remediation:

Relocate grab bar to provide minimum 1-1/2 inches from side wall.

The space between the wall and the grab bar shall be 1½ inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1½ inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 609.3		N	Priority: 3	Base Cost: \$0
1991 ADAAG: 4.17.6		N	Severity: C	Estimated Year: 24/25
2019 CBC: 11B-609.3		N		Total Project Cost: \$0





Comment #: PALO-0183

Deficiency: Baby Changing Station - Accessible Route - Located in Accessible Toilet Stall

The baby changing station is located within the accessible stall.

Measurement: 1 count

Recommended Remediation:

Baby changing tables shall comply with operable parts and work station requirements. Baby changing tables when deployed shall not obstruct the required width of an accessible route. Baby changing tables shall not be located in accessible toilet compartments within a multiple accommodation toilet facility.

ADA does not specify location of changing table.



Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

2010 ADAS: 226.4	Y/N/NA		Quantity: 1	In ft
1991 ADAAG: N/A	Y	Priority: 5	Base Cost:	\$794
2019 CBC: 11B-226.4	N/A	Severity: D	Estimated Year:	N/A
	N		Total Project Cost:	N/A

Comment #: PALO-0184

Deficiency: Baby Changing Station - Operable Parts - Height

The operable part exceeds 48 inches height.

Measurement: 49 inches

Recommended Remediation:

Provided 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 maximum. Recommend installing a strap for the opening with a circular handle that does not require grasping.



Floor/Area: Senior Center
Room/Spot: Men's Restroom

Code Compliance:

2010 ADAS: 309	Y/N/NA		Quantity: 1	each
1991 ADAAG: 4.32.4	N	Priority: 3	Base Cost:	\$794
2019 CBC: 11B-309	N	Severity: C	Estimated Year:	25/26
	N		Total Project Cost:	\$970





WOMEN'S RESTROOM

Comment #: PALO-0185

Deficiency: Restroom Doors - Tactile Sign - Height



The tactile sign is not mounted within the allowable height ranges.

Measurement: 62 inches

Recommended Remediation:

Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

2010 ADAS: 216.2, 703.4 1&2
1991 ADAAG: 4.30.6
2019 CBC: 11B-216.2, 11B-703.4 1&2

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$55
Estimated Year: 25/26
Total Project Cost: \$70

Comment #: PALO-0186

Deficiency: Restroom Doors - Geometric Sign - Height



The geometric sign is not mounted within the allowable height ranges.

Measurement: 65 inches

Recommended Remediation:

Install geometric symbols on doorways leading to toilet rooms complying with Section 11B-703.7.

The symbols shall be mounted at 58" min. and 60" max. AFF or ground surface measured from the centerline of the symbol. Where a door is provided, the symbol shall be mounted within 1-inch of the vertical centerline of the door.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: 4.30.6
2019 CBC: 11B-703.7.2.6

Y/N/NA
N/A
N
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$110
Estimated Year: N/A
Total Project Cost: N/A





Comment #: PALO-0187

Deficiency: Restroom Doors - Dimensions - Width



The door does not provide a clear open width of minimum 32 inches when open 90 degrees.

Measurement: 30.5 inches

Recommended Remediation:

Door opening shall provide a clear width of 32" minimum measured between the face of the door and the stop, with the door open 90 degrees. There shall be no projections into the required clear opening width lower than 34" AFF or ground.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 404.2.3	N	3	Base Cost:	\$2,600	
1991 ADAAG: 4.13.6	N		Estimated Year:	25/26	
2019 CBC: 11B-404.2.3	N	Severity: C	Total Project Cost:	\$3,170	

Comment #: PALO-0188

Deficiency: Restroom Doors - Hardware - Smooth Surface



The doorway is not smooth for the bottom ten inches.

Measurement: 2 inches

Recommended Remediation:

Swinging door and gate surfaces with 10" of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 404.2.1	N	6	Base Cost:	\$400	
1991 ADAAG: N/A	N/A		Estimated Year:	N/A	
2019 CBC: 11B-404.2.10	N	Severity: C	Total Project Cost:	N/A	





Comment #: PALO-0189

Deficiency: Restroom Interior Space - Amenities - Mirror Height



The mirror height exceeds the allowable 40 inches above the finished floor.

Measurement: 40.25 inches

Recommended Remediation:

Relocate mirrors above lavatories or countertops so bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground.

OR

Provide a second mirror not located above lavatories or countertops with the bottom edge of the reflecting surface 35 inches maximum above the finish floor.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 3 each
2010 ADAS: 603.3		N	Priority: 6	Base Cost: \$600
1991 ADAAG: 4.19.6		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-603.3		N		Total Project Cost: N/A

Comment #: PALO-0190

Deficiency: Restroom Interior Space - Protruding Objects - General



Objects in the restroom extend more than 4 inches from the wall with no cane detectable barrier.

Measurement: 9.5 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 404.2.9		N	Priority: 6	Base Cost: \$1,456
1991 ADAAG: 4.4.1		N	Severity: A	Estimated Year: N/A
2019 CBC: 11B-404.2.9		N		Total Project Cost: N/A





Comment #: PALO-0191

Deficiency: Restroom Interior Space - Fire Strobes - General



No visible alarm notifications are provided.

Measurement: 0 count

Recommended Remediation:

Visible alarm notification appliances shall be provided in public use areas and common use areas, including but not limited to sanitary facilities including restrooms, bathrooms and shower rooms .

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA			Quantity: 1 each
2010 ADAS:	215.2, 702.1	N	Priority: 7		Base Cost: \$280
1991 ADAAG:	N/A	N/A		Estimated Year:	N/A
2019 CBC:	11B-215.2, 11B-702.1, 11B-907.5.2, 215.1		Severity: A	Total Project Cost:	N/A

Comment #: PALO-0192

Deficiency: Lavatory - Covered Pipes/Hose Bib - General



The pipe insulation does not cover everything under the sink including water supply lines and hose bib.

Measurement: 3 count

Recommended Remediation:

Remove all sharp or abrasive surfaces under lavatories and sinks.

Provide insulation to all drain pipes, water lines and abrasive surfaces.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA			Quantity: 3 each
2010 ADAS:	606.5	N	Priority: 6		Base Cost: \$195
1991 ADAAG:	4.19.4	N		Estimated Year:	N/A
2019 CBC:	11B-606.5	N	Severity: C	Total Project Cost:	N/A





Comment #: PALO-0193

Deficiency: Lavatory - Knee/Toe Clearance - Height



The knee clearance at the lavatory is less than the allowable 29 inches.

Measurement: 28.75 inches

Recommended Remediation:

At lavatories required to be accessible by Section 11B-213.3.4, the knee clearance shall be 27 inches (686 mm) high minimum above the finish floor or ground at a depth of 8 inches (203 mm) minimum increasing to 29 inches (737 mm) high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture

ADA Standards require 27-inches knee clearance.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	305, 306.2.3	N	Priority:	3	Base Cost:	\$2,160
1991 ADAAG:	4.19.2	N	Severity:	C	Estimated Year:	25/26
2019 CBC:	11B-306.2.3	N			Total Project Cost:	\$2,630

Comment #: PALO-0194

Deficiency: Accessible Toilet Stall - Door - Clear Height



The stall door does not provide clear height.

Measurement: 79.5 inches

Recommended Remediation:

Vertical Clearance shall be 80" high min. Exception: door closers and door stops shall be permitted to be 78" min. AFF or ground.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	307.39999999999998	N	Priority:	3	Base Cost:	\$2,600
1991 ADAAG:	4.13.5	N	Severity:	B	Estimated Year:	24/25
2019 CBC:	11B-307.4	N			Total Project Cost:	\$3,010





Comment #: PALO-0195

Deficiency: Accessible Toilet Stall - Door - Self-Closing Door



The stall door is not self closing.

Measurement: 1 count

Recommended Remediation:

Adjust so stall door is self-closing.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.8.3		N	Priority: 7	Base Cost: \$586
1991 ADAAG: N/A		N/A		Estimated Year: N/A
2019 CBC: 11B-604.8.3		N	Severity: C	Total Project Cost: N/A

Comment #: PALO-0196

Deficiency: Accessible Toilet Stall - End Opening Door - 4-Inch Clearance



Where located in the front wall or partition, the door opening is more than the allowable 4 inches from the side wall or partition on the farthest side from the water closet.

Measurement: 35 inches

Recommended Remediation:

Reconfigure wheelchair accessible stall so where located in the front partition, the door opening shall be 4 inches 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 maximum from the front partition.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.8.1.2		N	Priority: 3	Base Cost: \$355
1991 ADAAG: 4.17.5/4.13.6		N		Estimated Year: 24/25
2019 CBC: 11B-604.8.1.2		N	Severity: C	Total Project Cost: \$420





Comment #: PALO-0197

Deficiency: Accessible Toilet Stall - Door Hardware - Handle Height



The door pull is mounted at a height outside of the allowable reach ranges.

Measurement: 45 inches

Recommended Remediation:

A door pull shall be placed on both sides of the door near the latch and shall located between 34" min. to 44" max. AFF.

Door pull shall shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: 604.8.1.2		N	Priority: 7	Base Cost: \$1,172
1991 ADAAG: N/A		N/A	Severity: C	Estimated Year: N/A
2019 CBC: 11B-604.8.3		N		Total Project Cost: N/A

Comment #: PALO-0198

Deficiency: Accessible Toilet Stall - Water Closet - Location



The water closet is not a compliant distance from the adjacent wall.

Measurement: 16.5 inches

Recommended Remediation:

Restroom water closet needs to be relocated to 17 inches minimum to 18 inches maximum distance to the adjacent side wall.
(16" – 18" ADA)

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.2		N	Priority: 3	Base Cost: \$2,736
1991 ADAAG: 4.16.2		N	Severity: C	Estimated Year: 25/26
2019 CBC: 11B-604.2		N		Total Project Cost: \$3,330





Comment #: PALO-0199

Deficiency: Accessible Toilet Stall - Water Closet - Height



The toilet seat exceeds the allowable 17 - 19 inches AFF measured to the top of the seat.

Measurement: 21.25 inches

Recommended Remediation:

Add taller toilet seat. The seat height of a water closet above the finish floor shall be 17 inches minimum and 19 inches maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position. Seats shall be 2 inches high maximum.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.4		N	Priority: 3	Base Cost: \$630
1991 ADAAG: 4.16.3		N	Severity: C	Estimated Year: 25/26
2019 CBC: 11B-604.4		N		Total Project Cost: \$770

Comment #: PALO-0200

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location



The toilet paper dispenser is outside of the allowable reach range.

Measurement: 12.25 inches

Recommended Remediation:

This requires relocation of the toilet paper dispenser so that center line is 7" minimum to 9" maximum from face of water closet in front of the water closet measured to the centerline of the dispenser, and located below the grab bar.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.7		N	Priority: 6	Base Cost: \$280
1991 ADAAG: 4.17.3		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-604.7		N		Total Project Cost: N/A





Comment #: PALO-0201

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Below Grab Bar



The toilet paper dispenser is located above the side grab bar.

Measurement: .5 inches

Recommended Remediation:

The outlet of the dispenser shall be below the grab bar, 19 inches (483 mm) minimum 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.

ADA allows dispenser height 15-inches minimum to 48-inches maximum AFF.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.7.1		N	Priority: 3	Base Cost: \$280
1991 ADAAG: 4.17.3		N	Severity: C	Estimated Year: 24/25
2019 CBC: 11B-604.7.1		N		Total Project Cost: \$330

Comment #: PALO-0202

Deficiency: Accessible Toilet Stall - Dispensers - Seat Cover Height



The height of the operable part of the provided seat cover dispenser exceeds the allowable 40 inches AFF.

Measurement: 53.5 inches

Recommended Remediation:

Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40" max. AFF. (CA Only)

Exception: Baby Changing Stations not required to comply ADA requires all dispensers to be located within a reach ranges 15" min. and 48" max.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 603		Y	Priority: 5	Base Cost: \$280
1991 ADAAG: 4.2.5		N	Severity: D	Estimated Year: N/A
2019 CBC: 11B-603.5		N		Total Project Cost: N/A





Comment #: PALO-0203

Deficiency: Accessible Toilet Stall - Dispensers - Sanitary Napkin Height



The height of the operable part of the provided sanitary napkin receptacle exceeds the allowable 40 inches AFF.

Measurement: 8 inches

Recommended Remediation:

Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40" max. AFF. (CA Only)

Exception: Baby Changing Stations not required to comply ADA requires all dispensers to be located within a reach ranges 15" min. and 48" max.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

2010 ADAS: 603
1991 ADAAG: 4.2.5
2019 CBC: 11B-603.5

Y/N/NA
Y
N
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$200
Estimated Year: N/A
Total Project Cost: N/A

Comment #: PALO-0204

Deficiency: Accessible Toilet Stall - Dispensers - Sanitary Napkin Location



The sanitary napkin disposal unit is in the wrong location in front of the toilet paper dispenser.

Measurement: 1 count

Recommended Remediation:

Sanitary napkin disposal units, if provided, shall comply with Section 11B-309.4 and shall be wall mounted and located on the sidewall between the rear wall of the toilet and the toilet paper dispenser, adjacent to the toilet paper dispenser. The disposal unit shall be located below the grab bar with the opening of the disposal unit 19 inches minimum (483 mm) above the finish floor.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: 4.2.5
2019 CBC: 11B-604.7.2

Y/N/NA
N/A
N
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$200
Estimated Year: N/A
Total Project Cost: N/A



Comment #: PALO-0205

Deficiency: Accessible Toilet Stall - Side Grab Bar - Fixture Clearance



The dispenser does not provide minimum 1.5 inch hand clearance to the ends or bottom of the side grab bar.

Measurement: .5 inches

Recommended Remediation:

The space between the grab bar and projecting objects above shall be 12" min. The space between the grab bar and projecting objects below and at the ends shall be 1½ inches min.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 609.3		N	Priority: 3	Base Cost: \$200
1991 ADAAG: 4.26.4		N	Severity: C	Estimated Year: 25/26
2019 CBC: 11B-609.3		N		Total Project Cost: \$250

Comment #: PALO-0206

Deficiency: Accessible Toilet Stall - Side Grab Bar - Wall Clearance



The side grab bar does not provide clearance to the wall of 1 1/2 inches.

Measurement: 1.5 inches

Recommended Remediation:

Relocate grab bar to provide minimum 1-1/2 inches from side wall.

The space between the wall and the grab bar shall be 1½ inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1½ inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 609.3		N	Priority: 7	Base Cost: \$200
1991 ADAAG: 4.26.2		Y	Severity: C	Estimated Year: N/A
2019 CBC: 11B-609.3		N		Total Project Cost: N/A





Comment #: PALO-0207

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Wall Clearance



The rear grab bar does not provide clearance to the wall of 1 1/2 inches.

Measurement: 1.5 inches

Recommended Remediation:

Relocate grab bar to provide minimum 1-1/2 inches from side wall.

The space between the wall and the grab bar shall be 1½ inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1½ inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 609.3		N	Priority: 3	Base Cost: \$0
1991 ADAAG: 4.17.6		N	Severity: C	Estimated Year: 24/25
2019 CBC: 11B-609.3		N		Total Project Cost: \$0

Comment #: PALO-0208

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Wall Side Distance From Centerline



The rear grab bar does not extend the full 12 inches towards the wall side from the centerline of the water closet.

Measurement: 11.5 inches

Recommended Remediation:

Relocate the rear wall so it provide 12 inches minimum from the centerline of the water closet to the wall side.

Grab bar shall be 36 inches (914 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

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.5.2		N	Priority: 3	Base Cost: \$710
1991 ADAAG: 4.17.6		N	Severity: C	Estimated Year: 24/25
2019 CBC: 11B-604.5.2		N		Total Project Cost: \$830





Comment #: PALO-0209

Deficiency: Baby Changing Station - Accessible Route - Located in Accessible Toilet Stall

The baby changing station is located within the accessible stall.

Measurement: 1 count

Recommended Remediation:

Baby changing tables shall comply with operable parts and work station requirements. Baby changing tables when deployed shall not obstruct the required width of an accessible route. Baby changing tables shall not be located in accessible toilet compartments within a multiple accommodation toilet facility.

ADA does not specify location of changing table.



Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

2010 ADAS: 226.4

1991 ADAAG: N/A

2019 CBC: 11B-226.4

Y/N/NA

Y

N/A

N

Priority: 5

Severity: D

Quantity: 4 In ft

Base Cost: \$3,176

Estimated Year: N/A

Total Project Cost: N/A

Comment #: PALO-0210

Deficiency: Baby Changing Station - Operable Parts - Height

The operable part exceeds 48 inches height.

Measurement: 49.5 inches

Recommended Remediation:

Provided 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 maximum. Recommend installing a strap for the opening with a circular handle that does not require grasping.



Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

2010 ADAS: 309

1991 ADAAG: 4.32.4

2019 CBC: 11B-309

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 sq ft

Base Cost: \$794

Estimated Year: 25/26

Total Project Cost: \$970





Comment #: PALO-0211

Deficiency: Baby Changing Station - Operable Parts - Operation



The operable part requires tight grasping, pinching and/or twisting of the wrist to operate.

Measurement: 1 count

Recommended Remediation:

Provided 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 maximum. Recommend installing a strap for the opening with a circular handle that does not require grasping.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 309		N	Priority: 3	Base Cost: \$794
1991 ADAAG: 4.13.9		N	Severity: C	Estimated Year: 25/26
2019 CBC: 11B-309		N		Total Project Cost: \$970

Comment #: PALO-0212

Deficiency: Baby Changing Station - Clear Floor Space - Knee Clearance



Baby changing station does not provide 27 inch minimum knee clearance.

Measurement: 26.25 inches

Recommended Remediation:

27" minimum knee clearance and corresponding toe clearance shall also be provided.

Floor/Area: Senior Center
Room/Spot: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 902.2		N	Priority: 3	Base Cost: \$794
1991 ADAAG: 4.19.3		N	Severity: C	Estimated Year: 25/26
2019 CBC: 11B-226.4, 11B-902.2		N		Total Project Cost: \$970

WEST SIDE





EXTERIOR RESTROOMS

Comment #: PALO-0213

Deficiency: Restroom Doors - Tactile Sign - General



No permanent tactile restroom identification sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile room identification sign. Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening .

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Men's Restroom

Code Compliance:

2010 ADAS: 216.2, 703.4.1&2
1991 ADAAG: 4.30.6
2019 CBC: 11B-216.2, 11B-703.1&2

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$150
Estimated Year: 25/26
Total Project Cost: \$190

Comment #: PALO-0214

Deficiency: Restroom Doors - Geometric Sign - Height



The geometric sign is not mounted within the allowable height ranges.

Measurement: 69 inches

Recommended Remediation:

Install geometric symbols on doorways leading to toilet rooms complying with Section 11B-703.7.

The symbols shall be mounted at 58" min. and 60" max. AFF or ground surface measured from the centerline of the symbol. Where a door is provided, the symbol shall be mounted within 1-inch of the vertical centerline of the door.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Men's Restroom

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: 4.30.6
2019 CBC: 11B-703.7.2.6

Y/N/NA
N/A
N
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$110
Estimated Year: N/A
Total Project Cost: N/A





Comment #: PALO-0215

Deficiency: Restroom Doors - Geometric Sign - Color Contrast



The geometric sign provided at the restroom does not contrast with the door.

Measurement: 1 inches

Recommended Remediation:

A triangle symbol shall be located at entrances to men’s toilet and bathing facilities. The triangle symbol shall be an equilateral triangle 1/4 inch (6.4 mm) thick with edges 12 inches (305 mm) long and a vertex pointing upward. The color of the triangle symbol shall contrast with the color of the door or surface on which the triangle symbol is mounted, either light on a dark background or dark on a light background.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Men’s Restroom

A circle symbol shall be located at entrances to women’s toilet and bathing facilities. The circle symbol shall be 1/4 inch (6.4 mm) thick and 12 inches (305 mm) in diameter. The color of the circle symbol shall contrast with the color of the door or surface on which the circle symbol is mounted, either light on a dark background or dark on a light background.

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-216.8.1, 11B-703.7.2.6

Y/N/NA		Quantity:	1	each
N/A		Base Cost:		\$110
N/A	Priority:	5	Estimated Year:	N/A
N	Severity:	D	Total Project Cost:	N/A

Comment #: PALO-0216

Deficiency: Restroom Doors - Landing - Slopes



The slopes at the door landings exceed the allowable 2.0% grade.

Measurement: 6 % grade

Recommended Remediation:

Reconfigure the restroom to provide door maneuvering space that does not exceed 1:48 (2.08%) on either side of the door.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Men’s Restroom

Code Compliance:

2010 ADAS: 404.2.4.1
1991 ADAAG: 4.3.7
2019 CBC: 11B-404.2.4.1

Y/N/NA		Quantity:	1	each
N		Base Cost:		\$1,750
N	Priority:	3	Estimated Year:	25/26
N	Severity:	C	Total Project Cost:	\$2,130





Comment #: PALO-0217

Deficiency: Restroom Interior Space - Floor Surface - Recessed Drain



The restroom drain is recessed into the floor creating a change in level.

Measurement: 2 inches

Recommended Remediation:

Raise and finish the drain so that there are no changes in level.

Floor or ground surfaces. Floor or ground surfaces of a turning space shall comply with Section 11B-302. Changes in level are not permitted.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 304.2, 403.3		N	Priority: 3	Base Cost: \$280
1991 ADAAG: 4.3.8		N		Estimated Year: 25/26
2019 CBC: 11B-304.2, 11B-403.3		N	Severity: C	Total Project Cost: \$350

Comment #: PALO-0218

Deficiency: Lavatory - Knee/Toe Clearance - Height



The knee clearance at the lavatory is less than the allowable 29 inches.

Measurement: 28.25 inches

Recommended Remediation:

At lavatories required to be accessible by Section 11B-213.3.4, the knee clearance shall be 27 inches (686 mm) high minimum above the finish floor or ground at a depth of 8 inches (203 mm) minimum increasing to 29 inches (737 mm) high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture

ADA Standards require 27-inches knee clearance.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 305, 306.2.3		N	Priority: 3	Base Cost: \$2,160
1991 ADAAG: 4.19.2		N		Estimated Year: 25/26
2019 CBC: 11B-306.2.3		N	Severity: C	Total Project Cost: \$2,630



Comment #: PALO-0219

Deficiency: Lavatory - Location - Depth



Lavatory controls are less than 17-inches or more than 19 inches from the face of the lavatory.

Measurement: 12.75 inches

Recommended Remediation:

When a forward approach is required at a lavatory a minimum depth of 17-inches to a maximum depth shall be provided for knee and toe space.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Men's Restroom

Code Compliance:

2010 ADAS: 606
1991 ADAAG: 4.19.3
2019 CBC: 11B-306.2.2, 11B-606.7

Y/N/NA
Y
N
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$3,000
Estimated Year: N/A
Total Project Cost: N/A

Comment #: PALO-0220

Deficiency: Lavatory - Controls - Operation



The operable parts of the lavatory require tight grasping pinching or twisting to operate.

Measurement: 1 count

Recommended Remediation:

Replace with lever operated, push type, or electronically controlled mechanisms, or approved controls with 5 lbf maximum operating force. Self-closing valves shall remain on for at least 10 seconds.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Men's Restroom

Code Compliance:

2010 ADAS: 309, 606.4
1991 ADAAG: 4.13.9
2019 CBC: 11B-309, 11B-606.4

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$355
Estimated Year: 25/26
Total Project Cost: \$440



Comment #: PALO-0221

Deficiency: Accessible Toilet Stall - Dimensions - Stall Width



Width of stall is less than 60-inches when measured perpendicular to the side wall.

Measurement: 53 inches

Recommended Remediation:

Reconfigure partitions to provide clearance around a water closet 60-inches minimum when measured perpendicular from the side wall and 56-inches minimum when measured perpendicular from the rear wall. A minimum 60-inches wide and 48-inches deep maneuvering space shall be provided in front of the water closet.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Men's Restroom

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 604.8.1.1	N	3	Base Cost:	\$2,750	
1991 ADAAG: 4.17.3	N	Severity: C	Estimated Year:	24/25	
2019 CBC: 11B-604.8.1.1.3	N		Total Project Cost:	\$3,190	

Comment #: PALO-0222

Deficiency: Accessible Toilet Stall - Water Closet - Location



The water closet is not a compliant distance from the adjacent wall.

Measurement: 26 inches

Recommended Remediation:

Restroom water closet needs to be relocated to 17 inches minimum to 18 inches maximum distance to the adjacent side wall. (16" – 18" ADA)

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Men's Restroom

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 604.2	N	3	Base Cost:	\$2,736	
1991 ADAAG: 4.16.2	N	Severity: C	Estimated Year:	25/26	
2019 CBC: 11B-604.2	N		Total Project Cost:	\$3,330	





Comment #: PALO-0223

Deficiency: Accessible Toilet Stall - Water Closet - Flush Control Operating Force

The operational force of the flush valve exceeds the allowable 5 lbf.

Measurement: 15 lbf

Recommended Remediation:

Provided 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 maximum.



Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 309		N	Priority: 3	Base Cost: \$1,368
1991 ADAAG: 4.16.5, 4.27.4		N		Estimated Year: 25/26
2019 CBC: 11B-309		N	Severity: C	Total Project Cost: \$1,670

Comment #: PALO-0224

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location

The toilet paper dispenser is outside of the allowable reach range.

Measurement: 2 inches

Recommended Remediation:

This requires relocation of the toilet paper dispenser so that center line is 7" minimum to 9" maximum from face of water closet in front of the water closet measured to the centerline of the dispenser, and located below the grab bar.



Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.7		N	Priority: 6	Base Cost: \$280
1991 ADAAG: 4.17.3		N		Estimated Year: N/A
2019 CBC: 11B-604.7		N	Severity: C	Total Project Cost: N/A





Comment #: PALO-0225

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Below Grab Bar



The toilet paper dispenser is located above the side grab bar.

Measurement: 0 inches

Recommended Remediation:

The outlet of the dispenser shall be below the grab bar, 19 inches (483 mm) minimum 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.

ADA allows dispenser height 15-inches minimum to 48-inches maximum AFF.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.7.1		N	Priority: 3	Base Cost: \$280
1991 ADAAG: 4.17.3		N	Severity: C	Estimated Year: 24/25
2019 CBC: 11B-604.7.1		N		Total Project Cost: \$330

Comment #: PALO-0226

Deficiency: Accessible Toilet Stall - Side Grab Bar - End Distance to Rear Wall



The side grab bar does not extend minimum 54 inches from the rear wall.

Measurement: 51 inches

Recommended Remediation:

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.5.1		N	Priority: 3	Base Cost: \$200
1991 ADAAG: 4.17.6		N	Severity: C	Estimated Year: 25/26
2019 CBC: 11B-604.5.1		N		Total Project Cost: \$250





Comment #: PALO-0227

Deficiency: Accessible Toilet Stall - Side Grab Bar - Distance to Water Closet



The side grab bar does not extend 24 inches (610 mm) minimum in front of the water closet.

Measurement: 21.5 inches

Recommended Remediation:

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Men's Restroom

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 604.5.1	N	3	Base Cost:	\$710	
1991 ADAAG: 4.17.6	N	Severity: C	Estimated Year:	25/26	
2019 CBC: 11B-604.5.1	N		Total Project Cost:	\$870	

Comment #: PALO-0228

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Open Side Distance From Centerline



The rear grab bar does not extend the full 24 inches past the centerline of the water closet.

Measurement: 18 inches

Recommended Remediation:

Relocate the rear wall so it provide 24 inches minimum from the centerline of the water closet to the open side of the stall.

Grab bar shall be 36 inches (914 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

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Men's Restroom

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 604.5.2	N	3	Base Cost:	\$355	
1991 ADAAG: 4.17.6	N	Severity: C	Estimated Year:	24/25	
2019 CBC: 11B-604.5.2	N		Total Project Cost:	\$420	





Comment #: PALO-0229

Deficiency: Restroom Doors - Tactile Sign - General



No permanent tactile restroom identification sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile room identification sign. Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening .

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 216.2, 703.4.1&2		N	Priority: 3	Base Cost: \$150
1991 ADAAG: 4.30.6		N	Severity: C	Estimated Year: 25/26
2019 CBC: 11B-216.2, 11B-703.1&2		N		Total Project Cost: \$190

Comment #: PALO-0230

Deficiency: Restroom Doors - Geometric Sign - Height



The geometric sign is not mounted within the allowable height ranges.

Measurement: 71 inches

Recommended Remediation:

Install geometric symbols on doorways leading to toilet rooms complying with Section 11B-703.7.

The symbols shall be mounted at 58" min. and 60" max. AFF or ground surface measured from the centerline of the symbol. Where a door is provided, the symbol shall be mounted within 1-inch of the vertical centerline of the door.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: N/A		N/A	Priority: 5	Base Cost: \$110
1991 ADAAG: 4.30.6		N	Severity: D	Estimated Year: N/A
2019 CBC: 11B-703.7.2.6		N		Total Project Cost: N/A





Comment #: PALO-0231

Deficiency: Restroom Doors - Geometric Sign - Color Contrast



The geometric sign provided at the restroom does not contrast with the door.

Measurement: 1 inches

Recommended Remediation:

A triangle symbol shall be located at entrances to men’s toilet and bathing facilities. The triangle symbol shall be an equilateral triangle 1/4 inch (6.4 mm) thick with edges 12 inches (305 mm) long and a vertex pointing upward. The color of the triangle symbol shall contrast with the color of the door or surface on which the triangle symbol is mounted, either light on a dark background or dark on a light background.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women’s Restroom

A circle symbol shall be located at entrances to women’s toilet and bathing facilities. The circle symbol shall be 1/4 inch (6.4 mm) thick and 12 inches (305 mm) in diameter. The color of the circle symbol shall contrast with the color of the door or surface on which the circle symbol is mounted, either light on a dark background or dark on a light background.

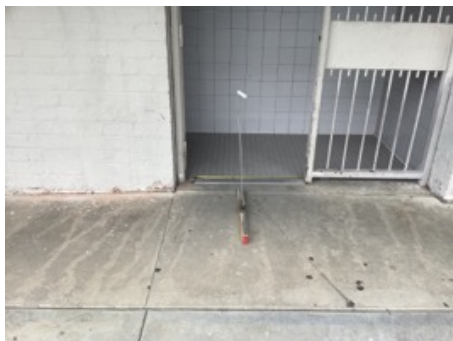
Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-216.8.1, 11B-703.7.2.6

Y/N/NA		Quantity:	1	each
N/A		Base Cost:		\$110
N/A	Priority:	5	Estimated Year:	N/A
N	Severity:	D	Total Project Cost:	N/A

Comment #: PALO-0232

Deficiency: Restroom Doors - Landing - Slopes



The slopes at the door landings exceed the allowable 2.0% grade.

Measurement: 7 % grade

Recommended Remediation:

Reconfigure the restroom to provide door maneuvering space that does not exceed 1:48 (2.08%) on either side of the door.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women’s Restroom

Code Compliance:

2010 ADAS: 404.2.4.1
1991 ADAAG: 4.3.7
2019 CBC: 11B-404.2.4.1

Y/N/NA		Quantity:	1	each
N		Base Cost:		\$1,750
N	Priority:	3	Estimated Year:	25/26
N	Severity:	C	Total Project Cost:	\$2,130





Comment #: PALO-0233

Deficiency: Restroom Interior Space - Floor Surface - Slopes



The floor surface has slopes that exceeds the allowable 1:48 (2%) grade in any direction.

Measurement: 2.3 % grade

Recommended Remediation:

Floor or ground surfaces of a turning space shall comply with section 11B-302. Changes in level are not permitted. Exception: slopes not steeper than 1:48 shall be permitted. Floor slopes need to be adjusted, and drains, if applicable, will need to be adjusted.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women's Restroom

Code Compliance:

2010 ADAS: 215.1
1991 ADAAG: 4.3.7
2019 CBC: 11B-215.1

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 sq ft
Base Cost: \$1,500
Estimated Year: 25/26
Total Project Cost: \$1,830

Comment #: PALO-0234

Deficiency: Lavatory - Knee/Toe Clearance - Height



The knee clearance at the lavatory is less than the allowable 29 inches.

Measurement: 28 inches

Recommended Remediation:

At lavatories required to be accessible by Section 11B-213.3.4, the knee clearance shall be 27 inches (686 mm) high minimum above the finish floor or ground at a depth of 8 inches (203 mm) minimum increasing to 29 inches (737 mm) high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture

ADA Standards require 27-inches knee clearance.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women's Restroom

Code Compliance:

2010 ADAS: 305, 306.2.3
1991 ADAAG: 4.19.2
2019 CBC: 11B-306.2.3

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$2,160
Estimated Year: 25/26
Total Project Cost: \$2,630





Comment #: PALO-0235

Deficiency: Lavatory - Location - Depth



Lavatory controls are less than 17-inches or more than 19 inches from the face of the lavatory.

Measurement: 12.75 inches

Recommended Remediation:

When a forward approach is required at a lavatory a minimum depth of 17-inches to a maximum depth shall be provided for knee and toe space.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women's Restroom

Code Compliance:

2010 ADAS: 606
1991 ADAAG: 4.19.3
2019 CBC: 11B-306.2.2, 11B-606.7

Y/N/NA
Y
N
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$3,000
Estimated Year: N/A
Total Project Cost: N/A

Comment #: PALO-0236

Deficiency: Lavatory - Controls - Operation



The operable parts of the lavatory require tight grasping pinching or twisting to operate.

Measurement: 1 count

Recommended Remediation:

Replace with lever operated, push type, or electronically controlled mechanisms, or approved controls with 5 lbf maximum operating force. Self-closing valves shall remain on for at least 10 seconds.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women's Restroom

Code Compliance:

2010 ADAS: 309, 606.4
1991 ADAAG: 4.13.9
2019 CBC: 11B-309, 11B-606.4

Y/N/NA
N
N
N

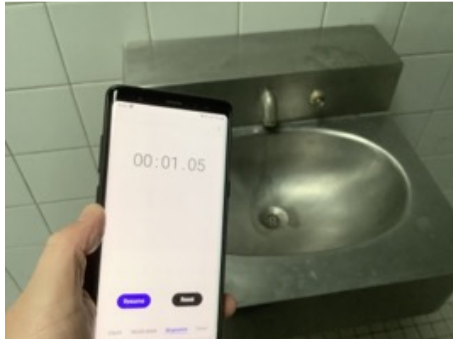
Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$355
Estimated Year: 25/26
Total Project Cost: \$440



Comment #: PALO-0237

Deficiency: Lavatory - Controls - Self-Closing Valve



At 5 pounds of operating pressure the self-closing sink valve stays on less than the minimum 10 seconds.

Measurement: 1 seconds

Recommended Remediation:

Adjust so self-closing valves remain on for at least 10 seconds.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women's Restroom

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 309, 606.4	N	3	Base Cost:		\$366
1991 ADAAG: 4.19.5	N		Estimated Year:		25/26
2019 CBC: 11B-309, 11B-606.4	N	Severity: C	Total Project Cost:		\$450

Comment #: PALO-0238

Deficiency: Accessible Toilet Stall - Dimensions - Stall Width



Width of stall is less than 60-inches when measured perpendicular to the side wall.

Measurement: 51 inches

Recommended Remediation:

Reconfigure partitions to provide clearance around a water closet 60-inches minimum when measured perpendicular from the side wall and 56-inches minimum when measured perpendicular from the rear wall. A minimum 60-inches wide and 48-inches deep maneuvering space shall be provided in front of the water closet.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women's Restroom

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 604.8.1.1	N	3	Base Cost:		\$2,750
1991 ADAAG: 4.17.3	N		Estimated Year:		24/25
2019 CBC: 11B-604.8.1.1.3	N	Severity: C	Total Project Cost:		\$3,190





Comment #: PALO-0239

Deficiency: Accessible Toilet Stall - Water Closet - Location



The water closet is not a compliant distance from the adjacent wall.

Measurement: 27.5 inches

Recommended Remediation:

Restroom water closet needs to be relocated to 17 inches minimum to 18 inches maximum distance to the adjacent side wall. (16" – 18" ADA)

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women's Restroom

Code Compliance:

2010 ADAS: 604.2
1991 ADAAG: 4.16.2
2019 CBC: 11B-604.2

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$2,736
Estimated Year: 25/26
Total Project Cost: \$3,330

Comment #: PALO-0240

Deficiency: Accessible Toilet Stall - Water Closet - Flush Control Operating Force



The operational force of the flush valve exceeds the allowable 5 lbf.

Measurement: 12 lbf

Recommended Remediation:

Provided 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 maximum.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women's Restroom

Code Compliance:

2010 ADAS: 309
1991 ADAAG: 4.16.5, 4.27.4
2019 CBC: 11B-309

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$1,368
Estimated Year: 25/26
Total Project Cost: \$1,670





Comment #: PALO-0241

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location



The toilet paper dispenser is outside of the allowable reach range.

Measurement: 2 inches

Recommended Remediation:

This requires relocation of the toilet paper dispenser so that center line is 7" minimum to 9" maximum from face of water closet in front of the water closet measured to the centerline of the dispenser, and located below the grab bar.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.7		N	Priority: 6	Base Cost: \$280
1991 ADAAG: 4.17.3		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-604.7		N		Total Project Cost: N/A

Comment #: PALO-0242

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Below Grab Bar



The toilet paper dispenser is located above the side grab bar.

Measurement: 0 inches

Recommended Remediation:

The outlet of the dispenser shall be below the grab bar, 19 inches (483 mm) minimum 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.

ADA allows dispenser height 15-inches minimum to 48-inches maximum AFF.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.7.1		N	Priority: 3	Base Cost: \$280
1991 ADAAG: 4.17.3		N	Severity: C	Estimated Year: 24/25
2019 CBC: 11B-604.7.1		N		Total Project Cost: \$330



Comment #: PALO-0243

Deficiency: Accessible Toilet Stall - Side Grab Bar - End Distance to Rear Wall



The side grab bar does not extend minimum 54 inches from the rear wall.

Measurement: 50 inches

Recommended Remediation:

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women's Restroom

Code Compliance:

2010 ADAS: 604.5.1
1991 ADAAG: 4.17.6
2019 CBC: 11B-604.5.1

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$200
Estimated Year: 25/26
Total Project Cost: \$250

Comment #: PALO-0244

Deficiency: Accessible Toilet Stall - Side Grab Bar - Distance to Water Closet



The side grab bar does not extend 24 inches (610 mm) minimum in front of the water closet.

Measurement: 20.5 inches

Recommended Remediation:

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women's Restroom

Code Compliance:

2010 ADAS: 604.5.1
1991 ADAAG: 4.17.6
2019 CBC: 11B-604.5.1

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$710
Estimated Year: 24/25
Total Project Cost: \$830





Comment #: PALO-0245

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Above Clearance



The rear grab bar does not have a minimum 12 inch clear space above the grab bar.

Measurement: 7.5 inches

Recommended Remediation:

Relocate grab bar to provide minimum 1-1/2 inches from side wall.

The space between the wall and the grab bar shall be 1½ inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1½ inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 609.3		N	Priority: 7	Base Cost: \$200
1991 ADAAG: N/A		N/A	Severity: C	Estimated Year: N/A
2019 CBC: 11B-609.3		N		Total Project Cost: N/A

Comment #: PALO-0246

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Open Side Distance From Centerline



The rear grab bar does not extend the full 24 inches past the centerline of the water closet.

Measurement: 18 inches

Recommended Remediation:

Relocate the rear wall so it provide 24 inches minimum from the centerline of the water closet to the open side of the stall.

Grab bar shall be 36 inches (914 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

Floor/Area: West Side
Room/Spot: Exterior Restrooms
Notes: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.5.2		N	Priority: 3	Base Cost: \$355
1991 ADAAG: 4.17.6		N	Severity: C	Estimated Year: 24/25
2019 CBC: 11B-604.5.2		N		Total Project Cost: \$420





6.3B - PUBLIC TOILET ROOMS (SINGLE_USER)

COMMUNITY CENTER

INTERIOR

Comment #: PALO-0247

Deficiency: Restroom Doors - Operation - Closing Speed



The door closes faster than the minimum 5 seconds.

Measurement: 3.91 seconds

Recommended Remediation:

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

Floor/Area: Community Center

Room/Spot: Interior

Notes: Restroom

Code Compliance:

2010 ADAS: 404.2.8.1

Y/N/NA

N

Priority: 6

Quantity: 1 each

Base Cost: \$366

1991 ADAAG: 4.13.10

Y

Estimated Year: N/A

2019 CBC: 11B-404.2.8.1

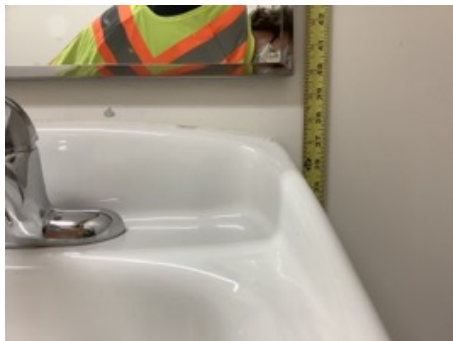
N

Severity: C

Total Project Cost: N/A

Comment #: PALO-0248

Deficiency: Restroom Interior Space - Amenities - Mirror Height



The mirror height exceeds the allowable 40 inches above the finished floor.

Measurement: 40.25 inches

Recommended Remediation:

Relocate mirrors above lavatories or countertops so bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground.

OR

Provide a second mirror not located above lavatories or countertops with the bottom edge of the reflecting surface 35 inches maximum above the finish floor.

Floor/Area: Community Center

Room/Spot: Interior

Notes: Restroom

Code Compliance:

2010 ADAS: 603.3

Y/N/NA

N

Priority: 6

Quantity: 1 each

Base Cost: \$200

1991 ADAAG: 4.19.6

N

Estimated Year: N/A

2019 CBC: 11B-603.3

N

Severity: C

Total Project Cost: N/A





Comment #: PALO-0249

Deficiency: Restroom Interior Space - Fire Strobes - General



No visible alarm notifications are provided.

Measurement: 1 count

Recommended Remediation:

Visible alarm notification appliances shall be provided in public use areas and common use areas, including but not limited to sanitary facilities including restrooms, bathrooms and shower rooms .

Floor/Area: Community Center

Room/Spot: Interior

Notes: Restroom

Code Compliance:

2010 ADAS: 215.2, 702.1

Y/N/NA

N

1991 ADAAG: N/A

N/A

2019 CBC: 11B-215.2, 11B-702.1, 11B-907.5.2.2B.1

Priority: 7

Severity: A

Quantity: 1 each

Base Cost: \$280

Estimated Year: N/A

Total Project Cost: N/A

Comment #: PALO-0250

Deficiency: Accessible Toilet Stall - Door Hardware - Coat Hook Height



The operable part of the provided coat hook is higher than the allowable 48 inches AFF.

Measurement: 71 inches

Recommended Remediation:

Coat hooks shall be located within one of the reach ranges. Install a second coat hook that is located a maximum of 48" AFF where applicable.

Floor/Area: Community Center

Room/Spot: Interior

Notes: Restroom

Code Compliance:

2010 ADAS: 604.8.3

Y/N/NA

N

1991 ADAAG: N/A

N/A

2019 CBC: 11B-604.8.3

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$200

Estimated Year: N/A

Total Project Cost: N/A





Comment #: PALO-0251

Deficiency: Accessible Toilet Stall - Water Closet - Location



The water closet is not a compliant distance from the adjacent wall.

Measurement: 18.5 inches

Recommended Remediation:

Restroom water closet needs to be relocated to 17 inches minimum to 18 inches maximum distance to the adjacent side wall.
(16" – 18" ADA)

Floor/Area: Community Center

Room/Spot: Interior

Notes: Restroom

Code Compliance:

2010 ADAS: 604.2

1991 ADAAG: 4.16.2

2019 CBC: 11B-604.2

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$2,736

Estimated Year: 25/26

Total Project Cost: \$3,330

Comment #: PALO-0252

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location



The toilet paper dispenser is outside of the allowable reach range.

Measurement: 12 inches

Recommended Remediation:

This requires relocation of the toilet paper dispenser so that center line is 7" minimum to 9" maximum from face of water closet in front of the water closet measured to the centerline of the dispenser, and located below the grab bar.

Floor/Area: Community Center

Room/Spot: Interior

Notes: Restroom

Code Compliance:

2010 ADAS: 604.7

1991 ADAAG: 4.17.3

2019 CBC: 11B-604.7

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$280

Estimated Year: N/A

Total Project Cost: N/A





Comment #: PALO-0253

Deficiency: Accessible Toilet Stall - Side Grab Bar - End Distance to Rear Wall

The side grab bar does not extend minimum 54 inches from the rear wall.

Measurement: 47 inches

Recommended Remediation:

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.



Floor/Area: Community Center

Room/Spot: Interior

Notes: Restroom

Code Compliance:

2010 ADAS: 604.5.1

1991 ADAAG: 4.17.6

2019 CBC: 11B-604.5.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$355

Estimated Year: 25/26

Total Project Cost: \$440

Comment #: PALO-0254

Deficiency: Accessible Toilet Stall - Side Grab Bar - Distance to Water Closet

The side grab bar does not extend 24 inches (610 mm) minimum in front of the water closet.

Measurement: 17 inches

Recommended Remediation:

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.



Floor/Area: Community Center

Room/Spot: Interior

Notes: Restroom

Code Compliance:

2010 ADAS: 604.5.1

1991 ADAAG: 4.17.6

2019 CBC: 11B-604.5.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$710

Estimated Year: 25/26

Total Project Cost: \$870





Comment #: PALO-0255

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Above Clearance



The rear grab bar does not have a minimum 12 inch clear space above the grab bar.

Measurement: 10 inches

Recommended Remediation:

Relocate grab bar to provide minimum 1-1/2 inches from side wall.

The space between the wall and the grab bar shall be 1½ inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1½ inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

Floor/Area: Community Center

Room/Spot: Interior

Notes: Restroom

Code Compliance:

2010 ADAS: 609.3

1991 ADAAG: N/A

2019 CBC: 11B-609.3

Y/N/NA

N

N/A

N

Priority: 7

Severity: C

Quantity: 1 each

Base Cost: \$0

Estimated Year: N/A

Total Project Cost: N/A

Comment #: PALO-0256

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Open Side Distance From Centerline



The rear grab bar does not extend the full 24 inches past the centerline of the water closet.

Measurement: 23.5 inches

Recommended Remediation:

Relocate the rear wall so it provide 24 inches minimum from the centerline of the water closet to the open side of the stall.

Grab bar shall be 36 inches (914 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

Floor/Area: Community Center

Room/Spot: Interior

Notes: Restroom

Code Compliance:

2010 ADAS: 604.5.2

1991 ADAAG: 4.17.6

2019 CBC: 11B-604.5.2

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$355

Estimated Year: 25/26

Total Project Cost: \$440





KITCHEN

Comment #: PALO-0257

Deficiency: Lavatory - Accessible Count - General



There are more than 1 lavatory provided in the restroom.

Measurement: 0 count

Recommended Remediation:

Unisex (single-user or family) toilet rooms shall contain not more than one lavatory, and not more than two water closets without urinals or one water closet and one urinal.

Floor/Area: Community Center

Room/Spot: Kitchen

Code Compliance:

2010 ADAS: 213.2.1

1991 ADAAG: 4.23.6

2019 CBC: 11B-213.2.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$3,000

Estimated Year: 25/26

Total Project Cost: \$3,650

Comment #: PALO-0258

Deficiency: Lavatory - Clear Floor Space - General



There is no clear floor space provided at the lavatory.

Measurement: 15.5 inches

Recommended Remediation:

Provide a 30" x 48" clear floor space positioned for a forward approach at accessible lavatory.

Floor/Area: Community Center

Room/Spot: Kitchen

Code Compliance:

2010 ADAS: 306.3, 606.2

1991 ADAAG: 4.19.3

2019 CBC: CBC 11B-305, 11B-306.2.3, 11B-606.2

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 30 sq ft

Base Cost: \$595

Estimated Year: 25/26

Total Project Cost: \$730





Comment #: PALO-0259

Deficiency: Lavatory - Covered Pipes/Hose Bib - General



The pipe insulation does not cover everything under the sink including water supply lines and hose bib.

Measurement: 0 count

Recommended Remediation:

Remove all sharp or abrasive surfaces under lavatories and sinks. Provide insulation to all drain pipes, water lines and abrasive surfaces including a hose bib if provided.

Floor/Area: Community Center

Room/Spot: Kitchen

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	606.5	N	Priority:	6	Base Cost:	\$65
1991 ADAAG:	4.19.4	N	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-606.5	N			Total Project Cost:	N/A

Comment #: PALO-0260

Deficiency: Lavatory - Knee/Toe Clearance - Width



Minimum 30 inch wide knee and toe space is not provided.

Measurement: 0 Inches

Recommended Remediation:

Toe and knee clearance shall be 30-inches minimum.

Floor/Area: Community Center

Room/Spot: Kitchen

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	305, 306	N	Priority:	3	Base Cost:	\$720
1991 ADAAG:	4.19.2	N	Severity:	C	Estimated Year:	25/26
2019 CBC:	11B-306.2.5, 11B-306.3.5	N			Total Project Cost:	\$880





Comment #: PALO-0261

Deficiency: Lavatory - Knee/Toe Clearance - Height



The knee clearance at the lavatory is less than the allowable 29 inches.

Measurement: 24.25 inches

Recommended Remediation:

At lavatories required to be accessible by Section 11B-213.3.4, the knee clearance shall be 27 inches (686 mm) high minimum above the finish floor or ground at a depth of 8 inches (203 mm) minimum increasing to 29 inches (737 mm) high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture

ADA Standards require 27-inches knee clearance.

Floor/Area: Community Center

Room/Spot: Kitchen

Code Compliance:

2010 ADAS: 305, 306.2.3

1991 ADAAG: 4.19.2

2019 CBC: 11B-306.2.3

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$1,440

Estimated Year: 25/26

Total Project Cost: \$1,760

Comment #: PALO-0262

Deficiency: Lavatory - Knee/Toe Clearance - Incremental Depth



The knee clearance at the lavatory does not match the depth to reach the operable parts.

Measurement: 0 inches

Recommended Remediation:

Provide knee clearance at the accessible lavatory as noted below.

17" = 8" deep

18" = 9" deep

19" = 10" deep

20" = 11" deep

21" = 12" deep

22" = 13" deep

23" = 14" deep

24" = 15" deep

25" = 16" deep

Maximum depth allowed is 19" at

lavatories.

Floor/Area: Community Center

Room/Spot: Kitchen

Code Compliance:

2010 ADAS: 305, 306.2.3

1991 ADAAG: 4.19.2

2019 CBC: 11B-306.2.3

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$2,160

Estimated Year: 25/26

Total Project Cost: \$2,630





GANESHA PARK AND COMMUNITY CENTER



7.0 Site Assessment

Facility Priority Designations

- Priority 1 – Approach and Entrance (exterior accessible route and accessible parking. Includes directional signage, exterior ramps, exterior stairs, exterior side of entrances thresholds, door handles, 48” door separation in vestibules, exterior protruding objects)
- Priority 2 – Access to Programs, Services (begins at entrance of building and includes circulation routes, protruding objects, elevators, interior stairs, interior ramps, reach ranges, signage for room designation, doors, aisles, carpet, seating, desks, benches, dressing rooms, lockers, reception counters, counter heights)
- Priority 3 – Toilet Rooms
- Priority 4 – Additional Accessible elements (drinking fountains, phones, fire alarm systems)
- Priority 5 – California only requirements to comply with building code
- Priority 6 – Maintenance Items
- Priority 7 – Items compliant with 1991 ADAAG

Facility Severity Designations

- ‘A’: Item that creates a Safety Issue (tripping hazards, protruding objects, fire strobes, egress signage, door closing speed and door pressures, two way communication at elevators)
- ‘B’: Item that creates a major inconvenience to a significant number of people (cross slopes,
- ‘C’: Item that creates a minor inconvenience, however it is not compliant and creates a barrier (restrooms, audio visual elements, door hardware, vision lights, drinking fountains, directional signage, accessible parking,
- ‘D’: Required only in California Building Code, but is compliant with ADA Federal Regulations
- ‘E’: Nothing required unless public is allowed access to this area



Total Estimated Cost Summary Table by Priority:

	Count of Total Items	Total Estimated Base Costs	Total Estimated Project Costs*
Priority 1	97	\$307,742	\$382,100
Priority 2	20	\$80,100	\$102,310
Priority 3	27	\$71,573	\$94,760
Priority 4	0	\$0	\$0
Priority 5	45	\$90,148	N/A
Priority 6	27	\$155,182	N/A
Priority 7	6	\$3,350	N/A
Total	216	\$708,095	\$579,170

* Project costs includes soft cost allowance, GC cost & fee, escalation and contingency, priority 5, 6, and 7 are not included in the transition plan and therefore have o calculated Project Costs.



7.1 - APPROACH AND ENTRANCE

ACCESSIBLE ROUTE

CLEAR WIDTH

Comment #: GAN-001

Deficiency: Accessible Route - Clear Width - Passing Space



Length of walk exceeds 200' and no 60" x 60" turning space is provided. Walk #3 is 259' long and is over 214' long until the first passing or turning space, located at picnic areas #1 & #2. This length is non Compliant without an added passing area.

Measurement: 1 count

Recommended Remediation:

Where walks exceed 200', provide a 60" x 60" turning space that does not exceed 1:48 (2.083% in any direction). A 'T' intersection is an acceptable passing space.

Floor/Area: Accessible Route

Room/Spot: Clear Width

Code Compliance:

2010 ADAS: 403.5.1

Y/N/NA

N

Priority: 1

Quantity: 25 sq ft

Base Cost: \$496

1991 ADAAG: 4.3.3

N

Estimated Year: 25/26

2019 CBC: 11B-403.5.1 (Ex 3-Exterior)

N

Severity: B

Total Project Cost: \$610

AISLE 1

PARKING

Comment #: GAN-002

Deficiency: Parking - Access Aisle Markings - Width



The marked access aisle is less than 60 inches (5 ft. or 1524 mm) wide for a car stall and/or 144 inches for a van stall.

Measurement: 59 inches

Recommended Remediation:

Access aisles serving car parking spaces shall be 60 inches (1524 mm) wide minimum. Van stall must be 144 inches (12 ft) wide. Access aisle is permitted to be 96 inches wide minimum when the accessible van stall is 108 inches. Measurements of parking spaces and access aisles shall be made from the centerline of the markings. ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Floor/Area: Aisle 1

Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.3

Y/N/NA

N

Priority: 1

Quantity: 1 each

Base Cost: \$420

1991 ADAAG: 4.6.3

N

Estimated Year: 26/27

2019 CBC: 11B-502.3

N

Severity: C

Total Project Cost: \$540





Comment #: GAN-003

Deficiency: Parking - Access Aisle Markings - "No Parking"



Missing 12" white 'No Parking' markings.

Measurement: 1 count

Recommended Remediation:

Repaint access aisle. 12-inch high white 'No Parking' is not provided in access aisle. ADA does not provide a method or design for markings.

Floor/Area: Aisle 1
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502		Y	Priority: 5	Base Cost: \$420
1991 ADAAG: N/A		N/A	Severity: D	Estimated Year: N/A
2019 CBC: 11B-502.3		N		Total Project Cost: N/A

Comment #: GAN-004

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.

Measurement: 3.7 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions. Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. Exception: Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Aisle 1
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.4		N	Priority: 1	Base Cost: \$5,000
1991 ADAAG: 4.6.3		N	Severity: C	Estimated Year: 25/26
2019 CBC: 11B-502.4		N		Total Project Cost: \$6,080

AISLE 2





PARKING

Comment #: GAN-005

Deficiency: Parking - Access Aisle Markings - "No Parking"



Missing 12" white 'No Parking' markings OR Markings are faded and does not discourage parking in the access aisle.

Measurement: 1 count

Recommended Remediation:

Repaint access aisle. 12-inch high white 'No Parking' is not provided in access aisle. ADA does not provide a method or design for markings. Existing striping has faded and markings do not discourage parking in the access aisle.

Floor/Area: Aisle 2

Room/Spot: Parking

Code Compliance:

2010 ADAS: 502
1991 ADAAG: N/A
2019 CBC: 11B-502.3

Y/N/NA

N

N/A

N

Priority: 7

Severity: C

Quantity: 1 each

Base Cost: \$420

Estimated Year: N/A

Total Project Cost: N/A

Comment #: GAN-006

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.

Measurement: 2.9 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions. Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. Exception: Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Aisle 2

Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.4
1991 ADAAG: 4.6.3
2019 CBC: 11B-502.4

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$5,000

Estimated Year: 25/26

Total Project Cost: \$6,080

aisle 3





PARKING

Comment #: GAN-007

Deficiency: Parking - Access Aisle Markings - Hatched Line Spacing



The hatched lines within the border line of the access aisle are spaced greater than 36 inches (914 mm) on center apart.

Measurement: 43 inches

Recommended Remediation:

Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white. ADA does not identify means and methods for striping at parking stalls or access aisles. Current markings discourage parking and provide federal compliance.

Floor/Area: Aisle 3

Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.3

1991 ADAAG: N/A

2019 CBC: 11B-502.3.3

Y/N/NA

Y

N/A

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$420

Estimated Year: N/A

Total Project Cost: N/A

Comment #: GAN-008

Deficiency: Parking - Access Aisle Markings - "No Parking"



"No Parking" is not provided at access aisles.

Measurement: 0 count

Recommended Remediation:

12-inch high white 'No Parking' is not provided in access aisle. ADA does not provide a method or design for markings. Existing striping has faded and markings do not discourage parking in the access aisle.

Floor/Area: Aisle 3

Room/Spot: Parking

Code Compliance:

2010 ADAS: 502

1991 ADAAG: N/A

2019 CBC: 11B-502.3

Y/N/NA

N

N/A

N

Priority: 7

Severity: C

Quantity: 1 each

Base Cost: \$420

Estimated Year: N/A

Total Project Cost: N/A





Comment #: GAN-009

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.

Measurement: 2.7 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions.

Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Exception: Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Aisle 3
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.4
1991 ADAAG: 4.6.3
2019 CBC: 11B-502.4

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$5,000

Estimated Year: 25/26

Total Project Cost: \$6,080

Comment #: GAN-010

Deficiency: Parking - Access Aisle - Arrangement



The access aisle requires persons to pass behind parking stalls that are not their own. User of Stall 5 must pass behind Stall 4 and 5

Measurement: 1 count

Recommended Remediation:

Revise parking space and access aisle layout so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked.

Floor/Area: Aisle 3
Room/Spot: Parking

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-502.7.1

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$420

Estimated Year: N/A

Total Project Cost: N/A

AISLE 4





PARKING

Comment #: GAN-011

Deficiency: Parking - Access Aisle Markings - Width



The marked access aisle is less than 60 inches (5 ft. or 1524 mm) wide for a car stall and/or 144 inches for a van stall.

Measurement: 1 inches

Recommended Remediation:

Access aisles serving car parking spaces shall be 60 inches (1524 mm) wide minimum. Van stall must be 144 inches (12 ft) wide. Access aisle is permitted to be 96 inches wide minimum when the accessible van stall is 108 inches. Measurements of parking spaces and access aisles shall be made from the centerline of the markings. ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Floor/Area: Aisle 4
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.3
1991 ADAAG: 4.6.3
2019 CBC: 11B-502.3

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: \$420
Estimated Year: 26/27
Total Project Cost: \$540

Comment #: GAN-012

Deficiency: Parking - Access Aisle Markings - Border Line Markings



The access aisle is not marked with a blue painted border line around the entire perimeter. Access aisle markings have faded and need to be repainted.

Measurement: 0 count

Recommended Remediation:

Paint a blue border line at the top of the access aisle. Required at the top of the access aisle. Repaint faded access aisle markings does not discourage people from parking at access aisle. ADA Does not provide a method or design for markings. Existing striping provides markings so as to 'discourage' parking in the access aisle.

Floor/Area: Aisle 4
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.3.3
1991 ADAAG: N/A
2019 CBC: 11B-502.3.3

Y/N/NA
Y
N/A
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$420
Estimated Year: N/A
Total Project Cost: N/A





Comment #: GAN-013

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.

Measurement: 2.7 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions. Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. Exception: Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Aisle 4

Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	502.4	N	Priority:	1	Base Cost:	\$5,000
1991 ADAAG:	4.6.3	N	Severity:	C	Estimated Year:	25/26
2019 CBC:	11B-502.4	N			Total Project Cost:	\$6,080

Comment #: GAN-014

Deficiency: Accessible Route - Vehicular Area Boundary - Detectable Warning Surface



Detectable warnings are not provided at the at-grade transitions where the accessible route meets the vehicular way and no curbs are provided.

Measurement: count

Recommended Remediation:

Install detectable warnings at all curb ramps and at-grade transitions identifying a boundary between a sidewalk and a vehicular way.

Floor/Area: Aisle 4

Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity:	2	each
2010 ADAS:	N/A	N/A	Priority:	5	Base Cost:	\$1,344
1991 ADAAG:	4.29.5	N	Severity:	D	Estimated Year:	N/A
2019 CBC:	11B-247.1.2.2	N			Total Project Cost:	N/A

AMPHITHEATER





ACCESSIBLE ROUTE

Comment #: GAN-015

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.8% to 3.3% cross slope measured along the row for wheelchairs seating at the amphitheater.

Measurement: 3.3 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Amphitheater
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-406.5.7

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 200 sq ft
Base Cost: \$3,964
Estimated Year: 25/26
Total Project Cost: \$4,820

Comment #: GAN-016

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.9% to 3.6% cross slope measured along the route from the community center to the amphitheater.

Measurement: 3.6 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Amphitheater
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-406.5.7

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 200 sq ft
Base Cost: \$3,964
Estimated Year: 25/26
Total Project Cost: \$4,820





Comment #: GAN-017

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.6% to 3.4% cross slope measured along the route to the amphitheater on the north end of the community center.

Measurement: 3.4 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Amphitheater
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA	Quantity:	200	sq ft
2010 ADAS:	405.2	N	Priority:	1	Base Cost: \$3,964
1991 ADAAG:	4.3.7	N	Severity:	C	Estimated Year: 25/26
2019 CBC:	11B-406.5.7	N	Total Project Cost:		\$4,820

EXTERIOR DOORS/DOORWAYS/GATES

Comment #: GAN-018

Deficiency: Exterior Doors/Doorways/Gates - Clearances: Front - Pull Side Approach



60 inches of maneuvering space beyond the pull side of the door is not provided.

Measurement: 48 inches

Recommended Remediation:

Reconfigure doorway landing to provide a minimum 60-inch door maneuvering space.

Floor/Area: Amphitheater
Room/Spot: Exterior Doors/Doorways/Gates

Code Compliance:		Y/N/NA	Quantity:	1	each
2010 ADAS:	404.2.4.1	N	Priority:	1	Base Cost: \$1,250
1991 ADAAG:	4.13.6	N	Severity:	C	Estimated Year: 25/26
2019 CBC:	11B-404.2.4.1	N	Total Project Cost:		\$1,520





Comment #: GAN-019

Deficiency: Exterior Doors/Doorways/Gates - Landing - Slopes



Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings. 7.4% cross slope and 8.6% running slope measured in the maneuvering clearance on the pull side of the north amphitheater door.

Measurement: 8.6 % grade

Recommended Remediation:

Floor or ground surface within required maneuvering clearances shall comply with Section 11B-302. Changes in level are not permitted.

Exceptions: 1. Slopes not steeper than 1:48 shall be permitted.

2. Changes in level at thresholds complying with Section 11B-404.2.5 shall be permitted.

Floor/Area: Amphitheater

Room/Spot: Exterior Doors/Doorways/Gates

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	Base Cost:
2010 ADAS: 404.2.4.4	N	1	B	1 each	\$1,250
1991 ADAAG: 4.3.7	N			Estimated Year:	25/26
2019 CBC: 11B-404.2.4.4	N			Total Project Cost:	\$1,520

BASKETBALL COURTS

ACCESSIBLE ROUTE

Comment #: GAN-020

Deficiency: Accessible Route - Reach Ranges - Clear Floor Space



30" x 48" level clear ground space is not provided at the operable part. 4.1% to 4.9% cross slope measured in the clear ground space at the trash can.

Measurement: 4.9 % grade

Recommended Remediation:

Relocate, or create, a minimum 30" x 48" clear floor/ground space at all items requiring reach range with a maximum slope of 1:48 (2.08%) in all directions.

Floor/Area: Basketball Courts

Room/Spot: Accessible Route

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	Base Cost:
2010 ADAS: 305, 309	N	2	C	15 sq ft	\$297
1991 ADAAG: 4.2.4.2	N			Estimated Year:	26/27
2019 CBC: 11B-305 11B-309	N			Total Project Cost:	\$380

COMMUNITY CENTER





ACCESSIBLE ROUTE

Comment #: GAN-021

Deficiency: Accessible Route - Clear Width - General



Accessible route widths do not provide minimum 48-inches clear. 43-1/2" wide route measured along the route at the north end of the amphitheater at posts.

Measurement: 43.5 inches

Recommended Remediation:

Replace walks to provide a clear width of 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).

Floor/Area: Community Center

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 403.5.1

Y/N/NA

Y

Priority: 5

Quantity: 96 sq ft

Base Cost: \$1,903

1991 ADAAG: 4.3.3

Y

Estimated Year: N/A

2019 CBC: 11B-403.5.1 (Ex 3-Exterior)

N

Severity: D

Total Project Cost: N/A

Comment #: GAN-022

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.7% to 5.4% cross slope measured along the route to the east entrance to the building.

Measurement: 5.4 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Community Center

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

Y/N/NA

N

Priority: 1

Quantity: 140 sq ft

Base Cost: \$2,775

1991 ADAAG: 4.3.7

N

Estimated Year: 25/26

2019 CBC: 11B-406.5.7

N

Severity: B

Total Project Cost: \$3,380





EXTERIOR DOORS/DOORWAYS/GATES

Comment #: GAN-023 **Deficiency:** Exterior Doors/Doorways/Gates - Landing - Slopes



Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings. 2.8% running slope measured in the maneuvering clearance on the pull side of the north entrance to the community center.

Measurement: 2.8 % grade

Recommended Remediation:

Floor or ground surface within required maneuvering clearances shall comply with Section 11B-302. Changes in level are not permitted.

Exceptions: 1. Slopes not steeper than 1:48 shall be permitted.

2. Changes in level at thresholds complying with Section 11B-404.2.5 shall be permitted.

Floor/Area: Community Center
Room/Spot: Exterior Doors/Doorways/Gates

Code Compliance:

2010 ADAS: 404.2.4.4

Y/N/NA

N

Priority: 1

Quantity: 1 each

1991 ADAAG: 4.3.7

N

Base Cost: \$1,250

2019 CBC: 11B-404.2.4.4

N

Estimated Year: 25/26

Severity: C

Total Project Cost: \$1,520

COMMUNITY CENTER ACCESSIBLE PARKING STALLS

ACCESSIBLE ROUTE

Comment #: GAN-024 **Deficiency:** Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.7% cross slope measured at turn in route leading to the first accessible parking access aisle. 2.8% cross slope measured at turn in route leading to the second accessible parking access aisle.

Measurement: 2.8 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Community Center Accessible
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

Y/N/NA

N

Priority: 1

Quantity: 50 sq ft

1991 ADAAG: 4.3.7

N

Base Cost: \$991

2019 CBC: 11B-406.5.7

N

Estimated Year: 25/26

Severity: C

Total Project Cost: \$1,210





Comment #: GAN-025

Deficiency: Accessible Route - Vehicular Area Boundary - Detectable Warning Surface



Detectable warnings are not provided at the at-grade transitions where the accessible route meets the vehicular way and no curbs are provided. Detectable warnings are not provided where the accessible route from the community center meets the accessible parking stall access aisles.

Measurement: 0 count

Recommended Remediation:

Install detectable warnings at all curb ramps and at-grade transitions identifying a boundary between a sidewalk and a vehicular way.

Floor/Area: Community Center Accessible
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA		Quantity:	37	In ft
2010 ADAS:	N/A	N/A	Priority:	5	Base Cost:	\$24,864
1991 ADAAG:	4.29.5	N	Severity:	D	Estimated Year:	N/A
2019 CBC:	11B-247.1.2.2	N			Total Project Cost:	N/A

PARKING

Comment #: GAN-026

Deficiency: Parking - Accessible Stall - Length



The accessible van/car stall is less than 216 inches (18 ft. or 5486 mm) long.

Measurement: 208 inches

Recommended Remediation:

Car and van parking spaces shall be 216 inches (5486 mm) long minimum.

ADA does not designate a minimum length for van or car accessible stalls.

Floor/Area: Community Center Accessible
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity:	9	each
2010 ADAS:	502.2	Y	Priority:	5	Base Cost:	\$7,560
1991 ADAAG:	N/A	N/A	Severity:	D	Estimated Year:	N/A
2019 CBC:	11B-502.2	N			Total Project Cost:	N/A





Comment #: GAN-027

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade. 4.2% running slope measured at the first accessible parking stall. 4.0% running slope measured at the second accessible parking stall. 2.9% cross slope measured at the third accessible parking stall.

Measurement: 4.2 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Floor/Area: Community Center Accessible
Room/Spot: Parking

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	502.4	N	Priority:	1	Base Cost:	\$6,300
1991 ADAAG:	4.6.3	N	Severity:	C	Estimated Year:	26/27
2019 CBC:	11B-502.4	N			Total Project Cost:	\$8,050

Comment #: GAN-028

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade. 3.6% running slope measured at the first access aisle. 3.3% cross slope measured at the second access aisle.

Measurement: 3.6 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions.

Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Community Center Accessible
Room/Spot: Parking

Exception: Slopes not steeper than 1:48 shall be permitted.

Code Compliance:

		Y/N/NA		Quantity:	2	each
2010 ADAS:	502.4	N	Priority:	1	Base Cost:	\$10,000
1991 ADAAG:	4.6.3	N	Severity:	C	Estimated Year:	25/26
2019 CBC:	11B-502.4	N			Total Project Cost:	\$12,160

COMMUNITY CENTER AND POOL ACCESSIBLE PARKING STALLS





PARKING

Comment #: GAN-029

Deficiency: Parking - Signage - Minimum Fine



The parking identification sign does not include the text "Minimum Fine \$250" below the ISA. Signage with the International Symbol of Accessibility is not provided at accessible parking stall 3 at the community center.

Measurement: 0 count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: Community Center and Pool
Room/Spot: Parking

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-502.6.2

Y/N/NA
N/A
N/A
N

Priority: 5
Severity: D

Quantity: 8 each
Base Cost: \$2,240
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GAN-030

Deficiency: Parking - Access Aisle Markings - General



There is no adjacent access aisle marked. The words "No Parking" are not painted on the surface of the parking stall access aisles. The access aisle markings at the pool accessible parking stalls have faded.

Measurement: 0 count

Recommended Remediation:

Access aisles serving parking spaces shall be provided. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Floor/Area: Community Center and Pool
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.3
1991 ADAAG: 4.6.3
2019 CBC: 11B-502.3

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 5 each
Base Cost: \$2,100
Estimated Year: 26/27
Total Project Cost: \$2,690

COMMUNITY CENTER AND POOL PARKING LOTS





ACCESSIBLE PARKING

Comment #: GAN-031

Deficiency: Parking - Tow Away Sign - General



There is no "Unauthorized Parking Sign" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign. Sign shall clearly state the following: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at: _____ or by telephoning _____."

Floor/Area: Community Center and Pool

Room/Spot: Accessible Parking

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-216 / 11B-502.8

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 3 each

Base Cost: \$840

Estimated Year: N/A

Total Project Cost: N/A

PARKING

Comment #: GAN-032

Deficiency: Parking - General Parking - Van Stall Space Count



One access space in every six access spaces (or portion of 6) is not van accessible. A van accessible parking spot with compliant access aisle and signage is not provided. A total of 53 parking spaces are provided at the community center parking lot. A minimum of 2 standard and 1 van accessible parking stalls are required. A total of 3 standard parking stalls are provided. A

Measurement: 0 count

Recommended Remediation:

Where parking spaces are provided a minimum number of accessible spaces shall be included. At least one shall be a van parking space. For every six or fraction of six parking spaces shall be a van accessible space. (Prior to March 15, 2012 the count was 1 in 8)

Floor/Area: Community Center and Pool

Room/Spot: Parking

Code Compliance:

2010 ADAS: 208.2.4

1991 ADAAG: 4.6.1

2019 CBC: 11B-208.2.4

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 2 each

Base Cost: \$1,680

Estimated Year: 26/27

Total Project Cost: \$2,150





Comment #: GAN-033

Deficiency: Parking - Signage - Van Stall



The van accessible stall is not identified with the words "Van Accessible". A van accessible parking spot with compliant access aisle and signage is not provided. A total of 53 parking spaces are provided at the community center parking lot. A minimum of 2 standard and 1 van accessible parking stalls are required. A total of 3 standard parking stalls are provided. A total of 102

Measurement: 0 count

Recommended Remediation:

Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible".

Floor/Area: Community Center and Pool
Room/Spot: Parking

Code Compliance:

Table with 4 columns: Code, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.

CR #2

AT GRADE TRANSITIONS

Comment #: GAN-034

Deficiency: At Grade Transitions - Perpendicular Curb Ramp - Clear Width



The clear width of the curb ramp run (excluding any flared sides) is less than 48 inches (1219 mm).

Measurement: 47 inches

Recommended Remediation:

Replace curb ramp and landing. The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces shall be 48 inches (1219 mm) minimum. The landing clear width shall be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing. ADA allows 36-inch minimum width for curb ramp.

Floor/Area: CR #2
Room/Spot: At Grade Transitions

Code Compliance:

Table with 4 columns: Code, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.





Comment #: GAN-035

Deficiency: At Grade Transitions - Curb Ramp - Clear Space



Bottom of diagonal curb ramps does not provide a clear space 48 inches (1219 mm) minimum outside active traffic lanes of the roadway and within the crosswalk markings. Non compliantly protruding into the street on the west side.

Measurement: 18 inches

Recommended Remediation:

The bottom of diagonal curb ramps shall have a clear space 48 inches (1219 mm) minimum outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1219 mm) minimum clear space within the markings.

Floor/Area: CR #2
Room/Spot: At Grade Transitions

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 406.6	N	1	Base Cost:	\$1,750	
1991 ADAAG: 4.7.10	N		Estimated Year:	25/26	
2019 CBC: 11B-406.5.9	N	Severity: C	Total Project Cost:	\$2,130	

CR #3

AT GRADE TRANSITIONS

Comment #: GAN-036

Deficiency: At Grade Transitions - Perpendicular Curb Ramp - Running Slope



The running slope of the curb ramp is steeper than 1:12 (8.33%).

Measurement: 9.1 % grade

Recommended Remediation:

Remove and replace the ramp.

The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12.

Floor/Area: CR #3
Room/Spot: At Grade Transitions

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 405.2	N	1	Base Cost:	\$1,750	
1991 ADAAG: 4.7.2	N		Estimated Year:	25/26	
2019 CBC: 11B-406.3.1	N	Severity: C	Total Project Cost:	\$2,130	





Comment #: GAN-037

Deficiency: At Grade Transitions - Perpendicular Curb Ramp - Flares (Right)



The slopes of the flared sides of the perpendicular ramp are steeper than 1:10 (10%).

Measurement: 10.8 % grade

Recommended Remediation:

Remove and replace the curb ramp so that the provided flares are not steeper than the allowable 1:10 (10%) grade.

Floor/Area: CR #3
Room/Spot: At Grade Transitions

Code Compliance:

2010 ADAS: 406.3
1991 ADAAG: 4.7.5
2019 CBC: 11B-406.2.2

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 1 sq ft
Base Cost: \$1,750
Estimated Year: 25/26
Total Project Cost: \$2,130

CR #4

AT GRADE TRANSITIONS

Comment #: GAN-038

Deficiency: At Grade Transitions - Perpendicular Curb Ramp - Flares (Left)



The slopes of the flared sides of the perpendicular ramp are steeper than 1:10 (10%).

Measurement: 11.6 % grade

Recommended Remediation:

Remove and replace the curb ramp so that the provided flares are not steeper than the allowable 1:10 (10%) grade.

Floor/Area: CR #4
Room/Spot: At Grade Transitions

Code Compliance:

2010 ADAS: 406.3
1991 ADAAG: 4.7.5
2019 CBC: 11B-406.2.2

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: \$1,750
Estimated Year: 25/26
Total Project Cost: \$2,130

INTER SECTION OF WALK #2 & WALK #3





ACCESSIBLE ROUTE

Comment #: GAN-039

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 5.9 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Inter section of walk #2 & walk #3

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 402.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-402.2

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: \$20
Estimated Year: 25/26
Total Project Cost: \$30

LARGER PLAYGROUND

ACCESSIBLE ROUTE

Comment #: GAN-040

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.9% cross slope measured at turn in route from the parking lot to the larger playground.

Measurement: 2.9 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Larger Playground

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-406.5.7

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 25 sq ft
Base Cost: \$496
Estimated Year: 25/26
Total Project Cost: \$610

LOT 1





PARKING

Comment #: GAN-041

Deficiency: Parking - Tow Away Sign - General



There is no "Unauthorized Parking Sign" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign. Sign shall clearly state the following: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at: _____ or by telephoning _____."

Floor/Area: Lot 1
Room/Spot: Parking

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-216 / 11B-502.8

Y/N/NA
N/A
N/A
N

Quantity: 1 each
Base Cost: \$280
Estimated Year: N/A
Total Project Cost: N/A
Priority: 5
Severity: D

Comment #: GAN-042

Deficiency: Parking - General Parking - Van Stall Space Count



One access space in every six access spaces (or portion of 6) is not van accessible. No van accessible parking at this location.

Measurement: 0 count

Recommended Remediation:

Restripe parking to provide a van accessible stall. Where parking spaces are provided a minimum number of accessible spaces shall be included. At least one shall be a van parking space. For every six or fraction of six parking spaces shall be a van accessible space. (Prior to March 15, 2012 the count was 1 in 8)

Floor/Area: Lot 1
Room/Spot: Parking

Code Compliance:

2010 ADAS: 208.2.4
1991 ADAAG: 4.6.1
2019 CBC: 11B-208.2.4

Y/N/NA
N
N
N

Quantity: 1 each
Base Cost: \$840
Estimated Year: 26/27
Total Project Cost: \$1,080
Priority: 1
Severity: C

LOT 1 AREA





ACCESSIBLE ROUTES

Comment #: GAN-043

Deficiency: Accessible Routes - All Routes - Connect Bldg Route



There is not an accessible route that connects accessible buildings or facility, elements within the same site. There appear to be routes to all areas and buildings within the lower park, however not all routes of access are accessible to the disabled and will be documented on a case by case record basis.

Measurement: count

Recommended Remediation:

At least one accessible route shall be provided within the site connecting accessible buildings and facilities. Accessible route shall coincide with or be located in the same area as general circulation paths.

Floor/Area: Lot 1 area

Room/Spot: Accessible Routes

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	206.2, 206.3	N	Priority:	1	Base Cost:	\$20
1991 ADAAG:	4.1.2(1), 4.3.2(1)	N	Severity:	B	Estimated Year:	25/26
2019 CBC:	11B-206.2, 11B-206.3	N	Total Project Cost:			\$30

PARK ENTRANCE TO TETHERBALL AND BASKETBALL COURTS

PARKING

Comment #: GAN-044

Deficiency: Parking - General Parking - Car Stall Space Count



There are not enough accessible parking spaces designated as per Table 11B -208.2. A minimum of one car standard stall and access aisle shall be provided.

Measurement: 0 count

Recommended Remediation:

Reconfigure parking to provide minimum number of parking stalls.

Floor/Area: Park Entrance to Tetherball and

Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	208.3.1	N	Priority:	1	Base Cost:	\$840
1991 ADAAG:	4.6.1	N	Severity:	B	Estimated Year:	25/26
2019 CBC:	11B-208.3.1	N	Total Project Cost:			\$1,030

PARK RESTROOMS - DRINKING FOUNTAIN





ACCESSIBLE ROUTE

Comment #: GAN-045

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.6% slope measured at turn in route leading to the drinking fountain at the park restrooms.

Measurement: 2.6 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Park Restrooms - Drinking

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 25 sq ft

Base Cost: \$496

Estimated Year: 25/26

Total Project Cost: \$610

PARK RESTROOMS - WOMEN'S

EXTERIOR DOORS/DOORWAYS/GATES

Comment #: GAN-046

Deficiency: Exterior Doors/Doorways/Gates - Landing - Slopes



Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings. 7.3% running slope measured along the route to the women's restroom.

Measurement: 7.3 % grade

Recommended Remediation:

Floor or ground surface within required maneuvering clearances shall comply with Section 11B-302. Changes in level are not permitted.

Exceptions: 1. Slopes not steeper than 1:48 shall be permitted.

2. Changes in level at thresholds complying with Section 11B-404.2.5 shall be permitted.

Floor/Area: Park Restrooms - Women's

Room/Spot: Exterior Doors/Doorways/Gates

Code Compliance:

2010 ADAS: 404.2.4.4

1991 ADAAG: 4.3.7

2019 CBC: 11B-404.2.4.4

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

Base Cost: \$1,250

Estimated Year: 25/26

Total Project Cost: \$1,520

PARKING





GENERAL

Comment #: GAN-047



Deficiency: Accessible Route - Vehicular Area Boundary - Detectable Warning Surface

Detectable warnings are not provided at the at-grade transitions where the accessible route meets the vehicular way and no curbs are provided. Parking stalls 1, 2 3 and access aisles 1 and 2 all flush with no detectable warnings.

Measurement: 0 count

Recommended Remediation:

Install detectable warnings at all curb ramps and at-grade transitions identifying a boundary between a sidewalk and a vehicular way.

Floor/Area: Parking
Room/Spot: General

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: 4.29.5
2019 CBC: 11B-247.1.2.2

Y/N/NA
N/A
N
N

Priority: 5
Severity: D

Quantity: 10 each
Base Cost: \$6,720
Estimated Year: N/A
Total Project Cost: N/A

PICNIC SHELTER

ACCESSIBLE ROUTE

Comment #: GAN-048



Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%. 10.7% running slope measured along the route from the community center to the picnic shelter.

Measurement: 10.7 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Picnic Shelter
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 402.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-402.2

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 20 sq ft
Base Cost: \$396
Estimated Year: 25/26
Total Project Cost: \$490

PLAZA WEST OF WALK 5 & WALK 2 INTERSECTION.





ACCESSIBLE ROUTE

Comment #: GAN-049

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: .7 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment. Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2. ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Plaza west of walk 5 & walk 2

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 303.2, 303.3

1991 ADAAG: 4.5.2

2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

Base Cost: \$1

Estimated Year: 25/26

Total Project Cost: \$10

POOL

ACCESSIBLE ROUTE

Comment #: GAN-050

Deficiency: Accessible Route - Protrusion - Depth



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. Concessions counter protrudes 11-1/2" into the accessible route at 38-3/4" above the ground.

Measurement: 11.5 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Pool

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.4.1

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

Base Cost: \$728

Estimated Year: 25/26

Total Project Cost: \$890

POOL - MEN'S RESTROOMS





ACCESSIBLE ROUTE

Comment #: GAN-051

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.2% to 3.0% slopes measured at the turn in the accessible route to the showers.

Measurement: 3 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Pool - Men's Restrooms

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 50 sq ft

Base Cost: \$991

Estimated Year: 25/26

Total Project Cost: \$1,210

POOL ACCESSIBLE PARKING STALLS

PARKING

Comment #: GAN-052

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade. 2.8% to 3.8% running slope measured at the accessible parking stalls.

Measurement: 3.8 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Pool Accessible Parking Stalls

Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.4

1991 ADAAG: 4.6.3

2019 CBC: 11B-502.4

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$6,300

Estimated Year: 26/27

Total Project Cost: \$8,050





Comment #: GAN-053

Deficiency: Parking - Access Aisle Markings - General



There is no adjacent access aisle marked. Access aisle markings have faded. The words "No Parking" are not painted on the surface of the access aisles.

Measurement: 1 count

Recommended Remediation:

Access aisles serving parking spaces shall be provided. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

Floor/Area: Pool Accessible Parking Stalls
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.3
1991 ADAAG: 4.6.3
2019 CBC: 11B-502.3

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 3 sq ft
Base Cost: \$1,260
Estimated Year: 26/27
Total Project Cost: \$1,610

Comment #: GAN-054

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade. 3.5% to 4.2% running slope measured at the accessible parking stall access aisles.

Measurement: 4.2 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions.

Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Pool Accessible Parking Stalls
Room/Spot: Parking

Exception: Slopes not steeper than 1:48 shall be permitted.

Code Compliance:

2010 ADAS: 502.4
1991 ADAAG: 4.6.3
2019 CBC: 11B-502.4

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 2 each
Base Cost: \$10,000
Estimated Year: 25/26
Total Project Cost: \$12,160





Comment #: GAN-055

Deficiency: Parking - Accessible Route - Adjacent



Parking stalls are positioned so that users of parking stall 2 are required to walk behind parking stall 1 in order to connect to an accessible route.

Measurement: 1 count

Recommended Remediation:

Revise parking layout. Where parking serves more than one accessible entrance, accessible parking spaces shall be dispersed and located on the shortest accessible route to the accessible entrances.

In parking facilities that do not serve a particular building or facility, accessible parking spaces shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility. Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked.

Floor/Area: Pool Accessible Parking Stalls
Room/Spot: Parking

Code Compliance:

Table with 4 columns: Code, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.

POOL PARKING LOT

ACCESSIBLE ROUTE

Comment #: GAN-056

Deficiency: Accessible Route - Vehicular Area Boundary - Detectable Warning Surface



Detectable warnings are not provided at the at-grade transitions where the accessible route meets the vehicular way and no curbs are provided. Detectable warnings are not provided at the curb ramps along the parking lot.

Measurement: 0 count

Recommended Remediation:

Install detectable warnings at all curb ramps and at-grade transitions identifying a boundary between a sidewalk and a vehicular way.

Floor/Area: Pool Parking Lot
Room/Spot: Accessible Route

Code Compliance:

Table with 4 columns: Code, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.





PARKING

Comment #: GAN-057

Deficiency: Parking - General Parking - Car Stall Space Count



There are not enough accessible parking spaces designated as per Table 11B -208.2. A minimum of one car standard stall and access aisle shall be provided.

Measurement: % grade

Recommended Remediation:

Reconfigure parking to provide minimum number of parking stalls.

Floor/Area: Pool Parking Lot

Room/Spot: Parking

Code Compliance:

2010 ADAS: 208.2

1991 ADAAG: 4.6.1

2019 CBC: 11B-208.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$840

Estimated Year: 26/27

Total Project Cost: \$1,080

ROUTE FROM ACCESSIBLE PARKING STALLS TO SWIMMING POOL

ACCESSIBLE ROUTE

Comment #: GAN-058

Deficiency: Accessible Route - Openings - Width



Accessible route grates / openings exceed 1/2" in the direction of travel. 2" wide gap measured along the route to the swimming pool.

Measurement: 2 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: Route from Accessible Parking

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 302.3

1991 ADAAG: 4.5.4

2019 CBC: 11B-302.3

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 4 In ft

Base Cost: \$36

Estimated Year: 25/26

Total Project Cost: \$50

ROUTE FROM PARKING TO SWIMMING POOL





ACCESSIBLE ROUTE

Comment #: GAN-059

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 4.3% cross slope measured at turn in route from the accessible parking stalls to the swimming pool entrance.

Measurement: 4.3 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Route from Parking to Swimming

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 25 sq ft

Base Cost: \$496

Estimated Year: 25/26

Total Project Cost: \$610

ROUTE FROM SMALLER PLAYGROUND TO SWIMMING POOL

ACCESSIBLE ROUTE

Comment #: GAN-060

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.6% to 6.3% cross slope measured along the route from the smaller playground to the swimming pool and parking lot.

Measurement: 6.3 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Route from Smaller Playground

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 140 sq ft

Base Cost: \$2,775

Estimated Year: 25/26

Total Project Cost: \$3,380

ROUTE FROM SWIMMING POOL TO PICNIC SHELTER





ACCESSIBLE ROUTE

Comment #: GAN-061

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.5% to 3.6% cross slope measured along the route from the swimming pool to the picnic shelter.

Measurement: 3.6 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Route from Swimming Pool to

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 100 sq ft

Base Cost: \$1,982

Estimated Year: 25/26

Total Project Cost: \$2,410

ROUTE FROM TENNIS COURTS TO PARK RESTROOMS

ACCESSIBLE ROUTE

Comment #: GAN-062

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 4.0% to 4.6% slopes measured at turn in route from the tennis courts to the park restrooms.

Measurement: 4.6 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Route from Tennis Courts to

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 25 sq ft

Base Cost: \$496

Estimated Year: 25/26

Total Project Cost: \$610

ROUTE TO PARK RESTROOMS





ACCESSIBLE ROUTE

Comment #: GAN-063

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.6% cross slope measured along ramp leading to the park restrooms.

Measurement: 2.6 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Route to Park Restrooms

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 5 sq ft

Base Cost: \$99

Estimated Year: 25/26

Total Project Cost: \$130

RAMPS

Comment #: GAN-064

Deficiency: Ramps - Slopes - Running Slope



The running slope of the ramp is steeper than 1:12 (8.33%). 9.6% to 10.4% running slope measured along the route from the accessible parking stalls to the park restrooms.

Measurement: 10.4 % grade

Recommended Remediation:

Remove and replace the ramp. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12.

Floor/Area: Route to Park Restrooms

Room/Spot: Ramps

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.8.2

2019 CBC: 11B-406.3.1

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 10 sq ft

Base Cost: \$6,620

Estimated Year: 26/27

Total Project Cost: \$8,450





Comment #: GAN-065

Deficiency: Ramps - Slopes - Running Slope



The running slope of the ramp is steeper than 1:12 (8.33%). Slopes range from 9.6% to 10.4% ataroute to park restrooms.

Measurement: 10.4 % grade

Recommended Remediation:

Remove and replace the ramp. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12.

Floor/Area: Route to Park Restrooms

Room/Spot: Ramps

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.8.2

2019 CBC: 11B-406.3.1

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 24 sq ft

Base Cost: \$3,912

Estimated Year: 25/26

Total Project Cost: \$4,760

Comment #: GAN-066

Deficiency: Ramps - Landings - Slope



Slopes exceeding the maximum 1:48 in any direction on the landing. 3.9% cross slope measured at the bottom ramp landing.

Measurement: 3.9 % grade

Recommended Remediation:

Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Route to Park Restrooms

Room/Spot: Ramps

Code Compliance:

2010 ADAS: 405.7.1

1991 ADAAG: 4.8.4

2019 CBC: 11B-405.7.1

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 6 sq ft

Base Cost: \$3,972

Estimated Year: 26/27

Total Project Cost: \$5,070





Comment #: **GAN-067**

Deficiency: Ramps - Landings - Change in Direction Length



Ramp does not provide 72-inches landings at changes of direction. Ramp leading to park restrooms is curved and does not have landings at points where the ramp turns.

Measurement: 0 inches

Recommended Remediation:

Ramps that change direction between runs at landings shall have a clear landing 60 inches (1525 mm) minimum by 72 inches (1829 mm) minimum in the direction of downward travel from the upper ramp run.

ADA = 60" landing direction of downward travel from the upper ramp run

Floor/Area: Route to Park Restrooms

Room/Spot: Ramps

Code Compliance:

		Y/N/NA			Quantity:	15	sq ft
2010 ADAS:	405.7.4	N		Priority:	1	Base Cost:	\$9,930
1991 ADAAG:	4.8.4 (3)	N		Severity:	C	Estimated Year:	26/27
2019 CBC:	11B-405.7.4	N		Total Project Cost:		\$12,680	

Comment #: **GAN-068**

Deficiency: Ramps - Handrails - Both Sides



Handrails are not provided on both sides of the ramp. Handrails with compliant extensions are not provided at the ramp to the park restrooms. Slopes range from 6.7% to 7.1%.

Measurement: 0 count

Recommended Remediation:

Install missing handrails so they are provided on both sides of stairs and ramps.

Floor/Area: Route to Park Restrooms

Room/Spot: Ramps

Code Compliance:

		Y/N/NA			Quantity:	34	In ft
2010 ADAS:	505.2	N		Priority:	6	Base Cost:	\$5,542
1991 ADAAG:	4.8.5 (1)	N		Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-505.2	N		Total Project Cost:		N/A	

ROUTE TO PAY PHONE





ACCESSIBLE ROUTE

Comment #: GAN-069

Deficiency: Accessible Route - Clear Width - General



Accessible route widths do not provide minimum 48-inches clear.

Measurement: 47 inches

Recommended Remediation:

Replace walks to provide a clear width of 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).

Floor/Area: Route to Pay Phone

Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA		Quantity: 120	sq ft
2010 ADAS:	403.5.1	Y	Priority: 5	Base Cost:	\$2,378
1991 ADAAG:	4.3.3	Y		Estimated Year:	N/A
2019 CBC:	11B-403.5.1 (Ex 3-Exterior)	N	Severity: D	Total Project Cost:	N/A

ROUTE TO POOL ACCESSIBLE PARKING STALLS

RAMPS

Comment #: GAN-070

Deficiency: Ramps - Slopes - Running Slope



The running slope of the ramp is steeper than 1:12 (8.33%). 7.3% to 10.9% running slope measured along the ramp leading to the accessible parking stalls.

Measurement: 10.9 % grade

Recommended Remediation:

Remove and replace the ramp. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12.

Floor/Area: Route to Pool Accessible Parking

Room/Spot: Ramps

Code Compliance:

		Y/N/NA		Quantity: 10	sq ft
2010 ADAS:	405.2	N	Priority: 1	Base Cost:	\$6,620
1991 ADAAG:	4.8.2	N		Estimated Year:	26/27
2019 CBC:	11B-406.3.1	N	Severity: C	Total Project Cost:	\$8,450

ROUTE TO SWIMMING POOL





ACCESSIBLE ROUTE

Comment #: GAN-071

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.8% to 4.0% cross slope measured along the ramp.

Measurement: 4 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Route to Swimming Pool

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 20 sq ft

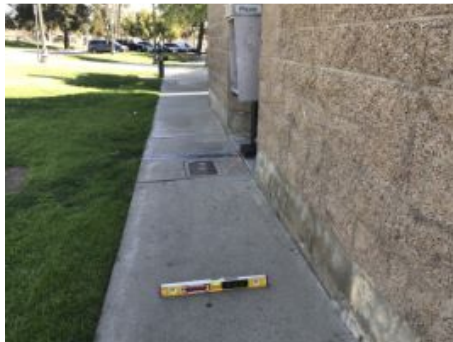
Base Cost: \$396

Estimated Year: 25/26

Total Project Cost: \$490

Comment #: GAN-072

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.3% to 6.2% cross slope measured along the route from the courts and playground area to the swimming pool entrance.

Measurement: 6.2 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Route to Swimming Pool

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 400 sq ft

Base Cost: \$7,928

Estimated Year: 25/26

Total Project Cost: \$9,640





RAMPS

Comment #: GAN-073

Deficiency: Ramps - Landings - Slope



Slopes exceeding the maximum 1:48 in any direction on the landing. 3.9% running slope measured at the bottom ramp landing. 1" gap measured at the bottom landing. Bottom landing has a change in direction. 19" depth measured before change in direction occurs at the landing.

Measurement: 3.9 % grade

Recommended Remediation:

Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Route to Swimming Pool

Room/Spot: Ramps

Code Compliance:

2010 ADAS: 405.7.1

1991 ADAAG: 4.8.4

2019 CBC: 11B-405.7.1

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 6 sq ft

Base Cost: \$3,972

Estimated Year: 26/27

Total Project Cost: \$5,070

ROUTE TO TENNIS COURTS

ACCESSIBLE ROUTE

Comment #: GAN-074

Deficiency: Accessible Route - Clear Width - General



Accessible route widths do not provide minimum 48-inches clear. 40" wide route measured to the tennis courts.

Measurement: 40 inches

Recommended Remediation:

Replace walks to provide a clear width of 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).

Floor/Area: Route to Tennis Courts

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 403.5.1

1991 ADAAG: 4.3.3

2019 CBC: 11B-403.5.1 (Ex 3-Exterior)

Y/N/NA

Y

Y

N

Priority: 5

Severity: D

Quantity: 1 sq ft

Base Cost: \$20

Estimated Year: N/A

Total Project Cost: N/A





Comment #: GAN-075

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.6% to 3.0% cross slope measured along the route to the tennis courts.

Measurement: 3 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Route to Tennis Courts

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

Y/N/NA

N

Priority: 1

Quantity: 100 sq ft

Base Cost: \$1,982

1991 ADAAG: 4.3.7

N

Estimated Year: 25/26

2019 CBC: 11B-406.5.7

N

Severity: C

Total Project Cost: \$2,410

EXTERIOR DOORS/DOORWAYS/GATES

Comment #: GAN-076

Deficiency: Exterior Doors/Doorways/Gates - Hardware - Handle Height



Door hardware is not located 34-inches minimum to 44-inches maximum AFF.

Measurement: 57 inches

Recommended Remediation:

Relocate hardware so handles, pulls, latches, locks, and other operable parts on doors and gates are located between 34 inches (864 mm) minimum and 44 inches (1118 mm) maximum above the finish floor or ground.

Floor/Area: Route to Tennis Courts

Room/Spot: Exterior Doors/Doorways/Gates

Code Compliance:

2010 ADAS: 404.2.7

Y/N/NA

N

Priority: 1

Quantity: 1 each

Base Cost: \$200

1991 ADAAG: 4.13.9

N

Estimated Year: 25/26

2019 CBC: 11B-404.2.7

N

Severity: C

Total Project Cost: \$250

ROUTE TO THE POOL





ACCESSIBLE ROUTE

Comment #: GAN-077

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.9% cross slope measured at the turn in the accessible route from the courts park area to the swimming pool.

Measurement: 2.9 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Route to the Pool

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 25 sq ft

Base Cost: \$496

Estimated Year: 25/26

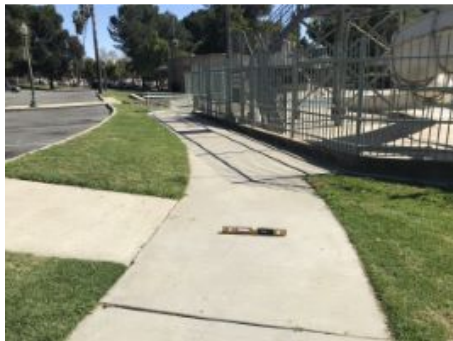
Total Project Cost: \$610

ROUTE TO THE SWIMMING POOL

ACCESSIBLE ROUTE

Comment #: GAN-078

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.3% to 2.6% cross slope measured along the route from the courts park area to the swimming pool.

Measurement: 2.6 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Route to the Swimming Pool

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 80 sq ft

Base Cost: \$1,586

Estimated Year: 25/26

Total Project Cost: \$1,930





RAMPS

Comment #: GAN-079

Deficiency: Ramps - Handrails - Both Sides



Handrails and extensions are not provided on both sides of the ramp.

Measurement: 2 count

Recommended Remediation:

Install missing handrails so they are provided on both sides of stairs and ramps.

Floor/Area: Route to the Swimming Pool

Room/Spot: Ramps

Code Compliance:

2010 ADAS: 505.2
1991 ADAAG: 4.8.5 (1)
2019 CBC: 11B-505.2

Y/N/NA

N
N
N

Priority: 6
Severity: C

Quantity: 22 In ft
Base Cost: \$3,586
Estimated Year: N/A
Total Project Cost: N/A

SMALLER PLAYGROUND

ACCESSIBLE ROUTE

Comment #: GAN-080

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.9% to 3.8% slopes measured at turn in accessible to the smaller playground.

Measurement: 3.8 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Smaller Playground

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-406.5.7

Y/N/NA

N
N
N

Priority: 1
Severity: A

Quantity: 25 sq ft
Base Cost: \$496
Estimated Year: 25/26
Total Project Cost: \$610





RAMPS

Comment #: GAN-081

Deficiency: Ramps - Slopes - Running Slope



The running slope of the ramp is steeper than 1:12 (8.33%). 9.0% running slope measured at the ramp leading to the smaller playground.

Measurement: 9 % grade

Recommended Remediation:

Remove and replace the ramp. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12.

Floor/Area: Smaller Playground

Room/Spot: Ramps

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.8.2

2019 CBC: 11B-406.3.1

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 6 sq ft

Base Cost: \$3,972

Estimated Year: 26/27

Total Project Cost: \$5,070

SOUTH PARK ENTRANCE

ACCESSIBLE ROUTE

Comment #: GAN-082

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 7.1% to 10.0% cross slope measured where the route runs across the driveway to the community center parking lot.

Measurement: 10 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: South Park Entrance

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 80 sq ft

Base Cost: \$1,586

Estimated Year: 25/26

Total Project Cost: \$1,930





AT GRADE TRANSITIONS

Comment #: GAN-083

Deficiency: At Grade Transitions - Curb Ramp - General



No curb ramp is provided where accessible route crosses a curb. 5" high curb measured where the accessible route enters crosses the driveway to the community center parking lot.

Measurement: count

Recommended Remediation:

At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: South Park Entrance
Room/Spot: At Grade Transitions

Code Compliance:

2010 ADAS: 206.2 402.2

1991 ADAAG: 4.7.1

2019 CBC: 11B-206.2 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

Base Cost: \$1,750

Estimated Year: 25/26

Total Project Cost: \$2,130

SOUTH WALKING PATH

ACCESSIBLE ROUTE

Comment #: GAN-084

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.6% to 4.5% cross slope measured along the walking path.

Measurement: 4.5 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: South Walking Path
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 560 sq ft

Base Cost: \$11,099

Estimated Year: 25/26

Total Project Cost: \$13,500





Comment #: **GAN-085**

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 3.3% cross slope measured where the route from the parking lot turns towards the picnic tables.

Measurement: 3.3 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: South Walking Path

Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA		Quantity:	25	sq ft
2010 ADAS:	405.2	N	Priority:	1	Base Cost:	\$496
1991 ADAAG:	4.3.7	N	Severity:	C	Estimated Year:	25/26
2019 CBC:	11B-406.5.7	N			Total Project Cost:	\$610

Comment #: **GAN-086**

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 4.7% cross slope measured along the route.

Measurement: 4.7 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: South Walking Path

Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA		Quantity:	16	sq ft
2010 ADAS:	405.2	N	Priority:	1	Base Cost:	\$317
1991 ADAAG:	4.3.7	N	Severity:	C	Estimated Year:	25/26
2019 CBC:	11B-406.5.7	N			Total Project Cost:	\$390





Comment #: **GAN-087**

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 5.0% to 8.1% cross slope measured along the route.

Measurement: 8.1 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: South Walking Path

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: **1**

Severity: **C**

Quantity: **160** sq ft

Base Cost: **\$3,171**

Estimated Year: **25/26**

Total Project Cost: **\$3,860**

Comment #: **GAN-088**

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.7% cross slope measured at the turn in the route to the picnic shelter.

Measurement: 2.7 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: South Walking Path

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: **1**

Severity: **C**

Quantity: **25** sq ft

Base Cost: **\$496**

Estimated Year: **25/26**

Total Project Cost: **\$610**





Comment #: GAN-089

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.7% to 5.7% cross slope measured along the route to the picnic shelter.

Measurement: 5.7 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: South Walking Path

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 60 sq ft

Base Cost: \$1,189

Estimated Year: 25/26

Total Project Cost: \$1,450

Comment #: GAN-090

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.4% to 8.3% cross slope measured along the route to the ramp at the north end of the walking path. 14.4% running slope measured along the route.

Measurement: 8.3 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: South Walking Path

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 700 sq ft

Base Cost: \$13,874

Estimated Year: 25/26

Total Project Cost: \$16,870





Comment #: GAN-091

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 4.2% cross slope measured at turning space along the route to the ramp at the north end of the walking path.

Measurement: 4.2 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: South Walking Path

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 25 sq ft

Base Cost: \$496

Estimated Year: 25/26

Total Project Cost: \$610

Comment #: GAN-092

Deficiency: Accessible Route - Openings - Width



Accessible route grates / openings exceed 1/2" in the direction of travel. 2" wide gap measured along the walking path.

Measurement: 2 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: South Walking Path

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 302.3

1991 ADAAG: 4.5.4

2019 CBC: 11B-302.3

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 4 In ft

Base Cost: \$36

Estimated Year: 25/26

Total Project Cost: \$50





Comment #: GAN-093

Deficiency: Accessible Route - Vertical Clearance - Height



Palm frawns are located in an area where vertical clearance is less than 80- inches minimum. 50" to 63" high vertical clearance measured to the tree branches at the stairs.

Measurement: 50 inches

Recommended Remediation:

Trim landscape to provide a vertical clearance 80 inches high minimum. This needs to be maintained along the entire route.

Floor/Area: South Walking Path

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 307.4

1991 ADAAG: 4.4.2

2019 CBC: 11B-307.4

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$200

Estimated Year: 25/26

Total Project Cost: \$250

RAMPS

Comment #: GAN-094

Deficiency: Ramps - Slopes - Running Slope



The running slope of the ramp is steeper than 1:12 (8.33%). 12.5% to 14.1% running slope measured along the ramp located at the north end of the walking path.

Measurement: 14.1 % grade

Recommended Remediation:

Remove and replace the ramp. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12.

Floor/Area: South Walking Path

Room/Spot: Ramps

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.8.2

2019 CBC: 11B-406.3.1

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 80 sq ft

Base Cost: \$52,960

Estimated Year: 25/26

Total Project Cost: \$64,380





Comment #: GAN-095

Deficiency: Ramps - Handrails - Both Sides



Handrails are not provided on both sides of the ramp.

Measurement: 0 count

Recommended Remediation:

Install missing handrails so they are provided on both sides of stairs and ramps.

Floor/Area: South Walking Path

Room/Spot: Ramps

Code Compliance:

		Y/N/NA		Quantity: 164	In ft
2010 ADAS:	505.2	N	Priority: 6	Base Cost:	\$26,732
1991 ADAAG:	4.8.5 (1)	N		Estimated Year:	N/A
2019 CBC:	11B-505.2	N	Severity: C	Total Project Cost:	N/A

STAIRS

Comment #: GAN-096

Deficiency: Stairs - Contrast Striping - Exterior Stair



A 2-inch minimum to 4-inch maximum clear visual contrast stripe is not provided on each step.

Measurement: 0 count

Recommended Remediation:

Provide clear visual contrast striping at the upper approach and all treads . The stripe shall be a minimum of 2 inches (51 mm) wide to a maximum of 4 inches (102 mm) wide.

A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement.

Floor/Area: South Walking Path

Room/Spot: Stairs

Code Compliance:

		Y/N/NA		Quantity: 67	each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost:	\$2,358
1991 ADAAG:	N/A	N/A		Estimated Year:	N/A
2019 CBC:	11B-504.4.1	N	Severity: D	Total Project Cost:	N/A





Comment #: GAN-097

Deficiency: Stairs - Risers - Uniformity



All steps on a flight of stairs do not provide uniform riser heights and/or uniform tread depths. 4-3/4" to 7" riser heights measured at the stairs.

Measurement: 0 count

Recommended Remediation:

Replace steps to provide uniform riser heights.

Floor/Area: South Walking Path

Room/Spot: Stairs

Code Compliance:

2010 ADAS: 504.3

1991 ADAAG: 4.9.2

2019 CBC: 11B-504.3

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 268 sq ft

Base Cost: \$20,502

Estimated Year: 26/27

Total Project Cost: \$26,170

Comment #: GAN-098

Deficiency: Stairs - Handrails - Both Sides



Handrails are not provided on both sides of the staircase.

Measurement: 0 count

Recommended Remediation:

Install missing handrails so they are provided on both sides of stairs and ramps.

Floor/Area: South Walking Path

Room/Spot: Stairs

Code Compliance:

2010 ADAS: 505.2

1991 ADAAG: 4.9.4

2019 CBC: 11B-505.2

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 146 In ft

Base Cost: \$23,798

Estimated Year: N/A

Total Project Cost: N/A

STALL 1





PARKING

Comment #: GAN-099

Deficiency: Parking - Signage - Van Stall



The van accessible stall is not identified with the words "Van Accessible".

Measurement: 0 count

Recommended Remediation:

Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible".

Floor/Area: Stall 1
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.6
1991 ADAAG: 4.6.4
2019 CBC: 11B-502.6

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: \$560
Estimated Year: 26/27
Total Project Cost: \$720

Comment #: GAN-0100

Deficiency: Parking - Signage - Height



The bottom of the sign is lower than 60 inches (1524 mm) above the finished floor.

Measurement: 59 inches

Recommended Remediation:

Relocate the sign so that the bottom edge is greater than 60 inches minimum AFF.

Floor/Area: Stall 1
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.6
1991 ADAAG: N/A
2019 CBC: 11B-502.6

Y/N/NA
N
N/A
N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: \$280
Estimated Year: N/A
Total Project Cost: N/A





Comment #: GAN-0101

Deficiency: Parking - Signage - Minimum Fine



The parking identification sign does not include the text "Minimum Fine \$250" below the ISA.

Measurement: count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: Stall 1
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$280
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-502.6.2	N		Total Project Cost: N/A

Comment #: GAN-0102

Deficiency: Parking - ISA - Size



The ISA identifying the accessible parking stall is smaller than 36 inches wide by 36 inches high (914 mm x 914 mm).

Measurement: 29.5 inches

Recommended Remediation:

Paint ISA marking at the parking space. It shall be marked with an International Symbol of Accessibility (ISA) a minimum 36 inches wide by 36 inches high (914 mm x 914 mm).

ADA does not provide a method or design for markings.

Floor/Area: Stall 1
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$420
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-502.6.4.1	N		Total Project Cost: N/A



Comment #: GAN-0103

Deficiency: Parking - Accessible Stall - Length



The accessible van/car stall is less than 216 inches (18 ft. or 5486 mm) long.

Measurement: 209 inches

Recommended Remediation:

Car and van parking spaces shall be 216 inches (5486 mm) long minimum.

ADA does not designate a minimum length for van or car accessible stalls.

Floor/Area: Stall 1
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.2
1991 ADAAG: N/A
2019 CBC: 11B-502.2

Y/N/NA
Y
N/A
N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: \$7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GAN-0104

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.

Measurement: 3.4 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall. Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Stall 1
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.4
1991 ADAAG: 4.6.3
2019 CBC: 11B-502.4

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: \$6,300
Estimated Year: 26/27
Total Project Cost: \$8,050

STALL 2





PARKING

Comment #: GAN-0105

Deficiency: Parking - Signage - Height



The bottom of the sign is lower than 60 inches (1524 mm) above the finished floor.

Measurement: 59.5 inches

Recommended Remediation:

Relocate the sign so that the bottom edge is greater than 60 inches minimum AFF.

Floor/Area: Stall 2
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.6
1991 ADAAG: N/A
2019 CBC: 11B-502.6

Y/N/NA
N
N/A
N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: \$280
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GAN-0106

Deficiency: Parking - ISA - Size



The ISA identifying the accessible parking stall is smaller than 36 inches wide by 36 inches high (914 mm x 914 mm).

Measurement: 29.5 inches

Recommended Remediation:

Paint ISA marking at the parking space. It shall be marked with an International Symbol of Accessibility (ISA) a minimum 36 inches wide by 36 inches high (914 mm x 914 mm).

ADA does not provide a method or design for markings.

Floor/Area: Stall 2
Room/Spot: Parking

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-502.6.4.1

Y/N/NA
N/A
N/A
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$420
Estimated Year: N/A
Total Project Cost: N/A





Comment #: GAN-0107

Deficiency: Parking - Accessible Stall - Length



The accessible van/car stall is less than 216 inches (18 ft. or 5486 mm) long.

Measurement: 209 inches

Recommended Remediation:

Car and van parking spaces shall be 216 inches (5486 mm) long minimum.

ADA does not designate a minimum length for van or car accessible stalls.

Floor/Area: Stall 2
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.2	Y/N/NA		Quantity: 9 each
1991 ADAAG: N/A	Y	Priority: 5	Base Cost: \$7,560
2019 CBC: 11B-502.2	N/A	Severity: D	Estimated Year: N/A
	N		Total Project Cost: N/A

Comment #: GAN-0108

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.

Measurement: 4.1 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall. Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Stall 2
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.4	Y/N/NA		Quantity: 1 each
1991 ADAAG: 4.6.3	N	Priority: 1	Base Cost: \$6,300
2019 CBC: 11B-502.4	N	Severity: C	Estimated Year: 26/27
	N		Total Project Cost: \$8,050





Comment #: GAN-0109

Deficiency: Parking - Signage - Minimum Fine



The parking identification sign does not include the text "Minimum Fine \$250" below the ISA.

Measurement: count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: Stall 2
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.6		N	Priority: 5	Base Cost: \$280
1991 ADAAG: N/A		N/A	Severity: D	Estimated Year: N/A
2019 CBC: 11B-502.6.2				Total Project Cost: N/A

STALL 3

PARKING

Comment #: GAN-0110

Deficiency: Parking - Signage - Location



The parking identification sign is not installed at parking stall.

Measurement: 0 count

Recommended Remediation:

Install a parking space identification sign at each stall.

Floor/Area: Stall 3
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.6		N	Priority: 1	Base Cost: \$280
1991 ADAAG: 4.6.4		N	Severity: C	Estimated Year: 26/27
2019 CBC: 11B-502.6.3		N		Total Project Cost: \$360





Comment #: GAN-0111

Deficiency: Parking - ISA - Size



The ISA identifying the accessible parking stall is smaller than 36 inches wide by 36 inches high (914 mm x 914 mm).

Measurement: 29.5 inches

Recommended Remediation:

Paint ISA marking at the parking space. It shall be marked with an International Symbol of Accessibility (ISA) a minimum 36 inches wide by 36 inches high (914 mm x 914 mm).

ADA does not provide a method or design for markings.

Floor/Area: Stall 3
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$420
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-502.6.4.1	N		Total Project Cost: N/A

Comment #: GAN-0112

Deficiency: Parking - Accessible Stall - Length



The accessible van/car stall is less than 216 inches (18 ft. or 5486 mm) long.

Measurement: 206 inches

Recommended Remediation:

Car and van parking spaces shall be 216 inches (5486 mm) long minimum.

ADA does not designate a minimum length for van or car accessible stalls.

Floor/Area: Stall 3
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 9 each
2010 ADAS:	502.2	Y	Priority: 5	Base Cost: \$7,560
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-502.2	N		Total Project Cost: N/A





Comment #: GAN-0113

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.

Measurement: 2.8 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall. Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Stall 3
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.4
1991 ADAAG: 4.6.3
2019 CBC: 11B-502.4

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: \$6,300
Estimated Year: 26/27
Total Project Cost: \$8,050

STALL 4

PARKING

Comment #: GAN-0114

Deficiency: Parking - Signage - Van Stall



The van accessible stall is not identified with the words "Van Accessible".

Measurement: 0 count

Recommended Remediation:

Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible".

Floor/Area: Stall 4
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.6
1991 ADAAG: 4.6.4
2019 CBC: 11B-502.6

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: \$560
Estimated Year: 26/27
Total Project Cost: \$720





Comment #: GAN-0115

Deficiency: Parking - Signage - Finish



The parking identification sign does not have a reflective finish.

Measurement: count

Recommended Remediation:

Parking identification signs shall be reflectorized.

Floor/Area: Stall 4

Room/Spot: Parking

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-502.6

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$280

Estimated Year: N/A

Total Project Cost: N/A

Comment #: GAN-0116

Deficiency: Parking - Signage - Minimum Fine

The parking identification sign does not includes the text "Minimum Fine \$250" below the ISA.

Measurement: 0 count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: Stall 4

Room/Spot: Parking

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-502.6.2

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$280

Estimated Year: N/A

Total Project Cost: N/A



Comment #: GAN-0117

Deficiency: Parking - ISA - Size



The ISA identifying the accessible parking stall is smaller than 36 inches wide by 36 inches high (914 mm x 914 mm).

Measurement: 30 inches

Recommended Remediation:

Paint ISA marking at the parking space. It shall be marked with an International Symbol of Accessibility (ISA) a minimum 36 inches wide by 36 inches high (914 mm x 914 mm).

ADA does not provide a method or design for markings.

Floor/Area: Stall 4
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$420
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-502.6.4.1	N		Total Project Cost: N/A

Comment #: GAN-0118

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.

Measurement: 3.3 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall. Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Stall 4
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS:	502.4	N	Priority: 1	Base Cost: \$6,300
1991 ADAAG:	4.6.3	N	Severity: C	Estimated Year: 26/27
2019 CBC:	11B-502.4	N		Total Project Cost: \$8,050





Comment #: GAN-0119

Deficiency: Parking - Access Aisle Markings - Width



The accessible van stall has an adjacent access aisle less than 96 inches (8 ft. or 2438 mm) is less than 144 inches (12 ft. or 3658 mm) wide.

Measurement: 88 inches

Recommended Remediation:

Car parking spaces shall be 108 inches (2743 mm) wide minimum.

ADA requires 96-inches (8 ft.) minimum width.

Floor/Area: Stall 4

Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.2

1991 ADAAG: 4.6.3

2019 CBC: 11B-502.2

Y/N/NA

N

Y

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$420

Estimated Year: N/A

Total Project Cost: N/A

STALL 5

PARKING

Comment #: GAN-0120

Deficiency: Parking - Signage - Finish



The parking identification sign does not have a reflective finish.

Measurement: 0 count

Recommended Remediation:

Parking identification signs shall be reflectorized.

Floor/Area: Stall 5

Room/Spot: Parking

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-502.6

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$280

Estimated Year: N/A

Total Project Cost: N/A





Comment #: GAN-0121

Deficiency: Parking - Signage - Minimum Fine



The parking identification sign does not include the text "Minimum Fine \$250" below the ISA.

Measurement: 1 count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: Stall 5
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$280
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-502.6.2	N		Total Project Cost: N/A

Comment #: GAN-0122

Deficiency: Parking - ISA - Size



The ISA identifying the accessible parking stall is smaller than 36 inches wide by 36 inches high (914 mm x 914 mm).

Measurement: 29.5 inches

Recommended Remediation:

Paint ISA marking at the parking space. It shall be marked with an International Symbol of Accessibility (ISA) a minimum 36 inches wide by 36 inches high (914 mm x 914 mm).

ADA does not provide a method or design for markings.

Floor/Area: Stall 5
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$420
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-502.6.4.1	N		Total Project Cost: N/A





Comment #: GAN-0123

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.

Measurement: 2.7 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Stall 5
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.4
1991 ADAAG: 4.6.3
2019 CBC: 11B-502.4

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: \$6,300
Estimated Year: 26/27
Total Project Cost: \$8,050

STALL 6

PARKING

Comment #: GAN-0124

Deficiency: Parking - Signage - Finish



The parking identification sign does not have a reflective finish.

Measurement: 1 count

Recommended Remediation:

Parking identification signs shall be reflectorized.

Floor/Area: Stall 6
Room/Spot: Parking

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-502.6

Y/N/NA
N/A
N/A
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$280
Estimated Year: N/A
Total Project Cost: N/A





Comment #: GAN-0125

Deficiency: Parking - ISA - Size



The ISA identifying the accessible parking stall is smaller than 36 inches wide by 36 inches high (914 mm x 914 mm).

Measurement: 29.5 inches

Recommended Remediation:

Paint ISA marking at the parking space. It shall be marked with an International Symbol of Accessibility (ISA) a minimum 36 inches wide by 36 inches high (914 mm x 914 mm).

ADA does not provide a method or design for markings.

Floor/Area: Stall 6
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$420
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-502.6.4.1	N		Total Project Cost: N/A

Comment #: GAN-0126

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.

Measurement: 3.1 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall. Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Stall 6
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS:	502.4	N	Priority: 1	Base Cost: \$6,300
1991 ADAAG:	4.6.3	N	Severity: C	Estimated Year: 26/27
2019 CBC:	11B-502.4	N		Total Project Cost: \$8,050





Comment #: GAN-0127

Deficiency: Parking - Access Aisle Markings - General



There is no adjacent access aisle marked.

Measurement: 1 count

Recommended Remediation:

Access aisles serving parking spaces shall be provided. Two parking spaces shall be permitted to share a common access aisle.

Floor/Area: Stall 6
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.3
1991 ADAAG: 4.6.3
2019 CBC: 11B-502.3

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: \$420
Estimated Year: 26/27
Total Project Cost: \$540

STALL 7

PARKING

Comment #: GAN-0128

Deficiency: Parking - Signage - Finish



The parking identification sign does not have a reflective finish.

Measurement: count

Recommended Remediation:

Parking identification signs shall be reflectorized.

Floor/Area: Stall 7
Room/Spot: Parking

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-502.6

Y/N/NA
N/A
N/A
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$280
Estimated Year: N/A
Total Project Cost: N/A





Comment #: GAN-0129

Deficiency: Parking - Signage - Minimum Fine



The parking identification sign does not include the text "Minimum Fine \$250" below the ISA.

Measurement: 1 count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: Stall 7
Room/Spot: Parking

Code Compliance:

		Y/N/NA			Quantity: 1 each
2010 ADAS:	N/A	N/A	Priority: 5		Base Cost: \$280
1991 ADAAG:	N/A	N/A		Severity: D	Estimated Year: N/A
2019 CBC:	11B-502.6.2	N			Total Project Cost: N/A

Comment #: GAN-0130

Deficiency: Parking - ISA - Size



The ISA identifying the accessible parking stall is smaller than 36 inches wide by 36 inches high (914 mm x 914 mm).

Measurement: 29.5 inches

Recommended Remediation:

Paint ISA marking at the parking space. It shall be marked with an International Symbol of Accessibility (ISA) a minimum 36 inches wide by 36 inches high (914 mm x 914 mm).

ADA does not provide a method or design for markings.

Floor/Area: Stall 7
Room/Spot: Parking

Code Compliance:

		Y/N/NA			Quantity: 1 each
2010 ADAS:	N/A	N/A	Priority: 5		Base Cost: \$420
1991 ADAAG:	N/A	N/A		Severity: D	Estimated Year: N/A
2019 CBC:	11B-502.6.4.1	N			Total Project Cost: N/A





Comment #: GAN-0131

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.

Measurement: 3 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Stall 7
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	502.4	N	Priority:	1	Base Cost:	\$6,300
1991 ADAAG:	4.6.3	N	Severity:	C	Estimated Year:	26/27
2019 CBC:	11B-502.4	N			Total Project Cost:	\$8,050

Comment #: GAN-0132

Deficiency: Parking - Access Aisle Markings - General



There is no adjacent access aisle marked. The access aisle is not maintained and not deterring parking within access aisle.

Measurement: 1 count

Recommended Remediation:

Access aisles serving parking spaces shall be provided. Two parking spaces shall be permitted to share a common access aisle.

Floor/Area: Stall 7
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	502.3	N	Priority:	1	Base Cost:	\$420
1991 ADAAG:	4.6.3	N	Severity:	C	Estimated Year:	26/27
2019 CBC:	11B-502.3	N			Total Project Cost:	\$540

TENNIS COURTS





ACCESSIBLE ROUTE

Comment #: GAN-0133

Deficiency: Accessible Route - Openings - Width



Accessible route grates / openings exceed 1/2" in the direction of travel. 1-1/2 inch gap at gate opening.

Measurement: 1.5 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: Tennis Courts
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 302.3
1991 ADAAG: 4.5.4
2019 CBC: 11B-302.3

Y/N/NA
N
N
N

Priority: 1
Severity: B

Quantity: 3 In ft
Base Cost: \$27
Estimated Year: 25/26
Total Project Cost: \$40

TETHERBALL COURTS

ACCESSIBLE ROUTE

Comment #: GAN-0134

Deficiency: Accessible Route - Openings - Width



Accessible route grates / openings exceed 1/2" in the direction of travel.

Measurement: 1.25 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: Tetherball Courts
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 302.3
1991 ADAAG: 4.5.4
2019 CBC: 11B-302.3

Y/N/NA
N
N
N

Priority: 1
Severity: B

Quantity: 4 In ft
Base Cost: \$36
Estimated Year: 25/26
Total Project Cost: \$50





RAMPS

Comment #: GAN-0135

Deficiency: Ramps - Landings - Slope



Slopes exceeding the maximum 1:48 in any direction on the landing. 3.6% running slope measured at the top ramp landing. 2.9% running slope measured at the bottom ramp landing.

Measurement: 3.6 % grade

Recommended Remediation:

Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Tetherball Courts

Room/Spot: Ramps

Code Compliance:

2010 ADAS: 405.7.1

1991 ADAAG: 4.8.4

2019 CBC: 11B-405.7.1

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 11 sq ft

Base Cost: \$7,282

Estimated Year: 26/27

Total Project Cost: \$9,300

Comment #: GAN-0136

Deficiency: Ramps - Handrails - Gripping Surface



Bottom of the handrail surface is obstructed more than 20%.

Measurement: 2 count

Recommended Remediation:

Install continuous handrail gripping surfaces along their length and so there are no obstructions along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20 percent of their length.

Floor/Area: Tetherball Courts

Room/Spot: Ramps

Code Compliance:

2010 ADAS: 505.6

1991 ADAAG: 4.8.5 (4)

2019 CBC: 11B-505.6

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 12 In ft

Base Cost: \$1,956

Estimated Year: N/A

Total Project Cost: N/A





Comment #: GAN-0137

Deficiency: Ramps - Handrails - Both Sides



Handrails and handrail extensions are not provided on both sides of the ramp.

Measurement: 0 count

Recommended Remediation:

Install missing handrails so they are provided on both sides of stairs and ramps.

Floor/Area: Tetherball Courts

Room/Spot: Ramps

Code Compliance:

2010 ADAS: 505.2

1991 ADAAG: 4.8.5 (1)

2019 CBC: 11B-505.2

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$163

Estimated Year: N/A

Total Project Cost: N/A

STAIRS

Comment #: GAN-0138

Deficiency: Stairs - Contrast Striping - Exterior Stair



A 2-inch minimum to 4-inch maximum clear visual contrast stripe is not provided on each step.

Measurement: 0 count

Recommended Remediation:

Provide clear visual contrast striping at the upper approach and all treads . The stripe shall be a minimum of 2 inches (51 mm) wide to a maximum of 4 inches (102 mm) wide.

A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement.

Floor/Area: Tetherball Courts

Room/Spot: Stairs

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-504.4.1

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 4 each

Base Cost: \$141

Estimated Year: N/A

Total Project Cost: N/A

WALK #6





ACCESSIBLE ROUTE

Comment #: GAN-0139

Deficiency: Accessible Route - Protrusion - Height



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier.

Measurement: 49 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Walk #6

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.4.1

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

Base Cost: \$728

Estimated Year: 25/26

Total Project Cost: \$890





7.2 - GOODS AND SERVICES

BASKETBALL COURTS

ACCESSIBLE ROUTE

Comment #: GAN-0140

Deficiency: Accessible Route - Clear Width - General



Accessible route widths do not provide minimum 48-inches clear. 27-1/2" deep clear ground space measured at the picnic table. 23-1/2" wide clear ground space measured at the grill.

Measurement: 23.5 inches

Recommended Remediation:

Replace walks to provide a clear width of 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).

Floor/Area: Basketball Courts

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 403.5.1

Y/N/NA

N

Priority: 2

Quantity: 24 sq ft

Base Cost: \$476

1991 ADAAG: 4.3.3

N

Estimated Year: 26/27

2019 CBC: 11B-403.5.1 (Ex 3-Exterior)

N

Severity: B

Total Project Cost: \$610

COMMUNITY CENTER

ACCESSIBLE ROUTE

Comment #: GAN-0141

Deficiency: Accessible Route - Reach Ranges - Side Reach Obstructed



Obstructed elements is either deeper than 24" or more than 46-inches maximum AFF when deeper than 10-inches (to a maximum of 24-inches). 54" AFF measured to the antibacterial dispenser control.

Measurement: 54 inches

Recommended Remediation:

Adjust height of element so the maximum high reach is reduced to 46" when the reach over an obstruction is deeper than 10" (to a maximum of 24"). Obstructions at side reaches are limited to a height of 34".

Floor/Area: Community Center

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 308.3.2

Y/N/NA

N

Priority: 7

Quantity: 1 each

Base Cost: \$200

1991 ADAAG: 4.2.6

Y

Estimated Year: N/A

2019 CBC: 11B-308.3.2

N

Severity: C

Total Project Cost: N/A





Comment #: GAN-0142

Deficiency: Accessible Route - Reach Ranges - Forward Reach Obstructed



The maximum reach is more than 44" when the depth of reach over an obstruction exceeds 20." 55" AFF measured to the paper towel dispenser in the kitchen.

Measurement: 55 inches

Recommended Remediation:

Adjust height of element where a high forward reach is over an obstruction so the high forward reach shall be 48 inches (1219 mm) maximum where the reach depth is 20 inches (508 mm) maximum. Where the reach depth exceeds 20 inches (508 mm), the high forward reach shall be 44 inches (1118 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

Floor/Area: Community Center

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 308.2.2

1991 ADAAG: 4.2.5

2019 CBC: 11B-308.2.2

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$200

Estimated Year: 26/27

Total Project Cost: \$260

DRINKING FOUNTAIN

Comment #: GAN-0143

Deficiency: Drinking Fountain - Number Provided - Hi/Lo



One standing and one wheelchair accessible drinking fountain is not provided at each location. A wheelchair height drinking fountain is not provided. 38-1/2" AFF measured to the spout.

Measurement: 1 count

Recommended Remediation:

No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with meet requirements for a standing person and one drinking fountain shall be wheelchair accessible. A combo unit can be provided if all items are compliant.

Floor/Area: Community Center

Room/Spot: Drinking Fountain

Code Compliance:

2010 ADAS: 204.2

1991 ADAAG: 4.1.3 (10) (a)

2019 CBC: 11B-204.2

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$5,439

Estimated Year: N/A

Total Project Cost: N/A





Comment #: GAN-0144

Deficiency: Drinking Fountain - Typical at Both - Pedestrian Protection



Pedestrian protection is not provided at drinking fountains.

Measurement: 0 count

Recommended Remediation:

Install pedestrian protection. All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within which a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall provide a minimum 27-inch knee clearance 30-inches wide.. When used, wing walls or barriers shall project horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface.

Floor/Area: Community Center

Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 307.2		N	Priority: 6	Base Cost: \$5,439
1991 ADAAG: N/A		N/A		Estimated Year: N/A
2019 CBC: 11B-307.2 11B-602		N	Severity: B	Total Project Cost: N/A

INTERIOR DOORS/DOORWAYS/GATES

Comment #: GAN-0145

Deficiency: Interior Doors/Doorways/Gates - Hardware - Smooth Surface



Lower 10 inches of door is not smooth.

Measurement: 2 inches

Recommended Remediation:

At swinging door and gate surfaces remove items within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

Floor/Area: Community Center

Room/Spot: Interior Doors/Doorways/Gates

Code Compliance:

		Y/N/NA		Quantity: 3 each
2010 ADAS: 404.2.10		N	Priority: 6	Base Cost: \$1,200
1991 ADAAG: N/A		N/A		Estimated Year: N/A
2019 CBC: 11B-404.2.10		N	Severity: C	Total Project Cost: N/A





Comment #: GAN-0146

Deficiency: Interior Doors/Doorways/Gates - Tactile Sign - General



No permanent tactile exit sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile exit sign.

Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Community Center
Room/Spot: Interior Doors/Doorways/Gates

Exception: In alterations where installation locations are obstructed or otherwise unavailable for sign installation, signs with tactile characters shall be permitted on the push side of the doors with closers and without hold-open devices.

Code Compliance:

2010 ADAS: 216.2, 703.4.1&2
1991 ADAAG: 4.30.6
2019 CBC: 11B-216.2, 11B-703.1&2

Y/N/NA		Quantity: 3	each
N	Priority: 1	Base Cost:	\$165
N	Severity: C	Estimated Year:	26/27
N		Total Project Cost:	\$220

Comment #: GAN-0147

Deficiency: Interior Doors/Doorways/Gates - Dimensions - Width



32-inch clear opening is not provided when door is open at 90 degrees.

Measurement: 29.75 inches

Recommended Remediation:

Door openings shall provide a clear width of 32 inches (813 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.

Floor/Area: Community Center
Room/Spot: Interior Doors/Doorways/Gates

Code Compliance:

2010 ADAS: 404.2.3
1991 ADAAG: 4.13.5
2019 CBC: 11B-404.2.3

Y/N/NA		Quantity: 1	each
N	Priority: 1	Base Cost:	\$2,480
N	Severity: C	Estimated Year:	26/27
N		Total Project Cost:	\$3,170





Comment #: GAN-0148

Deficiency: Interior Doors/Doorways/Gates - Operation - Closing Speed



The door closes faster than the minimum 5 seconds. 3.05 to 3.73 seconds closing speed measured at the entry doors.

Measurement: 3.05 seconds

Recommended Remediation:

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

Floor/Area: Community Center
Room/Spot: Interior Doors/Doorways/Gates

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	Base Cost:	Estimated Year:	Total Project Cost:
2010 ADAS: 404.2.8.1	N	6	C	2 each	\$732	N/A	N/A
1991 ADAAG: 4.13.10	Y						
2019 CBC: 11B-404.2.8.1	N						

Comment #: GAN-0149

Deficiency: Interior Doors/Doorways/Gates - Clearances: Front - Latch Clearance



18-inches (exterior) not provided at latch side clearances.

Measurement: 3 inches

Recommended Remediation:

Extend landing to provide 18-inch strike side clearance at latch side of door.

Floor/Area: Community Center
Room/Spot: Interior Doors/Doorways/Gates

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	Base Cost:	Estimated Year:	Total Project Cost:
2010 ADAS: 404.2.4.1	N	2	C	1 each	\$1,750	26/27	\$2,240
1991 ADAAG: 4.13.6	N						
2019 CBC: 11B-404.2.4.1	N						





KITCHEN

Comment #: GAN-0150

Deficiency: Kitchen - Storage - General



The storage does not have at least 50% of cabinet shelf space within reach ranges (15"-48"; 46" max when shelving is 10" deep) AND/OR with handles that cannot be operated with one hand, and require tight grasping, pinching, or twisting of the wrist, or require more than 5 pounds force to operate, AND/OR without clear floor space. Less than 50% of the storage is provided within

Measurement: 1 count

Recommended Remediation:

Provide storage with at least 50% of shelf space within reach ranges, with handles that can be operated with one hand, and do not require tight grasping, pinching, or twisting of the wrist, nor require more than 5 pounds force to operate. Provide clear floor space at the accessible storage and storage shall be within reach ranges.

Floor/Area: Community Center
Room/Spot: Kitchen

Code Compliance:

2010 ADAS: 804.5; 811
1991 ADAAG: 4.25.3
2019 CBC: 11B-804.5

Y/N/NA
N
N
N

Priority: 2
Severity: B

Quantity: 8 LF
Base Cost: \$20,264
Estimated Year: 26/27
Total Project Cost: \$25,870

Comment #: GAN-0151

Deficiency: Kitchen - Sink/Counter Surface - Height



The height of the lavatory counter surface exceeds the allowable 34 inches AFF. 36-1/4" AFF measured to the kitchen sink rim. Knee and toe clearances are not provided at the sink.

Measurement: 36.24 inches

Recommended Remediation:

Relocate sinks so the rim is no higher than 34" maximum above finish floor this may provide.

Floor/Area: Community Center
Room/Spot: Kitchen

Code Compliance:

2010 ADAS: 606.3
1991 ADAAG: 4.19.2
2019 CBC: 11B-606.3

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: \$720
Estimated Year: 26/27
Total Project Cost: \$920





KITCHEN DOOR

Comment #: GAN-0152

Deficiency: Interior Doors/Doorways/Gates - Dimensions - Width



32-inch clear opening is not provided when door is open at 90 degrees.

Measurement: 29.75 inches

Recommended Remediation:

Door openings shall provide a clear width of 32 inches (813 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.

Floor/Area: Community Center
Room/Spot: Kitchen Door

Code Compliance:

2010 ADAS: 404.2.3
1991 ADAAG: 4.13.5
2019 CBC: 11B-404.2.3

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: \$2,600
Estimated Year: 26/27
Total Project Cost: \$3,320

Comment #: GAN-0153

Deficiency: Interior Doors/Doorways/Gates - Hardware - Operation



The operable part requires tight grasping, pinching and/or twisting of the wrist to operate.

Measurement: 2 count

Recommended Remediation:

Provided 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 maximum.

Floor/Area: Community Center
Room/Spot: Kitchen Door

Code Compliance:

2010 ADAS: 309
1991 ADAAG: 4.13.9
2019 CBC: 11B-309

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 2 each
Base Cost: \$586
Estimated Year: 26/27
Total Project Cost: \$750





TRANSACTION COUNTERS

Comment #: GAN-0154

Deficiency: Transaction Counters - Dimensions - Counter Height



The counter surface is higher than the allowable 34 inches above the finished floor.

Measurement: 36 inches

Recommended Remediation:

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum shall be provided.

ADA allows counters to be 36 inches high AFF maximum.

Floor/Area: Community Center
Room/Spot: Transaction Counters

Code Compliance:

2010 ADAS: 904.4.2
1991 ADAAG: 4.32.4
2019 CBC: 11B-904.4.2

Y/N/NA
Y
N
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$5,414
Estimated Year: N/A
Total Project Cost: N/A

LARGER PLAYGROUND
PLAYGROUNDS

Comment #: GAN-0155

Deficiency: Playgrounds - Ground Surface - Use Zone



The ground surface at the playground is wood chips which are not considered accessible. The 'use zone' ground surfaces does not comply with ASTM F 1292 (1999 edition or 2004 edition).

Measurement: 0 count

Recommended Remediation:

Ground surfaces located within use zones shall comply with ASTM F 1292 (1999 edition or 2004 edition).

Floor/Area: Larger Playground
Room/Spot: Playgrounds

Code Compliance:

2010 ADAS: 11B-1008.2.6.2
1991 ADAAG: 15.6.7
2019 CBC: 11B-1008.2.6.2

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 9550 sq ft
Base Cost: \$19,100
Estimated Year: 26/27
Total Project Cost: \$24,380





Comment #: GAN-0156

Deficiency: Playgrounds - Transfer System - Contrast Striping



Transfer step does not provide contrast striping, or contrast striping is not compliant.

Measurement: 0 count

Recommended Remediation:

Contrast striping shall be provided at each transfer step. The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch (25 mm) from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable.

Floor/Area: Larger Playground

Room/Spot: Playgrounds

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$35
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-1008.3.2.4	N		Total Project Cost: N/A

Comment #: GAN-0157

Deficiency: Playgrounds - Transfer System - Transfer Space



A 30" x 48" level transfer space is not provided. 26" to 28" height measured to entry points at the swings and is not level.

Measurement: 28 inches

Recommended Remediation:

A transfer space with maximum slopes of 1:48 (2.08%) and no changes in level shall be provided adjacent to the transfer platform. The 48 inch long minimum dimension of the transfer space shall be centered on and parallel to the 24 inch long minimum side of the transfer platform. The side of the transfer platform serving the transfer space shall be unobstructed.

Floor/Area: Larger Playground

Room/Spot: Playgrounds

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS:	1008.3.1.3	N	Priority: 2	Base Cost: \$5,000
1991 ADAAG:	15.6.5.1.3	N	Severity: C	Estimated Year: 26/27
2019 CBC:	11B-1008.3.1.3	N		Total Project Cost: \$6,390

PARK RESTROOMS - DRINKING FOUNTAIN





DRINKING FOUNTAIN

Comment #: GAN-0158

Deficiency: Drinking Fountain - Wheelchair Compliance - Clear Floor Grades



30" x 48" clear floor space slopes exceed 1:48 (2.083%) 3.2% slope measured in clear ground space at the drinking fountain.

Measurement: 3.2 % grade

Recommended Remediation:

Regrade 30" x 48" clear floor or ground surfaces.

Changes in level are not permitted with the exception that slopes not steeper than 1:48 shall be permitted.

Floor/Area: Park Restrooms - Drinking
Room/Spot: Drinking Fountain

Code Compliance:

2010 ADAS: 305.2
1991 ADAAG: 4.15.5
2019 CBC: 11B-305.2

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 12 sq ft
Base Cost: \$240
Estimated Year: N/A
Total Project Cost: N/A

EXTERIOR ACCESS ROUTE

Comment #: GAN-0159

Deficiency: Drinking Fountain - Number Provided - Hi/Lo



One standing and one wheelchair accessible drinking fountain is not provided at each location.

Measurement: 0 count

Recommended Remediation:

No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with meet requirements for a standing person and one drinking fountain shall be wheelchair accessible. A combo unit can be provided if all items are compliant.

Floor/Area: Park Restrooms - Drinking
Room/Spot: Exterior Access Route

Code Compliance:

2010 ADAS: 204.2
1991 ADAAG: 4.1.3 (10) (a)
2019 CBC: 11B-204.2

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$5,439
Estimated Year: N/A
Total Project Cost: N/A

PAY PHONE





ACCESSIBLE ROUTE

Comment #: GAN-0160

Deficiency: Accessible Route - Reach Ranges - Clear Floor Space



30" x 48" level clear ground space is not provided at the operable part. 3.5% cross slope measured in clear ground space at the pay phone.

Measurement: 3.5 % grade

Recommended Remediation:

Relocate, or create, a minimum 30" x 48" clear floor/ground space at all items requiring reach range with a maximum slope of 1:48 (2.08%) in all directions.

Floor/Area: Pay Phone
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 305, 309
1991 ADAAG: 4.2.4.2
2019 CBC: 11B-305 11B-309

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 12 sq ft

Base Cost: \$238

Estimated Year: 26/27

Total Project Cost: \$310

Comment #: GAN-0161

Deficiency: Accessible Route - Reach Ranges - Forward Reach



Element for forward reach is not located within 15-inches minimum to 48-inches maximum AFF. 54-1/2" high reach measured to the highest pay phone control.

Measurement: 54.5 inches

Recommended Remediation:

Adjust height of element so it is located within the reach range (15"min. - 48" max.).

The range for unobstructed reaches (15" – 48") applies only to those portions of elements that are operable. Non-operable portions can be located outside the range.

Floor/Area: Pay Phone
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 308.2.1
1991 ADAAG: 4.2.5
2019 CBC: 11B-308.2.1

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$600

Estimated Year: 26/27

Total Project Cost: \$770

PICNIC #3





ASSEMBLY AREAS

Comment #: GAN-0162

Deficiency: Picnic Tables - Wheelchair seating - Approach



Wheelchair spaces do not adjoin accessible routes. There is a potential disabled seat at the east head of the table, however there is no route of access to the area from walk #3, and no 36" x 60" maneuvering area at the seating location. This table would provide 5% disabled seating, 1 in 9 total, however overall the location is non compliant.

Measurement: 1 count

Recommended Remediation:

Ensure that wheelchair spaces adjoin accessible routes and accessible routes do not overlap wheelchair spaces.

Floor/Area: Picnic #3
Room/Spot: Assembly Areas

Code Compliance:

		Y/N/NA		Quantity: 20	sq ft
2010 ADAS:	11B-802.1.4	N		Base Cost:	\$400
1991 ADAAG:	4.33.3	N	Priority: 2	Estimated Year:	26/27
2019 CBC:	11B-802.1.4	N	Severity: B	Total Project Cost:	\$520

PICNIC #4

ASSEMBLY AREAS

Comment #: GAN-0163

Deficiency: Picnic Tables - Wheelchair seating - Approach



Wheelchair spaces do not adjoin accessible routes. There is a potential disabled seat at the east head of the table, however there is no route of access to the area from walk #3, and no 36" x 60" maneuvering area at the seating location. This table would provide 5% disabled seating, 1 in 9 total, however overall the location is non compliant.

Measurement: 1 count

Recommended Remediation:

Ensure that wheelchair spaces adjoin accessible routes and accessible routes do not overlap wheelchair spaces.

Floor/Area: Picnic #4
Room/Spot: Assembly Areas

Code Compliance:

		Y/N/NA		Quantity: 40	sq ft
2010 ADAS:	11B-802.1.4	N		Base Cost:	\$800
1991 ADAAG:	4.33.3	N	Priority: 2	Estimated Year:	26/27
2019 CBC:	11B-802.1.4	N	Severity: B	Total Project Cost:	\$1,030

PICNIC SHELTER





EXTERIOR ACCESS ROUTE

Comment #: GAN-0164

Deficiency: Seating - Picnic Table - Count



There are not a minimum of 5% accessible seats provided at all types of tables. There are 10 tables. The toe and knee clearance at the picnic table is 9-1/2" in depth.

Measurement: 0 count

Recommended Remediation:

Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall be accessible.

Dispersion: Dining surfaces shall be dispersed throughout the space or facility containing dining surfaces for each type of seating in a functional area.

Floor/Area: Picnic Shelter

Room/Spot: Exterior Access Route

Code Compliance:

2010 ADAS:	226.1, 226.3, 902
1991 ADAAG:	4.1.3(18)
2019 CBC:	11B-226.1, 11B-902

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$2,600

Estimated Year: 26/27

Total Project Cost: \$3,320

PICNIC SHELTER, TETHERBALL COURTS, BASKETBALL COURTS

EXTERIOR ACCESS ROUTE

Comment #: GAN-0165

Deficiency: Drinking Fountain - Typical at Both - Pedestrian Protection



Pedestrian protection is not provided at drinking fountains.

Measurement: 0 count

Recommended Remediation:

Install pedestrian protection. All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within which a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall provide a minimum 27-inch knee clearance 30-inches wide.. When used, wing walls or barriers shall project horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface.

Floor/Area: Picnic Shelter, Tetherball Courts,

Room/Spot: Exterior Access Route

Code Compliance:

2010 ADAS:	307.2
1991 ADAAG:	N/A
2019 CBC:	11B-307.2 11B-602

Y/N/NA

N

N/A

N

Priority: 6

Severity: B

Quantity: 3 each

Base Cost: \$24,000

Estimated Year: N/A

Total Project Cost: N/A

PICNIC SHELTER, TETHERBALL COURTS, BASKETBALL COURTS, PARK RESTROOMS





EXTERIOR ACCESS ROUTE

Comment #: GAN-0166

Deficiency: Drinking Fountain - Number Provided - 50 percent



When dispersed, 50% are not compliant for standing and/or 50% are not complaint for wheelchair accessible on the site are .

Measurement: 0 count

Recommended Remediation:

Remove/replace so when more than the minimum number of drinking fountains are provided, 50 percent of the total number of drinking fountains shall be provided for standing person, and 50 percent of the total number of drinking fountains shall be provided as wheelchair accessible. Must be evenly distributed for a total of 100% of the drinking fountains. Bottle filling stations will not meet compliance for this item.

Floor/Area: Picnic Shelter, Tetherball Courts,

Room/Spot: Exterior Access Route

Code Compliance:

2010 ADAS: 211.3
1991 ADAAG: 4.1.3 (10) (a)
2019 CBC: 11B-211.3

Y/N/NA

N
N
N

Priority: 6
Severity: C

Quantity: 3 each
Base Cost: \$24,000
Estimated Year: N/A
Total Project Cost: N/A

POOL

ACCESSIBLE ROUTE

Comment #: GAN-0167

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.4% to 5.6% cross slope measured along route from pool to the restrooms.

Measurement: 5.6 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Pool

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-406.5.7

Y/N/NA

N
N
N

Priority: 1
Severity: C

Quantity: 80 sq ft
Base Cost: \$1,586
Estimated Year: 26/27
Total Project Cost: \$2,030





Comment #: GAN-0168

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.7% to 4.6% cross slope measured along route from pool to the restrooms.

Measurement: 4.6 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Pool
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA		Quantity: 80 sq ft
2010 ADAS: 405.2		N	Priority: 1	Base Cost: \$1,586
1991 ADAAG: 4.3.7		N		Estimated Year: 26/27
2019 CBC: 11B-406.5.7		N	Severity: C	Total Project Cost: \$2,030

CONCESSION STAND

Comment #: GAN-0169

Deficiency: Transaction Counters - Dimensions - Counter Height



The counter surface is higher than the allowable 34 inches above the finished floor. 42-3/4" AFF measured to the concessions counter

Measurement: 42.75 inches

Recommended Remediation:

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum shall be provided.

ADA allows counters to be 36 inches high AFF maximum.

Floor/Area: Pool
Room/Spot: Concession Stand

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 904.4.2		N	Priority: 2	Base Cost: \$5,414
1991 ADAAG: 4.32.4		N		Estimated Year: 26/27
2019 CBC: 11B-904.4.2		N	Severity: C	Total Project Cost: \$6,910





CONCESSION STAND/LOCKERS

Comment #: GAN-0170

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 3.4% slope measured in the clear ground space at the concessions counter. 4.1% slope measured in the clear ground space at the lockers.

Measurement: 4.1 % grade

Recommended Remediation:

Adjust grades at surface adjacent to exterior lockers and concession stand. The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Pool
Room/Spot: Concession Stand/Lockers

Code Compliance:

2010 ADAS: 405.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-406.5.7

Y/N/NA

N
N
N

Priority: 1
Severity: A

Quantity: 30 sq ft
Base Cost: \$595
Estimated Year: 25/26
Total Project Cost: \$730

DRINKING FOUNTAIN

Comment #: GAN-0171

Deficiency: Drinking Fountain - Wheelchair Compliance - Clear Floor Grades



30" x 48" clear floor space slopes exceed 1:48 (2.083%) 3.8% slope measured in clear ground space at the pool drinking fountain.

Measurement: 3.8 % grade

Recommended Remediation:

Regrade 30" x 48" clear floor or ground surfaces.

Changes in level are not permitted with the exception that slopes not steeper than 1:48 shall be permitted.

Floor/Area: Pool
Room/Spot: Drinking Fountain

Code Compliance:

2010 ADAS: 305.2
1991 ADAAG: 4.15.5
2019 CBC: 11B-305.2

Y/N/NA

N
N
N

Priority: 6
Severity: C

Quantity: 15 sq ft
Base Cost: \$300
Estimated Year: N/A
Total Project Cost: N/A





EXTERIOR ACCESS ROUTE

Comment #: GAN-0172

Deficiency: Drinking Fountain - Number Provided - Hi/Lo



One standing and one wheelchair accessible drinking fountain is not provided at each location. Typical two locations.

Measurement: 1 count

Recommended Remediation:

No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with meet requirements for a standing person and one drinking fountain shall be wheelchair accessible. A combo unit can be provided if all items are compliant.

Floor/Area: Pool
Room/Spot: Exterior Access Route

Code Compliance:

2010 ADAS: 204.2
1991 ADAAG: 4.1.3 (10) (a)
2019 CBC: 11B-204.2

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: \$10,878
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GAN-0173

Deficiency: Drinking Fountain - Typical at Both - Pedestrian Protection



Pedestrian protection is not provided at drinking fountains.

Measurement: 0 count

Recommended Remediation:

Install pedestrian protection. All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within which a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall provide a minimum 27-inch knee clearance 30-inches wide.. When used, wing walls or barriers shall project horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface.

Floor/Area: Pool
Room/Spot: Exterior Access Route

Code Compliance:

2010 ADAS: 307.2
1991 ADAAG: N/A
2019 CBC: 11B-307.2 11B-602

Y/N/NA
N
N/A
N

Priority: 6
Severity: B

Quantity: 1 each
Base Cost: \$8,000
Estimated Year: N/A
Total Project Cost: N/A





MEN'S LOCKER ROOM

Comment #: GAN-0174

Deficiency: Locker Room - Benches - Clear floor space position



The clear floor space is not positioned for either forward or parallel approach to designated accessible bench. 2.4% to 4.6% slopes measured in the clear floor space at the bench.

Measurement: 0 count

Recommended Remediation:

Provide a clear floor space positioned for either forward or parallel approach to an element. Floor or ground space shall not have changes in level. Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Pool
Room/Spot: Men's Locker Room

Code Compliance:

2010 ADAS: 305.5
1991 ADAAG: 4.1.3(18)
2019 CBC: 11B-305.5

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 15 sq ft
Base Cost: \$297
Estimated Year: 26/27
Total Project Cost: \$380

MEN'S/WOMEN'S RESTROOMS

Comment #: GAN-0175

Deficiency: Locker Room - Benches - Bench provided



There is not a bench provided in the locker room. 14-1/4" to 15-1/2" AFF measured to the top of the bench seat. Benches do not have back support.

Measurement: 0 count

Recommended Remediation:

A compliant bench shall be provided within the locker room. Minimum height for seat shall be 17-inches minimum to 19-inches maximum with a back support, 48-inches long and 24-inches deep minimum.

Floor/Area: Pool
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Code Compliance:

2010 ADAS: 803.4, 904
1991 ADAAG: 4.1.3(18)
2019 CBC: 11B-803.4, 11B-904

Y/N/NA
N
N
N

Priority: 2
Severity: B

Quantity: 2 each
Base Cost: \$1,578
Estimated Year: 26/27
Total Project Cost: \$2,020





PICNIC SHELTER

Comment #: GAN-0176

Deficiency: Seating - Picnic Table - Count



There are not a minimum of 5% accessible seats provided at all types of tables. There are 10 tables. The toe and knee clearance at the picnic table is 9-1/2" in depth.

Measurement: 0 count

Recommended Remediation:

Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall be accessible.

Dispersion: Dining surfaces shall be dispersed throughout the space or facility containing dining surfaces for each type of seating in a functional area.

Floor/Area: Pool
Room/Spot: Picnic Shelter

Code Compliance:

2010 ADAS: 226.1, 226.3, 902
1991 ADAAG: 4.1.3(18)
2019 CBC: 11B-226.1, 11B-902

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$2,600

Estimated Year: 26/27

Total Project Cost: \$3,320

SWIMMING POOLS

Comment #: GAN-0177

Deficiency: Swimming Pools - Accessible means of entry - Number of means of entry



The pool has more than 300 linear feet of pool wall (perimeter). Two accessible methods of entry are not provided at the swimming pool with more than 300 linear feet of pool wall.

Measurement: 0 count

Recommended Remediation:

At least two accessible means of entry must be provided unless the pool has less than 300 linear feet of swimming pool wall. At one of the means of entry must be a pool lift or a sloped entry. If the pool has less than 300 linear feet of pool wall, the single accessible means of entry shall be a swimming pool lift or a sloped entry.

Floor/Area: Pool
Room/Spot: Swimming Pools

Code Compliance:

2010 ADAS: 242.2
1991 ADAAG: 15.8.2
2019 CBC: 11B-242.2

Y/N/NA

N

N

N

Priority: 2

Severity: B

Quantity: 2 each

Base Cost: \$7,694

Estimated Year: 26/27

Total Project Cost: \$9,820





Comment #: GAN-0178



Deficiency: Swimming Pools - Accessible means of entry - Number of means of entry

The pool does not provide an accessible means of entry.

Measurement: 0 count

Recommended Remediation:

At least two accessible means of entry must be provided unless the pool has less than 300 linear feet of swimming pool wall. At one of the means of entry must be a pool lift or a sloped entry. If the pool has less than 300 linear feet of pool wall, the single accessible means of entry shall be a swimming pool lift or a sloped entry.

Floor/Area: Pool
Room/Spot: Swimming Pools

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: 242.2		N	Priority: 2	Base Cost: \$7,694
1991 ADAAG: 15.8.2		N	Severity: B	Estimated Year: 26/27
2019 CBC: 11B-242.2		N		Total Project Cost: \$9,820

Comment #: GAN-0179



Deficiency: Swimming Pools - Deck Walking Surface - Slope

The running slope is not less than 5.00% (1:20) and/or the cross slope is not less than 2.08% (1:48). 2.6% to 7.0% cross slope measured along the route between the two swimming pools.

Measurement: 7 % grade

Recommended Remediation:

Remove and replace surfaces to provide a running slope less than 5.00% (1:20) and a cross slope less than 2.08% (1:48).

Floor/Area: Pool
Room/Spot: Swimming Pools

Code Compliance:

		Y/N/NA		Quantity: 120 sq ft
2010 ADAS: 403.3		N	Priority: 2	Base Cost: \$2,378
1991 ADAAG: 4.3.7		N	Severity: B	Estimated Year: 26/27
2019 CBC: 11B-403.3		N		Total Project Cost: \$3,040

ROUTE TO COURTS AND LARGER PLAYGROUND





ACCESSIBLE ROUTE

Comment #: GAN-0180

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.5% cross slope measured in the clear ground space at the drinking fountain located at the entrance to the park area.

Measurement: 2.5 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Route to Courts and Larger
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-406.5.7

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 12 sq ft
Base Cost: \$240
Estimated Year: 26/27
Total Project Cost: \$310

**SMALLER PLAYGROUND
PLAYGROUNDS**

Comment #: GAN-0181

Deficiency: Playgrounds - Transfer System - Contrast Striping



Transfer step does not provide contrast striping, or contrast striping is not compliant.

Measurement: 0 count

Recommended Remediation:

Contrast striping shall be provided at each transfer step. The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch (25 mm) from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable.

Floor/Area: Smaller Playground
Room/Spot: Playgrounds

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-1008.3.2.4

Y/N/NA
N/A
N/A
N

Priority: 5
Severity: D

Quantity: 7 each
Base Cost: \$245
Estimated Year: N/A
Total Project Cost: N/A

TENNIS COURTS





EXTERIOR DOORS/DOORWAYS/GATES

Comment #: GAN-0182

Deficiency: Exterior Doors/Doorways/Gates - Hardware - Smooth Surface



Lower 10 inches of door is not smooth.

Measurement: 2 inches

Recommended Remediation:

At swinging door and gate surfaces remove items within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

Floor/Area: Tennis Courts

Room/Spot: Exterior Doors/Doorways/Gates

Code Compliance:

2010 ADAS: 404.2.10

Y/N/NA

N

1991 ADAAG: N/A

N/A

2019 CBC: 11B-404.2.10

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$160

Estimated Year: N/A

Total Project Cost: N/A





7.3A - PUBLIC TOILET ROOMS (MULTI_USER)

COMMUNITY CENTER

MEN'S RESTROOM

Comment #: GAN-0183

Deficiency: Restroom Doors - Geometric Sign - General



There is no geometric sign on the exterior door to the restrooms.

Measurement: 0 count

Recommended Remediation:

Provide a sign with the appropriate geometric symbol. Either Triangle, Circle or contrasting unisex geometric symbol.

ADA does not require Geometric signs at restroom doors.

Floor/Area: Community Center

Room/Spot: Men's Restroom

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-216.8.1

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$110

Estimated Year: N/A

Total Project Cost: N/A

MEN'S/WOMEN'S RESTROOMS

Comment #: GAN-0184

Deficiency: Restroom Doors - Dimensions - Width



The door does not provide a clear open width of minimum 32 inches when open 90 degrees. 30" clear width measured at the men's and women's restroom doors.

Measurement: 30 inches

Recommended Remediation:

Door opening shall provide a clear width of 32" minimum measured between the face of the door and the stop, with the door open 90 degrees. There shall be no projections into the required clear opening width lower than 34" AFF or ground.

Floor/Area: Community Center

Room/Spot: Men's/Women's Restrooms

Notes: Typical

Code Compliance:

2010 ADAS: 404.2.3

1991 ADAAG: 4.13.6

2019 CBC: 11B-404.2.3

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 2 each

Base Cost: \$5,200

Estimated Year: 27/28

Total Project Cost: \$6,970





Comment #: GAN-0185

Deficiency: Restroom Doors - Hardware - Smooth Surface



The doorway is not smooth for the bottom ten inches. Door smooth surface blocked by door stops on the push side of the men's and women's restroom doors.

Measurement: 2 inches

Recommended Remediation:

Swinging door and gate surfaces with 10" of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate.

Floor/Area: Community Center
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Code Compliance:

	Y/N/NA	Quantity:	2	each
2010 ADAS: 404.2.1	N	Priority:	6	Base Cost: \$800
1991 ADAAG: N/A	N/A	Severity:	C	Estimated Year: N/A
2019 CBC: 11B-404.2.10	N	Total Project Cost:		N/A

Comment #: GAN-0186

Deficiency: Restroom Doors - Clearances: Front - Pull Side Approach



60 inches of maneuvering space beyond the pull side of the door is not provided. 35" deep maneuvering clearance measured on the pull side of the restroom doors.

Measurement: 35 inches

Recommended Remediation:

Reconfigure the restroom to provide a minimum 60-inch door maneuvering space with slopes that do not exceed 1:48 (2.08%) on pull side of the door.

Floor/Area: Community Center
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Code Compliance:

	Y/N/NA	Quantity:	2	each
2010 ADAS: 404.2.4.1	N	Priority:	3	Base Cost: \$2,500
1991 ADAAG: 4.13.10(a)	N	Severity:	C	Estimated Year: 27/28
2019 CBC: 11B-404.2.4.1	N	Total Project Cost:		\$3,360





Comment #: GAN-0187

Deficiency: Restroom Interior Space - Amenities - Dispenser Heights



The soap dispenser exceeds the maximum allowable height. 49" AFF measured to the soap dispensers. 54" AFF measured to the paper towel dispensers.

Measurement: 54 inches

Recommended Remediation:

In California, all operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor.

ADA allows accessories to meet reach ranges as noted below;

Floor/Area: Community Center
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Where a high forward reach is over an obstruction, the 30"x48" clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. Where the reach depth exceeds 20 inches (508 mm), the high forward reach shall be 44 inches (1118 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

Code Compliance:

2010 ADAS: 308.2.2
1991 ADAAG: 4.23.7
2019 CBC: 603.5

Y/N/NA		Quantity: 4	each
N	Priority: 6	Base Cost:	\$800
N	Severity: C	Estimated Year:	N/A
N		Total Project Cost:	N/A

Comment #: GAN-0188

Deficiency: Restroom Interior Space - Amenities - Mirror Height



The mirror height exceeds the allowable 40 inches above the finished floor. 49 -1/2" to 49-3/4" AFF measured to the bottom of the mirror reflective surface.

Measurement: 49.75 inches

Recommended Remediation:

Relocate mirrors above lavatories or countertops so bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground.

OR

Provide a second mirror not located above lavatories or countertops with the bottom edge of the reflecting surface 35 inches maximum above the finish floor.

Floor/Area: Community Center
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Code Compliance:

2010 ADAS: 603.3
1991 ADAAG: 4.19.6
2019 CBC: 11B-603.3

Y/N/NA		Quantity: 2	each
N	Priority: 6	Base Cost:	\$400
N	Severity: C	Estimated Year:	N/A
N		Total Project Cost:	N/A



Comment #: GAN-0189

Deficiency: Restroom Interior Space - Protruding Objects - General



Objects in the restroom extend more than 4 inches from the wall with no cane detectable barrier. Paper towel dispenser protrudes 8-1/2" into the accessible route at 54-1/4" AFF. Lavatory protrudes 17-1/2" into the accessible route at 28" AFF.

Measurement: 54.5 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Community Center
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Code Compliance:

		Y/N/NA		Quantity: 4 each
2010 ADAS: 404.2.9		N	Priority: 6	Base Cost: \$2,912
1991 ADAAG: 4.4.1		N	Severity: A	Estimated Year: N/A
2019 CBC: 11B-404.2.9		N		Total Project Cost: N/A

Comment #: GAN-0190

Deficiency: Lavatory - Covered Pipes/Hose Bib - General



The pipe insulation does not cover everything under the sink including water supply lines and hose bib.

Measurement: 0 count

Recommended Remediation:

Remove all sharp or abrasive surfaces under lavatories and sinks.

Provide insulation to all drain pipes, water lines and abrasive surfaces.

Floor/Area: Community Center
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: 606.5		N	Priority: 6	Base Cost: \$130
1991 ADAAG: 4.19.4		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-606.5		N		Total Project Cost: N/A



Comment #: GAN-0191

Deficiency: Lavatory - Knee/Toe Clearance - Height



The knee clearance at the lavatory is less than the allowable 29 inches. 25" AFF knee clearance measured at the lavatories. 27" to 27-7/8" AFF measured to the bottom of the front of the lavatories. 17-3/4" deep toe clearance measured at the lavatories.

Measurement: 25 inches

Recommended Remediation:

At lavatories required to be accessible by Section 11B-213.3.4, the knee clearance shall be 27 inches (686 mm) high minimum above the finish floor or ground at a depth of 8 inches (203 mm) minimum increasing to 29 inches (737 mm) high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture

Floor/Area: Community Center
Room/Spot: Men's/Women's Restrooms
Notes: Typical

ADA Standards require 27-inches knee clearance.

Code Compliance:

2010 ADAS: 305, 306.2.3
1991 ADAAG: 4.19.2
2019 CBC: 11B-306.2.3

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 2 each
Base Cost: \$1,440
Estimated Year: 27/28
Total Project Cost: \$1,930

Comment #: GAN-0192

Deficiency: Accessible Toilet Stall - Count - General



Width of stall is less than 60-inches when measured perpendicular to the side wall. A wheelchair accessible stall is not provided in the multi-user restrooms. 34" x 55-3/4" interior dimensions measured at the men's restroom stall. 31-1/4" x 55-1/2" interior dimensions measured at the women's restroom stall.

Compliant grab bars are not provided at the restroom stalls. A door is not

Measurement: 34 inches

Recommended Remediation:

Where toilet rooms are provided, each toilet room shall provide an accessible stall.

Floor/Area: Community Center
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Reconfigure partitions to provide clearance around a water closet 60-inches minimum when measured perpendicular from the side wall and 56-inches minimum when measured perpendicular from the rear wall. A minimum 60-inches wide and 48-inches deep maneuvering space shall be provided in front of the water closet.

Code Compliance:

2010 ADAS: 213.1, 604.8.1.1
1991 ADAAG: 4.1.6(3)(e)(iii)
2019 CBC: 11B-213.1 11B-604.8.1.1.3

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 2 each
Base Cost: \$5,500
Estimated Year: 27/28
Total Project Cost: \$7,380



RESTROOM

Comment #: GAN-0193

Deficiency: Restroom Doors - Tactile Sign - General



No permanent tactile restroom identification sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile room identification sign. Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening .

Floor/Area: Community Center

Room/Spot: Restroom

Code Compliance:

2010 ADAS:	216.2, 703.4.1&2	Y/N/NA	N
1991 ADAAG:	4.30.6		N
2019 CBC:	11B-216.2, 11B-703.1&2		N

Quantity:	2	each
Priority:	3	Base Cost:
Severity:	C	Estimated Year:
		Total Project Cost:
		\$300
		27/28
		\$410

PARK RESTROOM - MEN'S

RESTROOM

Comment #: GAN-0194

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location



The toilet paper dispenser is outside of the allowable reach range. Toilet paper dispenser is located behind the front edge of the water closet.

Measurement: 0 inches

Recommended Remediation:

This requires relocation of the toilet paper dispenser so that center line is 7" minimum to 9" maximum from face of water closet in front of the water closet measured to the centerline of the dispenser, and located below the grab bar.

Floor/Area: Park Restroom - Men's

Room/Spot: Restroom

Code Compliance:

2010 ADAS:	604.7	Y/N/NA	N
1991 ADAAG:	4.17.3		N
2019 CBC:	11B-604.7		N

Quantity:	1	each
Priority:	6	Base Cost:
Severity:	C	Estimated Year:
		Total Project Cost:
		\$280
		N/A
		N/A

PARK RESTROOMS - MEN'S





RESTROOM

Comment #: GAN-0195

Deficiency: Restroom Doors - Geometric Sign - General



There is no geometric sign on the exterior door to the restrooms.

Measurement: 0 count

Recommended Remediation:

Provide a sign with the appropriate geometric symbol. Either Triangle, Circle or contrasting unisex geometric symbol.

ADA does not require Geometric signs at restroom doors.

Floor/Area: Park Restrooms - Men's
Room/Spot: Restroom

Code Compliance:

2010 ADAS: N/A	Y/N/NA		Quantity: 1 each
1991 ADAAG: N/A	N/A	Priority: 5	Base Cost: \$110
2019 CBC: 11B-216.8.1	N/A	Severity: D	Estimated Year: N/A
	N		Total Project Cost: N/A

Comment #: GAN-0196

Deficiency: Urinal - Rim Dimensions - Height



The urinal rim height is greater than the allowable 17 inches AFF.

Measurement: 19.5 inches

Recommended Remediation:

Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (432 mm) maximum above the finish floor or ground. Urinals shall be 13½ inches (343 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

Floor/Area: Park Restrooms - Men's
Room/Spot: Restroom

Code Compliance:

2010 ADAS: 605.2	Y/N/NA		Quantity: 1 each
1991 ADAAG: 4.18.2	N	Priority: 3	Base Cost: \$935
2019 CBC: 11B-605.2	N	Severity: C	Estimated Year: 27/28
	N		Total Project Cost: \$1,260

PARK RESTROOMS - MEN'S AND WOMEN'S





MEN'S/WOMEN'S RESTROOMS

Comment #: GAN-0197

Deficiency: Restroom Doors - Tactile Sign - General



No permanent tactile and braille restroom identification sign has been provided with ISA.

Measurement: 0 count

Recommended Remediation:

Provide a tactile room identification sign. Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening .

Floor/Area: Park Restrooms - Men's and

Room/Spot: Men's/Women's Restrooms

Notes: Typical

Code Compliance:

2010 ADAS:	216.2, 703.4.1&2	Y/N/NA		Quantity:	2	each
1991 ADAAG:	4.30.6		Priority:	3	Base Cost:	\$300
2019 CBC:	11B-216.2, 11B-703.1&2		Severity:	C	Estimated Year:	27/28
					Total Project Cost:	\$410

Y/N/NA

Priority: 3

Severity: C

Quantity: 2 each

Base Cost: \$300

Estimated Year: 27/28

Total Project Cost: \$410

Comment #: GAN-0198

Deficiency: Restroom Interior Space - Protruding Objects - General



Objects in the restroom extend more than 4 inches from the wall with no cane detectable barrier. Lavatories protrude 17-3/4" into the accessible route at 29 -1/4" AFF.

Measurement: 17.75 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Park Restrooms - Men's and

Room/Spot: Men's/Women's Restrooms

Notes: Typical

Code Compliance:

2010 ADAS:	404.2.9	Y/N/NA		Quantity:	2	each
1991 ADAAG:	4.4.1		Priority:	6	Base Cost:	\$1,456
2019 CBC:	11B-404.2.9		Severity:	B	Estimated Year:	N/A
					Total Project Cost:	N/A

Y/N/NA

Priority: 6

Severity: B

Quantity: 2 each

Base Cost: \$1,456

Estimated Year: N/A

Total Project Cost: N/A





Comment #: GAN-0199

Deficiency: Lavatory - Height - General



The height of the lavatory counter surface exceeds the allowable 34 inches AFF.

Measurement: 34.25 inches

Recommended Remediation:

Relocate sinks so the rim is no higher than 34" maximum above finish floor this may provide.

Floor/Area: Park Restrooms - Men's and

Room/Spot: Men's/Women's Restrooms

Notes: Typical

Code Compliance:

2010 ADAS: 606.3

1991 ADAAG: 4.19.2

2019 CBC: 11B-606.3

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 2 each

Base Cost: \$1,440

Estimated Year: 27/28

Total Project Cost: \$1,930

Comment #: GAN-0200

Deficiency: Accessible Toilet Stall - Water Closet - Height



The toilet seat exceeds the allowable 17 - 19 inches AFF measured to the top of the seat.

Measurement: 19.25 inches

Recommended Remediation:

Add taller toilet seat. The seat height of a water closet above the finish floor shall be 17 inches minimum and 19 inches maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position. Seats shall be 2 inches high maximum.

Floor/Area: Park Restrooms - Men's and

Room/Spot: Men's/Women's Restrooms

Notes: Typical

Code Compliance:

2010 ADAS: 604.4

1991 ADAAG: 4.16.3

2019 CBC: 11B-604.4

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 2 each

Base Cost: \$1,260

Estimated Year: 27/28

Total Project Cost: \$1,690



RESTROOM

Comment #: GAN-0201

Deficiency: Restroom Access - Dimensions - Width



The clear width to the accessible stall is less than 44-inches clear.

Measurement: 1 count

Recommended Remediation:

Reconfigure restroom to provide a clear width for accessible routes to accessible toilet compartments shall be 44 inches except for door-opening widths and door swings.

Floor/Area: Park Restrooms - Men's and
Room/Spot: Restroom

Code Compliance:

2010 ADAS: 11B-403.5.1

Y/N/NA

Y

Priority: 5

Quantity: 2 each

1991 ADAAG: 4.17.3

N

Base Cost: \$1,000

2019 CBC: 11B-403.5.1 (Ex. 5)

N

Estimated Year: N/A

Severity: D

Total Project Cost: N/A

Comment #: GAN-0202

Deficiency: Accessible Toilet Stall - Dimensions - No Partitions



The accessible stall does not provide toe clearance and/or the minimum allowable clear width. 58-1/4" wide clearance measured at the wheelchair accessible stalls.

Measurement: 58.25 inches

Recommended Remediation:

Reconfigure to install partitions and provide a 60-inch minimum width clearance, or where walls extend to the floor the minimum width for toe clearance is 66-inches minimum.

Floor/Area: Park Restrooms - Men's and
Room/Spot: Restroom

Code Compliance:

2010 ADAS: 604.8.1.4

Y/N/NA

N

Priority: 3

Quantity: 2 each

1991 ADAAG: 4.17.3

N

Base Cost: \$2,200

2019 CBC: 11B-604.8.1.4

N

Estimated Year: 27/28

Severity: C

Total Project Cost: \$2,950





Comment #: GAN-0203

Deficiency: Accessible Toilet Stall - Grab Bars - General



No side wall grab bar is installed. Side wall partition extends 39-1/2" from the rear wall. Side wall does not extend far enough for a grab bar to be installed a minimum of 54" from the rear wall.

Measurement: 0 count

Recommended Remediation:

Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. Where separate grab bars are required on adjacent walls at a common mounting height, an L-shaped grab bar meeting the dimensional requirements of standard grab bars is required.

Floor/Area: Park Restrooms - Men's and
Room/Spot: Restroom

Code Compliance:

Table with 4 columns: Code, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.

PARK RESTROOMS - MEN'S AND WOMEN'S RESTROOMS

MEN'S/WOMEN'S RESTROOM

Comment #: GAN-0204

Deficiency: Accessible Toilet Stall - Water Closet - Location



The water closet is not a compliant distance from the adjacent wall. Water closet centerlines measured 15-1/4" and 19-1/4" from the side wall.

Measurement: 15.25 inches

Recommended Remediation:

Restroom water closet needs to be relocated to 17 inches minimum to 18 inches maximum distance to the adjacent side wall. (16" - 18" ADA)

Floor/Area: Park Restrooms - Men's and
Room/Spot: Men's/Women's Restroom
Notes: Typical

Code Compliance:

Table with 4 columns: Code, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.

PARK RESTROOMS - WOMEN'S





RESTROOM

Comment #: GAN-0205

Deficiency: Restroom Doors - Geometric Sign - General



There is no geometric sign on the exterior door to the restrooms.

Measurement: count

Recommended Remediation:

Provide a sign with the appropriate geometric symbol. Either Triangle, Circle or contrasting unisex geometric symbol.

ADA does not require Geometric signs at restroom doors.

Floor/Area: Park Restrooms - Women's

Room/Spot: Restroom

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-216.8.1

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$110

Estimated Year: N/A

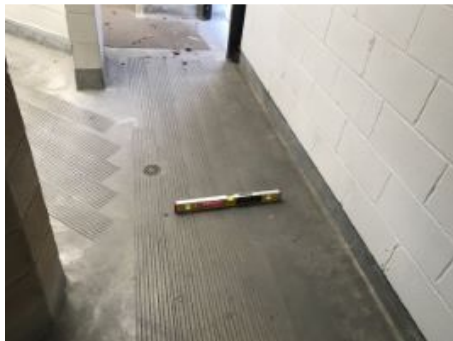
Total Project Cost: N/A

POOL

MEN'S RESTROOM

Comment #: GAN-0206

Deficiency: Restroom Interior Space - Floor Surface - Slopes



The floor surface has slopes that exceeds the allowable 1:48 (2%) grade in any direction. 2.7% to 3.3% cross slope measured along the route from the restroom entrance to the showers and lavatories.

Measurement: 3.3 % grade

Recommended Remediation:

Floor or ground surfaces of a turning space shall comply with section 11B-302. Changes in level are not permitted. Exception: slopes not steeper than 1:48 shall be permitted. Floor slopes need to be adjusted, and drains, if applicable, will need to be adjusted.

Floor/Area: Pool

Room/Spot: Men's Restroom

Code Compliance:

2010 ADAS: 215.1

1991 ADAAG: 4.3.7

2019 CBC: 11B-215.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 15 sq ft

Base Cost: \$297

Estimated Year: 27/28

Total Project Cost: \$400





Comment #: GAN-0207

Deficiency: Lavatory - Clear Floor Space - General



Clear floor space provided at the lavatory is not level. 3.2% to 3.7% slopes measured in the clear floor space at the accessible lavatory.

Measurement: 3.7 % grade

Recommended Remediation:

Provide a 30" x 48" clear floor space positioned for a forward approach at accessible lavatory. Floor or ground surface of a clear floor or ground space shall not have changes in level. Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Pool
Room/Spot: Men's Restroom

Code Compliance:		Y/N/NA		Quantity: 30	sq ft
2010 ADAS: 306.3, 606.2		N	Priority: 3	Base Cost:	\$595
1991 ADAAG: 4.19.3		N	Severity: C	Estimated Year:	27/28
2019 CBC: CBC 11B-305, 11B-306.2.3, 11B-606.2		N		Total Project Cost:	\$800

Comment #: GAN-0208

Deficiency: Urinal - Clear Floor Space - General



A clear floor space minimum 30 inches by 48 inches is not provided at the urinal.

Measurement: 21.5 inches

Recommended Remediation:

Relocate urinal to provide a 30" x 48" minimum clear floor or ground space positioned for forward approach shall be provided.

Floor/Area: Pool
Room/Spot: Men's Restroom

Code Compliance:		Y/N/NA		Quantity: 1	sq ft
2010 ADAS: 605.20000000000005		N	Priority: 3	Base Cost:	\$1,100
1991 ADAAG: 4.18.3		N	Severity: C	Estimated Year:	27/28
2019 CBC: 11B-605.2		N		Total Project Cost:	\$1,480





Comment #: GAN-0209

Deficiency: Urinal - Rim Dimensions - Height



The urinal rim height is greater than the allowable 17 inches AFF. 21-1/2" AFF measured to the urinal rim.

Measurement: 21.5 inches

Recommended Remediation:

Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (432 mm) maximum above the finish floor or ground. Urinals shall be 13½ inches (343 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

Floor/Area: Pool
Room/Spot: Men's Restroom

Table with 4 columns: Code Compliance, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.

MEN'S/WOMEN'S RESTROOMS

Comment #: GAN-0210

Deficiency: Restroom Doors - Tactile Sign - General



No permanent tactile restroom identification sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile room identification sign. Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening .

Floor/Area: Pool
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Table with 4 columns: Code Compliance, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.





Comment #: GAN-0211

Deficiency: Restroom Doors - Geometric Sign - General



There is no geometric sign on the exterior door to the restrooms.

Measurement: 0 count

Recommended Remediation:

Provide a sign with the appropriate geometric symbol. Either Triangle, Circle or contrasting unisex geometric symbol.

ADA does not require Geometric signs at restroom doors.

Floor/Area: Pool
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: N/A		N/A	Priority: 5	Base Cost: \$220
1991 ADAAG: N/A		N/A	Severity: D	Estimated Year: N/A
2019 CBC: 11B-216.8.1		N		Total Project Cost: N/A

Comment #: GAN-0212

Deficiency: Restroom Interior Space - Amenities - Soap Dispenser Height



The soap dispenser exceeds the maximum allowable height. Also exceeds ADA forward approach with 44-inches minimum reach over lavatory.

Measurement: 45.5 inches

Recommended Remediation:

Relocate so all operable parts, including coin slots, are located 40 inches maximum above the finish floor.

Floor/Area: Pool
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: 308.2.2		N	Priority: 6	Base Cost: \$400
1991 ADAAG: 4.23.7		N	Severity: C	Estimated Year: N/A
2019 CBC: 603.5		N		Total Project Cost: N/A





Comment #: GAN-0213

Deficiency: Restroom Interior Space - Amenities - Paper Towel Height



The paper towel dispenser exceeds the maximum allowable height.

Measurement: 45.5 inches

Recommended Remediation:

In California, all operable parts, including coin slots, shall be 40 inches maximum above the finish floor. Also exceeds ADA forward approach with 44-inches minimum reach over lavatory.

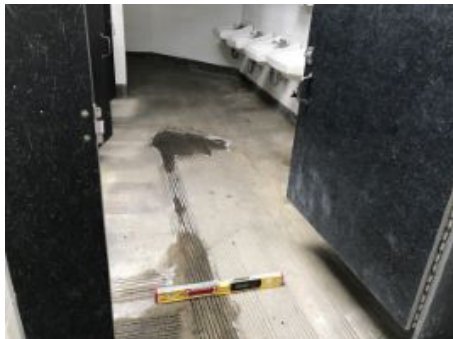
Floor/Area: Pool
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: 308.2.2		N	Priority: 6	Base Cost: \$400
1991 ADAAG: 4.23.7		N	Severity: C	Estimated Year: N/A
2019 CBC: 603.5		N		Total Project Cost: N/A

Comment #: GAN-0214

Deficiency: Restroom Interior Space - Floor Surface - Slopes



The floor surface has slopes that exceeds the allowable 1:48 (2%) grade in any direction. 2.4% to 7.2% cross slope measured along the floor surface in front of the lavatories.

Measurement: 7.2 % grade

Recommended Remediation:

Floor or ground surfaces of a turning space shall comply with section 11B-302. Changes in level are not permitted. Exception: slopes not steeper than 1:48 shall be permitted. Floor slopes need to be adjusted, and drains, if applicable, will need to be adjusted.

Floor/Area: Pool
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Code Compliance:

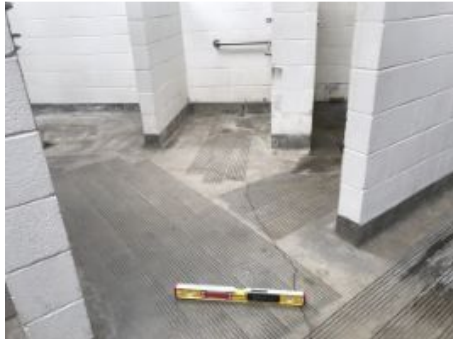
		Y/N/NA		Quantity: 90 sq ft
2010 ADAS: 215.1		N	Priority: 3	Base Cost: \$1,784
1991 ADAAG: 4.3.7		N	Severity: C	Estimated Year: 27/28
2019 CBC: 11B-215.1		N		Total Project Cost: \$2,400





Comment #: GAN-0215

Deficiency: Restroom Interior Space - Floor Surface - Slopes



The floor surface has slopes that exceeds the allowable 1:48 (2%) grade in any direction. 3.0% to 4.2% cross slope measured along the route to the showers.

Measurement: 4.2 % grade

Recommended Remediation:

Floor or ground surfaces of a turning space shall comply with section 11B-302. Changes in level are not permitted. Exception: slopes not steeper than 1:48 shall be permitted. Floor slopes need to be adjusted, and drains, if applicable, will need to be adjusted.

Floor/Area: Pool
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Code Compliance:

2010 ADAS: 215.1
1991 ADAAG: 4.3.7
2019 CBC: 11B-215.1

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 45 sq ft
Base Cost: \$892
Estimated Year: 27/28
Total Project Cost: \$1,200

Comment #: GAN-0216

Deficiency: Lavatory - Knee/Toe Clearance - Height



The knee clearance at the lavatory is less than the allowable 29 inches. 25" to 26" AFF knee clearance measured at the lavatory. 28-3/4" AFF to the bottom of the lavatory.

Measurement: 28.75 inches

Recommended Remediation:

At lavatories required to be accessible by Section 11B-213.3.4, the knee clearance shall be 27 inches (686 mm) high minimum above the finish floor or ground at a depth of 8 inches (203 mm) minimum increasing to 29 inches (737 mm) high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture

Floor/Area: Pool
Room/Spot: Men's/Women's Restrooms
Notes: Typical

ADA Standards require 27-inches knee clearance.

Code Compliance:

2010 ADAS: 305, 306.2.3
1991 ADAAG: 4.19.2
2019 CBC: 11B-306.2.3

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 2 each
Base Cost: \$4,320
Estimated Year: 27/28
Total Project Cost: \$5,790





Comment #: GAN-0217

Deficiency: Accessible Toilet Stall - Door Clearances - Clear Floor Space



Door swings into clear floor space of lavatory.

Measurement: 2 count

Recommended Remediation:

Relocate lavatory, or reconfigure restrooms so pull side of stall door does not swing into the clear floor space or clearance required for any fixture.

Floor/Area: Pool
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Code Compliance:

2010 ADAS: 404.2.4.1, 604.8.1.2
1991 ADAAG: 4.17.5/4.13.6
2019 CBC: 11B-404.2.4.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 2 each

Base Cost: \$586

Estimated Year: 27/28

Total Project Cost: \$790

Comment #: GAN-0218

Deficiency: Accessible Toilet Stall - Door Pull Side - Strike Side



The accessible stall door does not provide 18-inch strike side clearance for a depth of 60-inches minimum on pull side of stall door.

Measurement: 10 inches

Recommended Remediation:

Pull side of stall door shall provide 18-inch minimum strike side clearance for a minimum 60-inches clearance to nearest obstruction for door maneuvering clearances.

Floor/Area: Pool
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Code Compliance:

2010 ADAS: 404.2.4.1, 604.8.1.2
1991 ADAAG: 4.17.5/4.13.6
2019 CBC: 11B-404.2.4.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 2 each

Base Cost: \$1,000

Estimated Year: 27/28

Total Project Cost: \$1,350





Comment #: GAN-0219

Deficiency: Accessible Shower - Controls - Location



Shower controls are not located in correct location. The shower spray unit does not include a 59" long hose. Shower controls require tight grasping and twisting of the wrist to operate.

Measurement: 0 inches

Recommended Remediation:

Relocate shower controls. In standard roll-in type shower compartments, operable parts of controls and faucets shall be installed on the back wall of the compartment adjacent to the seat wall 19 inches minimum and 27 inches maximum from the seat wall; and shall be located above the grab bar, but no higher than 48 inches above the shower floor, with their centerline at 39 inches to 41 inches above the shower floor. Operable parts of the shower spray unit shall be lever type and provide a minimum 59-inch hose with shut off switch.

Floor/Area: Pool
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Code Compliance:

2010 ADAS: 608.5
1991 ADAAG: 4.21.2, 4.21.6
2019 CBC: 11B-608.5

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 2 each
Base Cost: \$1,300
Estimated Year: 27/28
Total Project Cost: \$1,750

Comment #: GAN-0220

Deficiency: Accessible Shower - Roll-In - General



An accessible shower is not provided. 41-3/4" x 47-1/2" interior dimensions measured at the roll-in shower.

Measurement: 0 count

Recommended Remediation:

Where bathtubs or showers are provided, at least one accessible bathtub or at least one accessible shower shall be provided. Standard roll-in type shower compartments shall be 30" wide x 60" deep minimum clear inside dimensions measured at center points of opposing sides with a full opening width on the long side.

Floor/Area: Pool
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Code Compliance:

2010 ADAS: 213.3.6, 607, 608
1991 ADAAG: 4.21.2
2019 CBC: 11B-213.3.6, 11B-607, 11B-608

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 2 each
Base Cost: \$4,000
Estimated Year: 27/28
Total Project Cost: \$5,370





Comment #: GAN-0221

Deficiency: Accessible Toilet Stall - Count - General



A wheelchair stall is not provided in a multi-user restroom. A compliant wheelchair accessible stall is not provided in the restroom. Wheelchair stall is 48" deep before it begins narrowing to a point. 10" maneuvering clearance measured adjacent to the latch on the pull side of the men's wheelchair stall.

Measurement: 0 count

Recommended Remediation:

Install a minimum of one accessible stalls. Where toilet facilities are provided they shall provide an accessible stall that is a minimum of 60-inches in width. Depth varies based on configuration or stall.

Floor/Area: Pool
Room/Spot: Men's/Women's Restrooms
Notes: Typical

Code Compliance:		Y/N/NA		Quantity: 2 each
2010 ADAS: 213.1		N	Priority: 3	Base Cost: \$5,500
1991 ADAAG: 4.1.6(3)(e)(iii)		N	Severity: C	Estimated Year: 27/28
2019 CBC: 11B-213.1		N		Total Project Cost: \$7,380

POOL - MEN'S RESTROOM
RESTROOM INTERIOR SPACE

Comment #: GAN-0222

Deficiency: Restroom Interior Space - Floor Surface - Slopes



The floor surface has slopes that exceeds the allowable 1:48 (2%) grade in any direction. 2.5% cross slope measured in turn along the route to the lavatories.

Measurement: 2.5 % grade

Recommended Remediation:

Floor or ground surfaces of a turning space shall comply with section 11B-302. Changes in level are not permitted. Exception: slopes not steeper than 1:48 shall be permitted. Floor slopes need to be adjusted, and drains, if applicable, will need to be adjusted.

Floor/Area: Pool - Men's Restroom
Room/Spot: Restroom Interior Space

Code Compliance:		Y/N/NA		Quantity: 25 sq ft
2010 ADAS: 215.1		N	Priority: 3	Base Cost: \$496
1991 ADAAG: 4.3.7		N	Severity: C	Estimated Year: 27/28
2019 CBC: 11B-215.1		N		Total Project Cost: \$670





TED GREENE PARK



9.0 Site Assessment

Facility Priority Designations

- Priority 1 – Approach and Entrance (exterior accessible route and accessible parking. Includes directional signage, exterior ramps, exterior stairs, exterior side of entrances thresholds, door handles, 48” door separation in vestibules, exterior protruding objects)
- Priority 2 – Access to Programs, Services (begins at entrance of building and includes circulation routes, protruding objects, elevators, interior stairs, interior ramps, reach ranges, signage for room designation, doors, aisles, carpet, seating, desks, benches, dressing rooms, lockers, reception counters, counter heights)
- Priority 3 – Toilet Rooms
- Priority 4 – Additional Accessible elements (drinking fountains, phones, fire alarm systems)
- Priority 5 – California only requirements to comply with building code
- Priority 6 – Maintenance Items
- Priority 7 – Items compliant with 1991 ADAAG

Facility Severity Designations

- ‘A’: Item that creates a Safety Issue (tripping hazards, protruding objects, fire strobes, egress signage, door closing speed and door pressures, two way communication at elevators)
- ‘B’: Item that creates a major inconvenience to a significant number of people (cross slopes,
- ‘C’: Item that creates a minor inconvenience, however it is not compliant and creates a barrier (restrooms, audio visual elements, door hardware, vision lights, drinking fountains, directional signage, accessible parking,
- ‘D’: Required only in California Building Code, but is compliant with ADA Federal Regulations
- ‘E’: Nothing required unless public is allowed access to this area



Total Estimated Cost Summary Table by Priority:

	Count of Total Items	Total Estimated Base Costs	Total Estimated Project Costs*
Priority 1	24	\$74,444	\$99,890
Priority 2	16	\$55,940	\$75,110
Priority 3	0	\$0	\$0
Priority 4	0	\$0	\$0
Priority 5	13	\$30,247	N/A
Priority 6	10	\$23,976	N/A
Priority 7	2	\$35	N/A
Total	63	\$184,642	\$175,000

* Project costs includes soft cost allowance, GC cost & fee, escalation and contingency, priority 5, 6, and 7 are not included in the transition plan and therefore have o calculated Project Costs.



9.1 - APPROACH AND ENTRANCE

ACCESSIBLE ROUTE

CHANGE IN LEVEL

Comment #: TGP-01

Deficiency: Accessible Route - Change in Level - Warning Curbs



Warning curb / guide rail is not installed at locations where there is an elevation change of more than 4" above finish grade.

Measurement: inches

Recommended Remediation:

Abrupt changes in level exceeding 4" above finish grade between walks, sidewalks, or other pedestrian ways and adjacent surfaces shall provide a warning curb at least 6" in height above the walk or sidewalk surface.

Exception: A warning curb is not required where a guard rails centered 2" minimum to 4" maximum above the surface of the walk or sidewalk.

Floor/Area: Accessible Route

Room/Spot: Change in Level

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-303.5

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$9,792

Estimated Year: N/A

Total Project Cost: N/A

CLEAR WIDTH

Comment #: TGP-02

Deficiency: Accessible Route - Clear Width - General



Accessible route widths do not provide minimum 48-inches clear.

Measurement: 40 inches

Recommended Remediation:

Replace walks to provide a clear width of 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).

Floor/Area: Accessible Route

Room/Spot: Clear Width

Code Compliance:

2010 ADAS: 403.5.1

1991 ADAAG: 4.3.3

2019 CBC: 11B-403.5.1 (Ex 3-Exterior)

Y/N/NA

Y

Y

N

Priority: 5

Severity: D

Quantity: 30 sq ft

Base Cost: \$595

Estimated Year: N/A

Total Project Cost: N/A





Comment #: TGP-03

Deficiency: Accessible Route - Clear Width - General



Accessible route widths do not provide minimum 48-inches clear.

Measurement: 40 inches

Recommended Remediation:

Replace walks to provide a clear width of 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).

Floor/Area: Accessible Route

Room/Spot: Clear Width

Code Compliance:

2010 ADAS: 403.5.1

1991 ADAAG: 4.3.3

2019 CBC: 11B-403.5.1 (Ex 3-Exterior)

Y/N/NA

Y

Y

N

Priority: 5

Severity: D

Quantity: 30 sq ft

Base Cost: \$595

Estimated Year: N/A

Total Project Cost: N/A

PROTRUSION

Comment #: TGP-04

Deficiency: Accessible Route - Protrusion - Height



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier.

Measurement: 59 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Accessible Route

Room/Spot: Protrusion

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.4.1

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

Base Cost: \$728

Estimated Year: 27/28

Total Project Cost: \$980





Comment #: TGP-05

Deficiency: Accessible Route - Protrusion - Depth



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier.

Measurement: 11 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Accessible Route

Room/Spot: Protrusion

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	404.2.9	N	Priority:	1	Base Cost:	\$728
1991 ADAAG:	4.4.1	N	Severity:	A	Estimated Year:	27/28
2019 CBC:	11B-404.2.9	N			Total Project Cost:	\$980

Comment #: TGP-06

Deficiency: Accessible Route - Protrusion - Height



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier.

Measurement:

Recommended Remediation:

Floor/Area: Accessible Route

Room/Spot: Protrusion

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	404.2.9	N	Priority:	1	Base Cost:	\$728
1991 ADAAG:	4.4.1	N	Severity:	A	Estimated Year:	27/28
2019 CBC:	11B-404.2.9	N			Total Project Cost:	\$980





Comment #: TGP-07

Deficiency: Accessible Route - Protrusion - Height



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier.

Measurement:

Recommended Remediation:

Floor/Area: Accessible Route

Room/Spot: Protrusion

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	404.2.9	N	Priority:	1	Base Cost:	\$728
1991 ADAAG:	4.4.1	N	Severity:	A	Estimated Year:	27/28
2019 CBC:	11B-404.2.9	N			Total Project Cost:	\$980

SLOPES

Comment #: TGP-08

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 5.8 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

		Y/N/NA		Quantity:	30	each
2010 ADAS:	402.2	N	Priority:	1	Base Cost:	\$595
1991 ADAAG:	4.3.7	N	Severity:	C	Estimated Year:	27/28
2019 CBC:	11B-402.2	N			Total Project Cost:	\$800





Comment #: TGP-09

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 7 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

		Y/N/NA		Quantity:	550	each
2010 ADAS:	402.2	N	Priority:	1	Base Cost:	\$10,901
1991 ADAAG:	4.3.7	N	Severity:	C	Estimated Year:	27/28
2019 CBC:	11B-402.2	N			Total Project Cost:	\$14,610

Comment #: TGP-10

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 2.8 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

		Y/N/NA		Quantity:	30	each
2010 ADAS:	405.2	N	Priority:	1	Base Cost:	\$595
1991 ADAAG:	4.3.7	N	Severity:	A	Estimated Year:	27/28
2019 CBC:	11B-406.5.7	N			Total Project Cost:	\$800





Comment #: TGP-11

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 4.2 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

		Y/N/NA		Quantity:	550 each
2010 ADAS:	405.2	N	Priority:	1	Base Cost:
1991 ADAAG:	4.3.7	N			27/28
2019 CBC:	11B-406.5.7	N	Severity:	A	Total Project Cost:
					\$14,610

Comment #: TGP-12

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 4 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

		Y/N/NA		Quantity:	300 each
2010 ADAS:	405.2	N	Priority:	1	Base Cost:
1991 ADAAG:	4.3.7	N			27/28
2019 CBC:	11B-406.5.7	N	Severity:	A	Total Project Cost:
					\$7,970





VERTICAL DISPLACMENT

Comment #: TGP-13

Deficiency: Accessible Route - Vertical Displacment - Height



Accessible route has multiple locations where changes in level over ¼” vertical or ½” beveled occur.

Measurement: .75 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of ¼” high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between ¼” high minimum and ½” high maximum shall be beveled with a slope not steeper than 1:2.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacment

ADA Advisory: Change in level of ½” is permitted to be ¼” vertical plus ¼” beveled.

Code Compliance:

2010 ADAS: 303.2, 303.3
1991 ADAAG: 4.5.2
2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 5 sq ft

Base Cost: \$5

Estimated Year: 27/28

Total Project Cost: \$10

Comment #: TGP-14

Deficiency: Accessible Route - Vertical Displacment - Height



Accessible route has multiple locations where changes in level over ¼” vertical or ½” beveled occur.

Measurement: .75 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of ¼” high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between ¼” high minimum and ½” high maximum shall be beveled with a slope not steeper than 1:2.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacment

ADA Advisory: Change in level of ½” is permitted to be ¼” vertical plus ¼” beveled.

Code Compliance:

2010 ADAS: 303.2, 303.3
1991 ADAAG: 4.5.2
2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 30 sq ft

Base Cost: \$30

Estimated Year: 27/28

Total Project Cost: \$50





Comment #: TGP-15

Deficiency: Accessible Route - Vertical Displacement - Bevelment Slope



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: .75 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacement

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Code Compliance:

2010 ADAS: 303.2, 303.3

1991 ADAAG: 4.5.2

2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA

N

Y

N

Priority: 7

Severity: A

Quantity: 5 each

Base Cost: \$5

Estimated Year: N/A

Total Project Cost: N/A

Comment #: TGP-16

Deficiency: Accessible Route - Vertical Displacement - Bevelment Slope



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: .75 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacement

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Code Compliance:

2010 ADAS: 303.2, 303.3

1991 ADAAG: 4.5.2

2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA

N

Y

N

Priority: 7

Severity: A

Quantity: 30 each

Base Cost: \$30

Estimated Year: N/A

Total Project Cost: N/A

AT GRADE TRANSITIONS





PERPENDICULAR CURB RAMP

Comment #: TGP-17

Deficiency: At Grade Transitions - Perpendicular Curb Ramp - Flares (Left)



The slopes of the flared sides of the perpendicular ramp are steeper than 1:10 (10%).

Measurement: 18.6 % grade

Recommended Remediation:

Remove and replace the curb ramp so that the provided flares are not steeper than the allowable 1:10 (10%) grade.

Floor/Area: At Grade Transitions

Room/Spot: Perpendicular Curb Ramp

Code Compliance:

2010 ADAS: 406.3

1991 ADAAG: 4.7.5

2019 CBC: 11B-406.2.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 sq ft

Base Cost: \$1,750

Estimated Year: 27/28

Total Project Cost: \$2,350

Comment #: TGP-18

Deficiency: At Grade Transitions - Perpendicular Curb Ramp - Detectable Warning Surface

Detectable warnings are not provided at the curb ramps.

Measurement: 0 count

Recommended Remediation:

Install detectable warnings at all curb ramps where missing.



Floor/Area: At Grade Transitions

Room/Spot: Perpendicular Curb Ramp

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: 4.7.7

2019 CBC: 11B-247.1.2.2

Y/N/NA

N/A

N

N

Priority: 5

Severity: D

Quantity: 1 sq ft

Base Cost: \$672

Estimated Year: N/A

Total Project Cost: N/A





Comment #: TGP-19

Deficiency: At Grade Transitions - Perpendicular Curb Ramp - Grade Breaks



The grade breaks at both the top and bottom of the curb ramp run are not flush.

Measurement: 4 count

Recommended Remediation:

Replace curb ramp.

Grade breaks at the top and bottom of curb ramp runs shall be perpendicular to the direction of the ramp run. Grade breaks shall not be permitted on the surface of ramp runs and turning spaces. Surface slopes that meet at grade breaks shall be flush.

Floor/Area: At Grade Transitions

Room/Spot: Perpendicular Curb Ramp

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	406.2	N	Priority:	1	Base Cost:	\$0
1991 ADAAG:	4.7.2	N	Severity:	C	Estimated Year:	27/28
2019 CBC:	11B-406.5.6, 11B-406.5.8	N			Total Project Cost:	\$0

Comment #: TGP-20

Deficiency: At Grade Transitions - Perpendicular Curb Ramp - Counter Slope



The counter slope of the adjoining gutter/road adjacent to and within 24 inches (610 mm) of the curb ramp is steeper than 1:20 (5.0 % grade).

Measurement: 5.9 % grade

Recommended Remediation:

Provide counter slopes of adjoining gutters and road surfaces immediately adjacent to (and within 24 inches) of the curb ramp that are not steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

Floor/Area: At Grade Transitions

Room/Spot: Perpendicular Curb Ramp

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	406.2	N	Priority:	1	Base Cost:	\$1,750
1991 ADAAG:	4.7.2	N	Severity:	C	Estimated Year:	27/28
2019 CBC:	11B-406.5.8	N			Total Project Cost:	\$2,350

PARKING





ACCESS AISLE MARKINGS

Comment #: TGP-21

Deficiency: Parking - Access Aisle Markings - Width



The marked access aisle is less than 60 inches (5 ft. or 1524 mm) wide for a car stall and/or 144 inches for a van stall.

Measurement: 0 inches

Recommended Remediation:

Access aisles serving car parking spaces shall be 60 inches (1524 mm) wide minimum. Van stall must be 144 inches (12 ft or 3658 mm) wide.

Access aisle is permitted to be 96 inches (2438 mm) wide minimum when the accessible van stall is 108 inches (2743 mm). Measurements of parking spaces and access aisles shall be made from the centerline of the markings.

Floor/Area: Parking
Room/Spot: Access Aisle Markings

ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Code Compliance:

2010 ADAS: 502.3
1991 ADAAG: 4.6.3
2019 CBC: 11B-502.3

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 0 each
Base Cost: \$420
Estimated Year: 27/28
Total Project Cost: \$570

Comment #: TGP-22

Deficiency: Parking - Access Aisle Markings - Hatched Line Color



The hatched lines on asphalt within the border line of the access aisle are not white.

Measurement: 0 count

Recommended Remediation:

he words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicular way.

ADA does not provide a method or design for markings. Existing striping provides markings to 'discourage' parking in the access aisle.

Floor/Area: Parking
Room/Spot: Access Aisle Markings

Code Compliance:

2010 ADAS: 502.3.3
1991 ADAAG: N/A
2019 CBC: 11B-502.3.3

Y/N/NA
Y
N/A
N

Priority: 5
Severity: D

Quantity: 2 each
Base Cost: \$420
Estimated Year: N/A
Total Project Cost: N/A





ACCESSIBLE ROUTE

Comment #: TGP-23

Deficiency: Parking - Accessible Route - Adjacent



Access aisle is not located to an accessible route.

Measurement: 3 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Parking
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 208.3.1
1991 ADAAG: 4.6.2
2019 CBC: 11B-208.3.1

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: \$5,000
Estimated Year: 27/28
Total Project Cost: \$6,710

ACCESSIBLE STALL

Comment #: TGP-24

Deficiency: Parking - Accessible Stall - Length



The accessible van/car stall is less than 216 inches (18 ft. or 5486 mm) long.

Measurement: 218 inches

Recommended Remediation:

Car and van parking spaces shall be 216 inches (5486 mm) long minimum.

ADA does not designate a minimum length for van or car accessible stalls.

Floor/Area: Parking
Room/Spot: Accessible Stall

Code Compliance:

2010 ADAS: 502.2
1991 ADAAG: N/A
2019 CBC: 11B-502.2

Y/N/NA
Y
N/A
N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: \$7,560
Estimated Year: N/A
Total Project Cost: N/A





Comment #: TGP-25

Deficiency: Parking - Accessible Stall - Van Stall Width



The van stall is not a minimum 144 inches wide, OR 108 inches when the adjacent access aisle is minimum 96 inches wide.

Measurement: 91 inches

Recommended Remediation:

Van parking spaces shall be 144 inches (3658 mm) wide minimum.

Exception: Van parking spaces shall be permitted to be 108 inches (2743 mm) wide minimum where the access aisle is 96 inches (2438 mm) wide minimum.

ADA requires 132-inch (11 ft. / 3350 mm) wide minimum where the access aisle is 60-inches wide minimum. OR 96-inches (8 ft./2438 mm) minimum width when a 96-inch where the access aisle is 96 inches wide minimum.

Floor/Area: Parking
Room/Spot: Accessible Stall

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.2		N	Priority: 1	Base Cost: \$420
1991 ADAAG: 4.6.3		N	Severity: C	Estimated Year: 27/28
2019 CBC: 11B-502.2, 11B-502.3.1		N		Total Project Cost: \$570

Comment #: TGP-26

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.

Measurement: 2.8 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Parking
Room/Spot: Accessible Stall

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.4		N	Priority: 1	Base Cost: \$6,300
1991 ADAAG: 4.6.3		N	Severity: C	Estimated Year: 27/28
2019 CBC: 11B-502.4		N		Total Project Cost: \$8,450





Comment #: TGP-27

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.

Measurement: 4 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Parking
Room/Spot: Accessible Stall

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	502.4	N	Priority:	1	Base Cost:	\$6,300
1991 ADAAG:	4.6.3	N	Severity:	C	Estimated Year:	27/28
2019 CBC:	11B-502.4	N			Total Project Cost:	\$8,450

Comment #: TGP-28

Deficiency: Parking - Accessible Stall - Slopes

The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.

Measurement: 6.4 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Parking
Room/Spot: Accessible Stall

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	502.4	N	Priority:	1	Base Cost:	\$6,300
1991 ADAAG:	4.6.3	N	Severity:	C	Estimated Year:	27/28
2019 CBC:	11B-502.4	N			Total Project Cost:	\$8,450





Comment #: TGP-29

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.

Measurement: 3.1 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Parking

Room/Spot: Accessible Stall

Code Compliance:

2010 ADAS: 502.4

1991 ADAAG: 4.6.3

2019 CBC: 11B-502.4

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$6,300

Estimated Year: 27/28

Total Project Cost: \$8,450

GENERAL PARKING

Comment #: TGP-30

Deficiency: Parking - General Parking - Van Stall Space Count



One access space in every six access spaces (or portion of 6) is not van accessible.

Measurement: 0 count

Recommended Remediation:

If parking was installed, reconfigured or restriped since March 15, 2012 parking facility shall be reconfigured to provide minimum number of parking stalls.

Floor/Area: Parking

Room/Spot: General Parking

Code Compliance:

2010 ADAS: 208.2.4

1991 ADAAG: 4.6.1

2019 CBC: 11B-208.2.4

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$840

Estimated Year: 27/28

Total Project Cost: \$1,130





ISA

Comment #: TGP-31

Deficiency: Parking - ISA - Size



The ISA identifying the accessible parking stall is smaller than 36 inches wide by 36 inches high (914 mm x 914 mm).

Measurement: 29 inches

Recommended Remediation:

Paint ISA marking at the parking space. It shall be marked with an International Symbol of Accessibility (ISA) a minimum 36 inches wide by 36 inches high (914 mm x 914 mm).

ADA does not provide a method or design for markings.

Floor/Area: Parking

Room/Spot: ISA

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-502.6.4.1

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 4 each

Base Cost: \$1,680

Estimated Year: N/A

Total Project Cost: N/A

SIGNAGE

Comment #: TGP-32

Deficiency: Parking - Signage - Van Stall



The van accessible stall is not identified with the words "Van Accessible".

Measurement: 0 count

Recommended Remediation:

Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible".

Floor/Area: Parking

Room/Spot: Signage

Code Compliance:

2010 ADAS: 502.6

1991 ADAAG: 4.6.4

2019 CBC: 11B-502.6

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$560

Estimated Year: 27/28

Total Project Cost: \$760





Comment #: TGP-33

Deficiency: Parking - Signage - Finish



The parking identification sign does not have a reflective finish.

Measurement: 0 count

Recommended Remediation:

Parking identification signs shall be reflectorized.

Floor/Area: Parking
Room/Spot: Signage

Code Compliance:

		Y/N/NA		Quantity: 4 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$1,120
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-502.6	N		Total Project Cost: N/A

Comment #: TGP-34

Deficiency: Parking - Signage - Minimum Fine



The parking identification sign does not includes the text "Minimum Fine \$250" below the ISA.

Measurement: 0 count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: Parking
Room/Spot: Signage

Code Compliance:

		Y/N/NA		Quantity: 4 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$1,120
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-502.6.2	N		Total Project Cost: N/A





TOW AWAY SIGN

Comment #: TGP-35

Deficiency: Parking - Tow Away Sign - General



There is no "Unauthorized Parking Sign" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Parking

Room/Spot: Tow Away Sign

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-216 / 11B-502.8

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$280

Estimated Year: N/A

Total Project Cost: N/A

RAMPS

SLOPES

Comment #: TGP-36

Deficiency: Ramps - Slopes - Running Slope



The running slope of the ramp is steeper than 1:12 (8.33%).

Measurement: 6.4 % grade

Recommended Remediation:

Remove and replace the ramp. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12.

Floor/Area: Ramps

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.8.2

2019 CBC: 11B-406.3.1

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 100 each

Base Cost: \$6,620

Estimated Year: 27/28

Total Project Cost: \$8,880





9.2 - GOODS AND SERVICES

AREA OF SPORT ACTIVITY

ACCESSIBLE ROUTE

Comment #: TGP-37

Deficiency: Area of Sport Activity - Accessible Route - Connection



An accessible route is not provided to the boundary of each area of sport activity.

Measurement: count

Recommended Remediation:

Install an accessible route to the boundary of each area of sport activity. Accessible routes shall coincide with or be located in the same area as general circulation paths.

An area of sport activity includes the portion of an indoor or outdoor space where the play or practice of a sport occurs. Where multiple sports fields or courts are provided, an accessible route is required to each field or area of sport activity

Floor/Area: Area of Sport Activity

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS:	206.2.18 / 206.2.2	Y/N/NA	
1991 ADAAG:	4.1.3(2), 4.3.2(2)	N	
2019 CBC:	11B-206.2.18 / 11B-206.2.2		

Quantity:	1	each
Base Cost:	\$1,500	
Estimated Year:	27/28	
Total Project Cost:	\$2,020	

Priority: 2
Severity: C

Comment #: TGP-38

Deficiency: Area of Sport Activity - Accessible Route - Connection



An accessible route is not provided to the boundary of each area of sport activity.

Measurement: count

Recommended Remediation:

Install an accessible route to the boundary of each area of sport activity. Accessible routes shall coincide with or be located in the same area as general circulation paths.

An area of sport activity includes the portion of an indoor or outdoor space where the play or practice of a sport occurs. Where multiple sports fields or courts are provided, an accessible route is required to each field or area of sport activity

Floor/Area: Area of Sport Activity

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS:	206.2.18 / 206.2.2	Y/N/NA	
1991 ADAAG:	4.1.3(2), 4.3.2(2)	N	
2019 CBC:	11B-206.2.18 / 11B-206.2.2		

Quantity:	1	each
Base Cost:	\$1,500	
Estimated Year:	27/28	
Total Project Cost:	\$2,020	

Priority: 2
Severity: C





TEAM OR PLAYER SEATING

Comment #: TGP-39



Deficiency: Area of Sport Activity - Team or player seating - Accessible Route

An accessible routes to team or player seating areas serving areas of sport activity is not provided.

Measurement: count

Recommended Remediation:

Provide an accessible route to team or player seating.

While the use of platform lifts is allowed, ramps are recommended to provide access to player seating areas serving an area of sport activity.

Floor/Area: Area of Sport Activity
Room/Spot: Team or player seating

Code Compliance:

2010 ADAS: 206.7.9
1991 ADAAG: 4.1.3(2), 4.3.2(2)
2019 CBC: 11B-206.7.9

Y/N/NA

N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: \$1,500
Estimated Year: 27/28
Total Project Cost: \$2,020

Comment #: TGP-40



Deficiency: Area of Sport Activity - Team or player seating - Accessible Route

An accessible routes to team or player seating areas serving areas of sport activity is not provided.

Measurement: count

Recommended Remediation:

Provide an accessible route to team or player seating.

While the use of platform lifts is allowed, ramps are recommended to provide access to player seating areas serving an area of sport activity.

Floor/Area: Area of Sport Activity
Room/Spot: Team or player seating

Code Compliance:

2010 ADAS: 206.7.9
1991 ADAAG: 4.1.3(2), 4.3.2(2)
2019 CBC: 11B-206.7.9

Y/N/NA

N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: \$1,500
Estimated Year: 27/28
Total Project Cost: \$2,020





Comment #: TGP-41



Deficiency: Area of Sport Activity - Team or player seating - Wheelchair Space

At least one wheelchair space providing a 1:48 maximum slope is not provided in team or player seating areas serving areas of sport activity and/or is not located on an accessible route.

Measurement: count

Recommended Remediation:

At least one wheelchair space complying with Section 11B-802.1 shall be provided in team or player seating areas serving areas of sport activity.

Changes in level are not permitted other than slopes not steeper than 1:48.

Floor/Area: Area of Sport Activity
Room/Spot: Team or player seating

A single wheelchair space shall be 36 inches (914 mm) wide minimum. Depth shall be either 48" or 60" depending on direction of travel, see exhibit). And shall be located on a minimum 48" accessible route.

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	221.2.1.4	N	Priority:	2	Base Cost:	\$1,500
1991 ADAAG:	4.1.3(19)	N	Severity:	C	Estimated Year:	27/28
2019 CBC:	11B-221.2.1.4	N			Total Project Cost:	\$2,020

Comment #: TGP-42



Deficiency: Area of Sport Activity - Team or player seating - Wheelchair Space

At least one wheelchair space providing a 1:48 maximum slope is not provided in team or player seating areas serving areas of sport activity and/or is not located on an accessible route.

Measurement: count

Recommended Remediation:

At least one wheelchair space complying with Section 11B-802.1 shall be provided in team or player seating areas serving areas of sport activity.

Changes in level are not permitted other than slopes not steeper than 1:48.

Floor/Area: Area of Sport Activity
Room/Spot: Team or player seating

A single wheelchair space shall be 36 inches (914 mm) wide minimum. Depth shall be either 48" or 60" depending on direction of travel, see exhibit). And shall be located on a minimum 48" accessible route.

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	221.2.1.4	N	Priority:	2	Base Cost:	\$1,500
1991 ADAAG:	4.1.3(19)	N	Severity:	C	Estimated Year:	27/28
2019 CBC:	11B-221.2.1.4	N			Total Project Cost:	\$2,020

BACKSTOP





PLAYGROUNDS

Comment #: TGP-43

Deficiency: Playgrounds - Accessible Route - Site Amenities



An accessible path of travel from the playground is not provided to restrooms, drinking fountains, other accessible areas, and public telephones (if available) on site.

Measurement: count

Recommended Remediation:

Provide an accessible path of travel from the playground provided to restrooms, drinking fountains, other accessible areas, and public telephones (if available) on site.

At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Floor/Area: Backstop
Room/Spot: Playgrounds

Code Compliance:

2010 ADAS: 206.2.2
1991 ADAAG: 4.5.1
2019 CBC: 11B-206.2.2

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: \$6,620
Estimated Year: 27/28
Total Project Cost: \$8,880

BATTING CAGE

AREA OF SPORT ACTIVITY

Comment #: TGP-44

Deficiency: Area of Sport Activity - Accessible Route - Connection



An accessible route is not provided to the boundary of each area of sport activity.

Measurement: count

Recommended Remediation:

Install an accessible route to the boundary of each area of sport activity. Accessible routes shall coincide with or be located in the same area as general circulation paths.

An area of sport activity includes the portion of an indoor or outdoor space where the play or practice of a sport occurs. Where multiple sports fields or courts are provided, an accessible route is required to each field or area of sport activity

Floor/Area: Batting Cage
Room/Spot: Area of Sport Activity

Code Compliance:

2010 ADAS: 206.2.18 / 206.2.2
1991 ADAAG: 4.1.3(2), 4.3.2(2)
2019 CBC: 11B-206.2.18 / 11B-206.2.2

Y/N/NA
N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: \$1,500
Estimated Year: 27/28
Total Project Cost: \$2,020

BLEACHERS





WHEELCHAIR SEATING

Comment #: TGP-45

Deficiency: Bleachers - Wheelchair Seating - Location



Wheelchair spaces are not an integral part of bleacher seating.

Measurement: 0 count

Recommended Remediation:

Provide wheelchair seating within seating area. Wheelchair spaces shall be an integral part of the seating plan.

Floor/Area: Bleachers
Room/Spot: Wheelchair Seating

Code Compliance:

2010 ADAS: 221.2.2
1991 ADAAG: 4.33.3
2019 CBC: 11B-221.2.2

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 4 each
Base Cost: \$12,000
Estimated Year: 27/28
Total Project Cost: \$16,090

Comment #: TGP-46

Deficiency: Bleachers - Wheelchair Seating - Location



Wheelchair spaces are not an integral part of bleacher seating.

Measurement: 0 count

Recommended Remediation:

Provide wheelchair seating within seating area. Wheelchair spaces shall be an integral part of the seating plan.

Floor/Area: Bleachers
Room/Spot: Wheelchair Seating

Code Compliance:

2010 ADAS: 221.2.2
1991 ADAAG: 4.33.3
2019 CBC: 11B-221.2.2

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 4 each
Base Cost: \$12,000
Estimated Year: 27/28
Total Project Cost: \$16,090





Comment #: TGP-47

Deficiency: Bleachers - Wheelchair Seating - Count



There are not sufficient # of wheelchair spaces at each set of bleachers.

Measurement: 0 count

Recommended Remediation:

Wheelchair spaces shall be provided in accordance with Table 11B-221.2.1.1

Floor/Area: Bleachers
Room/Spot: Wheelchair Seating

Code Compliance:

		Y/N/NA		Quantity: 4 each
2010 ADAS: 221.2.1		N	Priority: 2	Base Cost: \$800
1991 ADAAG: 4.1.3(19)		N	Severity: C	Estimated Year: 27/28
2019 CBC: 11B-221.2.1		N		Total Project Cost: \$1,080

Comment #: TGP-48

Deficiency: Bleachers - Wheelchair Seating - Count



There are not sufficient # of wheelchair spaces at each set of bleachers.

Measurement: 0 count

Recommended Remediation:

Wheelchair spaces shall be provided in accordance with Table 11B-221.2.1.1

Floor/Area: Bleachers
Room/Spot: Wheelchair Seating

Code Compliance:

		Y/N/NA		Quantity: 4 each
2010 ADAS: 221.2.1		N	Priority: 2	Base Cost: \$800
1991 ADAAG: 4.1.3(19)		N	Severity: C	Estimated Year: 27/28
2019 CBC: 11B-221.2.1		N		Total Project Cost: \$1,080





Comment #: TGP-49

Deficiency: Bleachers - Wheelchair Seating - Companion Seats



Companion seats are provided adjacent to each wheelchair space.

Measurement: 0 count

Recommended Remediation:

At least one companion seat complying with Section 11B-802.3 shall be provided immediately adjacent to each wheelchair space

Floor/Area: Bleachers
Room/Spot: Wheelchair Seating

Code Compliance:		Y/N/NA		Quantity: 4 each
2010 ADAS: 221.3		N	Priority: 2	Base Cost: \$800
1991 ADAAG: 4.33.3		N	Severity: C	Estimated Year: 27/28
2019 CBC: 11B-221.3		N		Total Project Cost: \$1,080

Comment #: TGP-50

Deficiency: Bleachers - Wheelchair Seating - Companion Seats



Companion seats are provided adjacent to each wheelchair space.

Measurement: 0 count

Recommended Remediation:

At least one companion seat complying with Section 11B-802.3 shall be provided immediately adjacent to each wheelchair space

Floor/Area: Bleachers
Room/Spot: Wheelchair Seating

Code Compliance:		Y/N/NA		Quantity: 4 each
2010 ADAS: 221.3		N	Priority: 2	Base Cost: \$800
1991 ADAAG: 4.33.3		N	Severity: C	Estimated Year: 27/28
2019 CBC: 11B-221.3		N		Total Project Cost: \$1,080

CONDIMENTS/AMENITIES





CONDIMENTS COUNTER

Comment #: TGP-51

Deficiency: Condiments/Amenities - Condiments Counter - Counter Height



The counter surface is higher than the allowable 34 inches above the finished floor.

Measurement: 40 inches

Recommended Remediation:

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum shall be provided.

ADA allows counters to be 36 inches high AFF maximum.

Floor/Area: Condiments/Amenities

Room/Spot: Condiments Counter

Code Compliance:

2010 ADAS: 904.4.2

1991 ADAAG: 4.32.4

2019 CBC: 11B-904.4.2

Y/N/NA

Y

N

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$5,414

Estimated Year: N/A

Total Project Cost: N/A

DRINKING FOUNTAIN

NUMBER PROVIDED

Comment #: TGP-52

Deficiency: Drinking Fountain - Number Provided - Hi/Lo



One standing and one wheelchair accessible drinking fountain is not provided at each location.

Measurement: 0 count

Recommended Remediation:

No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with meet requirements for a standing person and one drinking fountain shall be wheelchair accessible. A combo unit can be provided if all items are compliant.

Floor/Area: Drinking Fountain

Room/Spot: Number Provided

Code Compliance:

2010 ADAS: 204.2

1991 ADAAG: 4.1.3 (10) (a)

2019 CBC: 11B-204.2

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$5,439

Estimated Year: N/A

Total Project Cost: N/A





Comment #: TGP-53

Deficiency: Drinking Fountain - Number Provided - Hi/Lo



One standing and one wheelchair accessible drinking fountain is not provided at each location.

Measurement: 1 count

Recommended Remediation:

No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with meet requirements for a standing person and one drinking fountain shall be wheelchair accessible. A combo unit can be provided if all items are compliant.

Floor/Area: Drinking Fountain

Room/Spot: Number Provided

Code Compliance:

2010 ADAS: 204.2

1991 ADAAG: 4.1.3 (10) (a)

2019 CBC: 11B-204.2

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$5,439

Estimated Year: N/A

Total Project Cost: N/A

STANDING PERSON UNIT

Comment #: TGP-54

Deficiency: Drinking Fountain - Standing Person Unit - Height



Spout outlets of drinking fountains for standing persons is not located between 38" minimum and 43 " maximum above the finish floor or ground.

Measurement: 34 inches

Recommended Remediation:

Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1092 mm) maximum above the finish floor or ground.

Floor/Area: Drinking Fountain

Room/Spot: Standing Person Unit

Code Compliance:

2010 ADAS: 602.7

1991 ADAAG: N/A

2019 CBC: 11B-602.7

Y/N/NA

N

N/A

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$0

Estimated Year: N/A

Total Project Cost: N/A





Comment #: TGP-55

Deficiency: Drinking Fountain - Standing Person Unit - Height



Spout outlets of drinking fountains for standing persons is not located between 38" minimum and 43 " maximum above the finish floor or ground.

Measurement: 0 inches

Recommended Remediation:

Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1092 mm) maximum above the finish floor or ground.

Floor/Area: Drinking Fountain
Room/Spot: Standing Person Unit

Code Compliance:

2010 ADAS: 602.7

1991 ADAAG: N/A

2019 CBC: 11B-602.7

Y/N/NA

N

N/A

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$8,000

Estimated Year: N/A

Total Project Cost: N/A

WHEELCHAIR COMPLIANCE

Comment #: TGP-56

Deficiency: Drinking Fountain - Wheelchair Compliance - Clear Floor Grades



30" x 48" clear floor space slopes exceed 1:48 (2.083%)

Measurement: 3 % grade

Recommended Remediation:

Regrade 30" x 48" clear floor or ground surfaces.

Changes in level are not permitted with the exception that slopes not steeper than 1:48 shall be permitted.

Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

2010 ADAS: 305.2

1991 ADAAG: 4.15.5

2019 CBC: 11B-305.2

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 100 sq ft

Base Cost: \$2,000

Estimated Year: N/A

Total Project Cost: N/A





Comment #: TGP-57

Deficiency: Drinking Fountain - Wheelchair Compliance - Clear Floor Grades



30" x 48" clear floor space slopes exceed 1:48 (2.083%)

Measurement: 2.1 % grade

Recommended Remediation:

Regrade 30" x 48" clear floor or ground surfaces.

Changes in level are not permitted with the exception that slopes not steeper than 1:48 shall be permitted.

Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

		Y/N/NA		Quantity: 100 sq ft
2010 ADAS: 305.2		N	Priority: 6	Base Cost: \$2,000
1991 ADAAG: 4.15.5		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-305.2		N		Total Project Cost: N/A

Comment #: TGP-58

Deficiency: Drinking Fountain - Wheelchair Compliance - Operable Parts-Force



Is the force required to activate operable parts 5 pounds maximum?

Measurement: 7.5 pound

Recommended Remediation:

The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 309.4 / -602.3		N	Priority: 6	Base Cost: \$366
1991 ADAAG: 4.15.4, 4.27.4		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-309.4 / 11B-602.3		N		Total Project Cost: N/A





Comment #: TGP-59

Deficiency: Drinking Fountain - Wheelchair Compliance - Water Flow



The spout does not provide a flow of water 4 high minimum.

Measurement: 3 inches

Recommended Remediation:

Adjust water pressure. The spout shall provide a flow of water 4 inches (102 mm) high minimum and shall be located 5 inches (127 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 (76 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 (76 mm) and 5 inches (127 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 602.6		N	Priority: 6	Base Cost: \$366
1991 ADAAG: 4.15.3		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-602.6		N		Total Project Cost: N/A

Comment #: TGP-60

Deficiency: Drinking Fountain - Wheelchair Compliance - Operable Part-Location



The flow of water is not activated by a front or side mounted manually operated system that is located within 6" of the front edge of the fountain or an automatic electronically controlled device?

Measurement: 8.5 inches

Recommended Remediation:

Replace unit with on that allows the flow of water to be activated by a manually operated system that is front mounted or side mounted and located within 6 inches (152 mm) of the front edge of the fountain or an automatic electronically controlled device.

Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 602.3		N	Priority: 6	Base Cost: \$366
1991 ADAAG: 4.15.4		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-602.3		N		Total Project Cost: N/A





Comment #: TGP-61

Deficiency: Drinking Fountain - Wheelchair Compliance - Spout Location



The spout is not located 15" minimum from the vertical support and 5" maximum from the front edge of the unit, including bumpers.

Measurement: 12 inches

Recommended Remediation:

Replace and provide a unit that has spout located 15 inches (381 mm) minimum from the vertical support and 5 inches (127 mm) maximum from the front edge of the unit, including bumpers.

Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

2010 ADAS: 602.5
1991 ADAAG: 4.15.3
2019 CBC: 11B-602.5

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$0
Estimated Year: N/A
Total Project Cost: N/A

PLAYGROUNDS

ACCESSIBLE ROUTE

Comment #: TGP-62

Deficiency: Playgrounds - Accessible Route - Site Amenities



An accessible path of travel from the playground is not provided to restrooms, drinking fountains, other accessible areas, and public telephones (if available) on site.

Measurement: count

Recommended Remediation:

Provide an accessible path of travel from the playground provided to restrooms, drinking fountains, other accessible areas, and public telephones (if available) on site.

At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Floor/Area: Playgrounds
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 206.2.2
1991 ADAAG: 4.5.1
2019 CBC: 11B-206.2.2

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: \$6,620
Estimated Year: 27/28
Total Project Cost: \$8,880





TRANSFER SYSTEM

Comment #: TGP-63

Deficiency: Playgrounds - Transfer System - Transfer Platform-Height



Transfer platform exceeds maximum 11" and does not provide a level 30" x 48" clear floor space centered 24" for a parallel approach.

Measurement: 12

Recommended Remediation:

The height of transfer platforms shall be 11 inches minimum and 18 inches maximum measured to the top of the surface from the ground or floor surface. A transfer space with slopes not exceeding 1:48 and no changes in level shall be provided adjacent to the transfer platform. The 48 inch long minimum dimension of the transfer space shall be centered on and parallel to the 24 inch long minimum side of the transfer platform. The side of the transfer platform serving the transfer space shall be unobstructed.

Floor/Area: Playgrounds
Room/Spot: Transfer System

Code Compliance:

2010 ADAS:
1991 ADAAG: 15.6.5.1.2
2019 CBC:

Y/N/NA

N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: \$5,000
Estimated Year: 27/28
Total Project Cost: \$6,710





9.3A - PUBLIC TOILET ROOMS (MULTI_USER)

RESTROOM ACCESS

DIMENSIONS

Comment #: TGP-64

Deficiency: Restroom Access - Dimensions - Width



The clear width to the accessible stall is less than 44-inches clear.

Measurement: 1 count

Recommended Remediation:

Reconfigure restroom to provide a clear width for accessible routes to accessible toilet compartments shall be 44 inches except for door-opening widths and door swings.

Floor/Area: Restroom Access

Room/Spot: Dimensions

Code Compliance:

2010 ADAS: 11B-403.5.1

Y/N/NA

Y

Priority: 5

Quantity: 1 each

Base Cost: \$500

1991 ADAAG: 4.17.3

N

Estimated Year: N/A

2019 CBC: 11B-403.5.1 (Ex. 5)

N

Severity: D

Total Project Cost: N/A

Comment #: TGP-65

Deficiency: Restroom Access - Dimensions - Width



The clear width to the accessible stall is less than 44-inches clear.

Measurement: 1 count

Recommended Remediation:

Reconfigure restroom to provide a clear width for accessible routes to accessible toilet compartments shall be 44 inches except for door-opening widths and door swings.

Floor/Area: Restroom Access

Room/Spot: Dimensions

Code Compliance:

2010 ADAS: 11B-403.5.1

Y/N/NA

Y

Priority: 5

Quantity: 1 each

Base Cost: \$500

1991 ADAAG: 4.17.3

N

Estimated Year: N/A

2019 CBC: 11B-403.5.1 (Ex. 5)

N

Severity: D

Total Project Cost: N/A





PHILADELPHIA PARK & COMMUNITY CENTERS



10.0 Site Assessment

Facility Priority Designations

- Priority 1 – Approach and Entrance (exterior accessible route and accessible parking. Includes directional signage, exterior ramps, exterior stairs, exterior side of entrances thresholds, door handles, 48” door separation in vestibules, exterior protruding objects)
- Priority 2 – Access to Programs, Services (begins at entrance of building and includes circulation routes, protruding objects, elevators, interior stairs, interior ramps, reach ranges, signage for room designation, doors, aisles, carpet, seating, desks, benches, dressing rooms, lockers, reception counters, counter heights)
- Priority 3 – Toilet Rooms
- Priority 4 – Additional Accessible elements (drinking fountains, phones, fire alarm systems)
- Priority 5 – California only requirements to comply with building code
- Priority 6 – Maintenance Items
- Priority 7 – Items compliant with 1991 ADAAG

Facility Severity Designations

- ‘A’: Item that creates a Safety Issue (tripping hazards, protruding objects, fire strobes, egress signage, door closing speed and door pressures, two way communication at elevators)
- ‘B’: Item that creates a major inconvenience to a significant number of people (cross slopes,
- ‘C’: Item that creates a minor inconvenience, however it is not compliant and creates a barrier (restrooms, audio visual elements, door hardware, vision lights, drinking fountains, directional signage, accessible parking,
- ‘D’: Required only in California Building Code, but is compliant with ADA Federal Regulations
- ‘E’: Nothing required unless public is allowed access to this area



Total Estimated Cost Summary Table by Priority:

	Count of Total Items	Total Estimated Base Costs	Total Estimated Project Costs*
Priority 1	22	\$98,946	\$136,380
Priority 2	13	\$74,893	\$105,470
Priority 3	7	\$5,004	\$7,070
Priority 4	2	\$719	\$1,020
Priority 5	8	\$9,837	N/A
Priority 6	11	\$13,150	N/A
Priority 7	8	\$11,571	N/A
Total	63	\$214,119	\$249,940

* Project costs includes soft cost allowance, GC cost & fee, escalation and contingency, priority 5, 6, and 7 are not included in the transition plan and therefore have o calculated Project Costs.



10.1 - APPROACH AND ENTRANCE

ACCESSIBLE PARKING STALLS AT PARK ENTRANCE

AT GRADE TRANSITIONS

Comment #: PHIL-01

Deficiency: At Grade Transitions - Parallel Curb Ramp - Counter Slope



The counter slope of the adjoining gutter/road adjacent to and within 24 inches (610 mm) of the curb ramp is steeper than 1:20 (5.0 % grade). 7.3% counter slope measured at the curb ramp.

Measurement: 7.3 % grade

Recommended Remediation:

Provide counter slopes of adjoining gutters and road surfaces immediately adjacent to (and within 24 inches) of the curb ramp that are not steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

Floor/Area: Accessible Parking Stalls at Park

Room/Spot: At Grade Transitions

Code Compliance:

2010 ADAS: 406.2

Y/N/NA

N

Priority: 1

Quantity: 1 each

Base Cost: \$1,750

1991 ADAAG: 4.7.2

N

Estimated Year: 28/29

2019 CBC: 11B-406.5.8

N

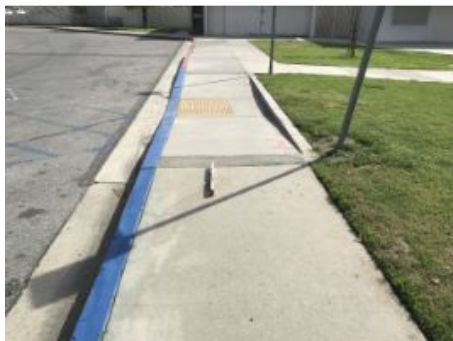
Severity: C

Total Project Cost: \$2,470

EXTERIOR ACCESS ROUTE

Comment #: PHIL-02

Deficiency: At Grade Transitions - Parallel Curb Ramp - Cross Slope



2.8% cross slope measured at the bottom ramp landing.

Measurement: 2.8 % grade

Recommended Remediation:

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

Floor/Area: Accessible Parking Stalls at Park

Room/Spot: Exterior Access Route

Code Compliance:

2010 ADAS: 405.3

Y/N/NA

N

Priority: 7

Quantity: 1 each

Base Cost: \$1,289

1991 ADAAG: N/A

N/A

Estimated Year: N/A

2019 CBC: 11B-405.3

N

Severity: C

Total Project Cost: N/A

BASKETBALL COURTS





EXTERIOR ACCESS ROUTE

Comment #: PHIL-03

Deficiency: Exterior Doors/Doorways/Gates - Hardware - Smooth Surface



Lower 10 inches of door is not smooth.

Measurement: 0 inches

Recommended Remediation:

At swinging door and gate surfaces remove items within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

Floor/Area: Basketball Courts

Room/Spot: Exterior Access Route

Code Compliance:

2010 ADAS: 404.2.10

1991 ADAAG: N/A

2019 CBC: 11B-404.2.10

Y/N/NA

N

N/A

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$400

Estimated Year: N/A

Total Project Cost: N/A

COMMUNITY CENTER

ACCESSIBLE ROUTE

Comment #: PHIL-04

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.3% to 4.8% cross slope measured along the route that runs along the community center.

Measurement: 4.8 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Community Center

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 120 sq ft

Base Cost: \$2,378

Estimated Year: 28/29

Total Project Cost: \$3,350





COMMON AREAS

Comment #: PHIL-05

Deficiency: Exterior Doors/Doorways/Gates - Hardware - Smooth Surface



Lower 10 inches of door is not smooth on push side of gate.

Measurement: 2 inches

Recommended Remediation:

At swinging door and gate surfaces remove items within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

Floor/Area: Community Center

Room/Spot: Common Areas

Code Compliance:

2010 ADAS: 404.2.10

1991 ADAAG: N/A

2019 CBC: 11B-404.2.10

Y/N/NA

N

N/A

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$400

Estimated Year: N/A

Total Project Cost: N/A

EXTERIOR DOORS/DOORWAYS/GATES

Comment #: PHIL-06

Deficiency: Exterior Doors/Doorways/Gates - Operation - Closing Speed



The door closes faster than the minimum 5 seconds. 2.78 to 2.99 seconds closing speed measured at the community center doors.

Measurement: 2.78 seconds

Recommended Remediation:

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

Floor/Area: Community Center

Room/Spot: Exterior Doors/Doorways/Gates

Code Compliance:

2010 ADAS: 404.2.8.1

1991 ADAAG: 4.13.10

2019 CBC: 11B-404.2.8.1

Y/N/NA

N

N

N

Priority: 6

Severity: B

Quantity: 2 each

Base Cost: \$732

Estimated Year: N/A

Total Project Cost: N/A





Comment #: PHIL-07



Deficiency: Exterior Doors/Doorways/Gates - Clearances: Front - Latch Clearance

24-inches (exterior) not provided at latch side clearances. 9" maneuvering clearance measured adjacent to the latch on the pull side of the door.

Measurement: 9 inches

Recommended Remediation:

Relocate planter to provide a minimum 24-inch strike side clearance at a depth of 60-inches door maneuvering clearances.

Floor/Area: Community Center
Room/Spot: Exterior Doors/Doorways/Gates

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 404.2.4.1		N	Priority: 1	Base Cost: \$1,750
1991 ADAAG: 4.13.6		N		Estimated Year: 28/29
2019 CBC: 11B-404.2.4.1		N	Severity: C	Total Project Cost: \$2,470

Comment #: PHIL-08



Deficiency: Exterior Doors/Doorways/Gates - Landing - Slopes

Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings. 3.4% running slope measured in the maneuvering clearance on the pull side of the entry door.

Measurement: 3.4 % grade

Recommended Remediation:

Floor or ground surface within required maneuvering clearances shall comply with Section 11B-302. Changes in level are not permitted.

Exceptions: 1. Slopes not steeper than 1:48 shall be permitted.

2. Changes in level at thresholds complying with Section 11B-404.2.5 shall be permitted.

Floor/Area: Community Center
Room/Spot: Exterior Doors/Doorways/Gates

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 404.2.4.4		N	Priority: 1	Base Cost: \$1,750
1991 ADAAG: 4.3.7		N		Estimated Year: 28/29
2019 CBC: 11B-404.2.4.4		N	Severity: C	Total Project Cost: \$2,470





Comment #: PHIL-09

Deficiency: Exterior Doors/Doorways/Gates - Landing - Slopes



Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings. 2.7% to 10.2% running slope measured in the maneuvering clearance on the pull side of the entry door.

Measurement: 10.2 % grade

Recommended Remediation:

Floor or ground surface within required maneuvering clearances shall comply with Section 11B-302. Changes in level are not permitted.

Exceptions: 1. Slopes not steeper than 1:48 shall be permitted.

2. Changes in level at thresholds complying with Section 11B-404.2.5 shall be permitted.

Floor/Area: Community Center

Room/Spot: Exterior Doors/Doorways/Gates

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 404.2.4.4	N	1	Base Cost:	\$1,250	
1991 ADAAG: 4.3.7	N		Estimated Year:	28/29	
2019 CBC: 11B-404.2.4.4	N	B	Total Project Cost:	\$1,760	

PARK EXTERIOR ROUTE

ACCESSIBLE ROUTE

Comment #: PHIL-10

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.2% to 4.6% cross slope measured along the park route.

Measurement: 4.6 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Park Exterior Route

Room/Spot: Accessible Route

Code Compliance:

	Y/N/NA	Priority:	Quantity:	120	sq ft
2010 ADAS: 405.2	N	1	Base Cost:	\$2,378	
1991 ADAAG: 4.3.7	N		Estimated Year:	28/29	
2019 CBC: 11B-406.5.7	N	C	Total Project Cost:	\$3,350	

ROUTE FROM PARK ENTRANCE TO SCHOOL ENTRANCE





ACCESSIBLE ROUTE

Comment #: PHIL-11

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.3% to 3.8% cross slope measured along the route from the park entrance to the school entrance.

Measurement: 3.8 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Route from Park Entrance to

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 810 sq ft

Base Cost: \$16,054

Estimated Year: 28/29

Total Project Cost: \$22,590

ROUTE TO MEN'S RESTROOM

ACCESSIBLE ROUTE

Comment #: PHIL-12

Deficiency: Accessible Route - Clear Width - General



Accessible route widths do not provide minimum 48-inches clear. 40" wide route measured along the route to the men's restroom.

Measurement: 40 inches

Recommended Remediation:

Replace walks to provide a clear width of 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).

Floor/Area: Route to Men's Restroom

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 403.5.1

1991 ADAAG: 4.3.3

2019 CBC: 11B-403.5.1 (Ex 3-Exterior)

Y/N/NA

Y

Y

N

Priority: 5

Severity: D

Quantity: 80 sq ft

Base Cost: \$1,586

Estimated Year: N/A

Total Project Cost: N/A

ROUTE TO PARK ENTRANCE





ACCESSIBLE ROUTE

Comment #: PHIL-13

Deficiency: Accessible Route - Clear Width - General



Accessible route widths do not provide minimum 48-inches clear. 47" wide route measured where the accessible route runs along the fire lane driveway.

Measurement: 47 inches

Recommended Remediation:

Replace walks to provide a clear width of 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).

Floor/Area: Route to Park Entrance

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 403.5.1

1991 ADAAG: 4.3.3

2019 CBC: 11B-403.5.1 (Ex 3-Exterior)

Y/N/NA

Y

Y

N

Priority: 5

Severity: D

Quantity: 120 sq ft

Base Cost: \$2,378

Estimated Year: N/A

Total Project Cost: N/A

Comment #: PHIL-14

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.2% to 3.7% cross slope measured along the route from the northeast public sidewalk to the accessible parking stalls at the park entrance.

Measurement: 3.7 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: Route to Park Entrance

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 232 sq ft

Base Cost: \$4,598

Estimated Year: 28/29

Total Project Cost: \$6,480

ROUTE TO SOUTH PARK ENTRANCE





ACCESSIBLE ROUTES

Comment #: PHIL-15

Deficiency: Accessible Routes - All Routes - Connect Bldg Route



There is not an accessible route that connects accessible buildings or facility, elements within the same site. An accessible route is not provided around the soccer fields to the south park entrance. Current ground surface is grass and mud, which is not compliant. 6.6% to 9.3% cross slope measured along the route.

Measurement: 1 count

Recommended Remediation:

Provide surface that is firm, stable, slip resistant with cross slopes not exceeding 1:48.

Floor/Area: Route to South Park Entrance
Room/Spot: Accessible Routes

At least one accessible route shall be provided within the site connecting accessible buildings and facilities. Accessible route shall coincide with or be located in the same area as general circulation paths.

Code Compliance:

2010 ADAS: 206.2, 206.3

1991 ADAAG: 4.1.2(1), 4.3.2(1)

2019 CBC: 11B-206.2, 11B-206.3

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 2000 sq ft

Base Cost: \$40,000

Estimated Year: 27/28

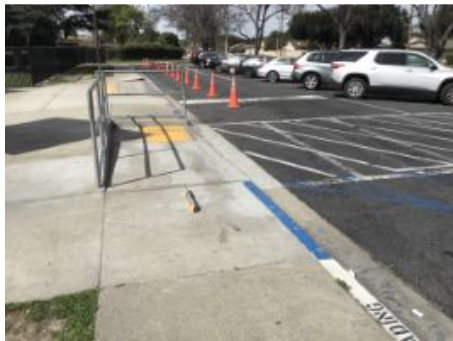
Total Project Cost: \$53,610

SCHOOL ENTRANCE

EXTERIOR ACCESS ROUTE

Comment #: PHIL-16

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.9% running slope measured at the top ramp landing. This is also a turning space requiring 1:48 maximum cross slope in both directions.

Measurement: 2.9 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: School Entrance
Room/Spot: Exterior Access Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 4 sq ft

Base Cost: \$79

Estimated Year: 28/29

Total Project Cost: \$120





STANDARD ACCESSIBLE STALL

Comment #: PHIL-17

Deficiency: Parking - Accessible Stall - Slopes



The slope of the accessible car stall in any direction exceeds 1:48 (2.0%) grade. 3.0% to 3.5% running slope measured at the standard parking stall.

Measurement: 3.5 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: School Entrance
Room/Spot: Standard Accessible Stall

Code Compliance:

2010 ADAS: 502.4
1991 ADAAG: 4.6.3
2019 CBC: 11B-502.4

Y/N/NA

N
N
N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: \$6,300
Estimated Year: 28/29
Total Project Cost: \$8,870

VAN ACCESSIBLE STALL

Comment #: PHIL-18

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade. 2.4% running slope measured at the van accessible parking stall.

Measurement: 2.4 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: School Entrance
Room/Spot: Van Accessible Stall

Code Compliance:

2010 ADAS: 502.4
1991 ADAAG: 4.6.3
2019 CBC: 11B-502.4

Y/N/NA

N
N
N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: \$6,300
Estimated Year: 28/29
Total Project Cost: \$8,870





Comment #: PHIL-19

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade. 2.7% running slope measured at the access aisle. 2.9% cross slope measured at the access aisle.

Measurement: 2.9 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions.

Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Exception: Slopes not steeper than 1:48 shall be permitted.

Floor/Area: School Entrance
Room/Spot: Van Accessible Stall

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 502.4		N	Priority: 1	Base Cost: \$5,000
1991 ADAAG: 4.6.3		N		Estimated Year: 28/29
2019 CBC: 11B-502.4		N	Severity: C	Total Project Cost: \$7,040

Comment #: PHIL-20

Deficiency: Parking - Access Aisle - Gaps



Accessible route grates / openings exceed 1/2" in the direction of travel.

Measurement: 2.25 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: School Entrance
Room/Spot: Van Accessible Stall

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 302.3		N	Priority: 7	Base Cost: \$0
1991 ADAAG: N/A		N/A		Estimated Year: N/A
2019 CBC: 11B-302.3		N	Severity: B	Total Project Cost: N/A

SOUTH PARK ENTRANCE





ACCESSIBLE ROUTE

Comment #: PHIL-21

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 9.6% to 12.7% cross slope measured along the route at the south park entrance.

Measurement: 12.7 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: South Park Entrance

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 100 sq ft

Base Cost: \$1,982

Estimated Year: 27/28

Total Project Cost: \$2,660

Comment #: PHIL-22

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 13.9% cross slope measured measured at the turn in the route from the south park entrance.

Measurement: 13.9 % grade

Recommended Remediation:

Remove and replace walk. Install walk that provides cross slopes at circulation route of 1:48 maximum.

Floor/Area: South Park Entrance

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 25 sq ft

Base Cost: \$496

Estimated Year: 27/28

Total Project Cost: \$670





Comment #: PHIL-23

Deficiency: Accessible Route - Site Arrival Points - General



No accessible connections from provided from site arrival points. 6" high curb measured at the south park entrance. A curb ramp is not provided at the entrance.

Measurement: 1 count

Recommended Remediation:

Remove curb at gate opening.

At least one accessible route shall be provided within the site forma accessible parking spaces and accessible passenger drop-off and loading zones: public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided all routes must be accessible and shall coincide with or be located in the same area as general circulation path.

Floor/Area: South Park Entrance

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 208.3.1

1991 ADAAG: 4.1.2(1), 4.3.2(1)

2019 CBC: 11B-206.2.1

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 1 each

Base Cost: \$1,750

Estimated Year: 27/28

Total Project Cost: \$2,350

STANDARD PARKING STALL AT PARK ENTRANCE

PARKING

Comment #: PHIL-24

Deficiency: Parking - Signage - Minimum Fine



The parking identification sign does not includes the text "Minimum Fine \$250" below the ISA.

Measurement: 0 count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: Standard Parking Stall at Park

Room/Spot: Parking

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-502.6.2

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 2 each

Base Cost: \$560

Estimated Year: N/A

Total Project Cost: N/A

STANDARD PARKING STALLS AT PARK ENTRANCE





PARKING

Comment #: PHIL-25

Deficiency: Parking - Accessible Stall - Markings



Markings have faded for accessible parking stalls.

Measurement: 2 count

Recommended Remediation:

Parking stall markings have faded. Remove and re-stripe the car stall. The minimum stall length is 216" (18'). The stall shall be striped using one of the following options: 1. the International Symbol of Accessibility in white on a blue background a minimum 36"x 36" high OR 2. stall outlined or painted in blue, with the International Symbol of Accessibility in white or a suitable contrasting color and a minimum 36"x 36" high. In either case, the centerline of the International Symbol of Accessibility (ISA) shall be 6" maximum from the centerline of the stall, its sides parallel to the length of the stall and its lower edge at, or lower side aligned with, the end of the parking space length. Width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

Floor/Area: Standard Parking Stalls at Park
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.6
1991 ADAAG: N/A
2019 CBC: 11B-502.6

Y/N/NA

N

N/A

N

Priority: 7

Severity: B

Quantity: 9 each

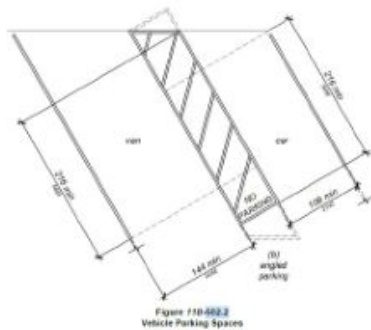
Base Cost: \$7,560

Estimated Year: N/A

Total Project Cost: N/A

Comment #: PHIL-26

Deficiency: Parking - Access Aisle Markings - Angled Parking



Angled parking stall access aisle does not extend the full required length of the parking stall(s) served on both sides.

Measurement: 1 inches

Recommended Remediation:

Access aisles shall extend the full required length of the parking spaces they serve. When measuring for angled parking measurements shall be taken parallel and perpendicular to the parking stall it is serving. This will need to be done to each stall serving the access aisle.

Floor/Area: Standard Parking Stalls at Park
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.2
1991 ADAAG: N/A
2019 CBC: 11B-502.2

Y/N/NA

N

N/A

N

Priority: 7

Severity: C

Quantity: 1 each

Base Cost: \$420

Estimated Year: N/A

Total Project Cost: N/A





700 E. Philadelphia Street

Comment #: PHIL-27

Deficiency: Parking - Access Aisle Markings - "No Parking"



Markings are faded and does not discourage parking in the access aisle.

Measurement: 1 count

Recommended Remediation:

Remove old markings and repaint as required.

ADA does not provide a method or design for markings. Existing striping has faded and markings do not discourage parking in the access aisle.

Floor/Area: Standard Parking Stalls at Park

Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	502	N	Priority:	7	Base Cost:	\$420
1991 ADAAG:	N/A	N/A	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-502.3	N			Total Project Cost:	N/A





10.2 - GOODS AND SERVICES

BASKETBALL COURT

DRINKING FOUNTAIN

Comment #: PHIL-28

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: 1.5 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Basketball Court
Room/Spot: Drinking Fountain

Code Compliance:

2010 ADAS: 303.2, 303.3

1991 ADAAG: 4.5.2

2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA

N

N

N

Priority: 4

Severity: A

Quantity: 6 each

Base Cost: \$119

Estimated Year: 28/29

Total Project Cost: \$170

EXTERIOR ACCESS ROUTE

Comment #: PHIL-29

Deficiency: Drinking Fountain - Number Provided - 50 percent



When dispersed, 50% are not compliant for standing and/or 50% are not complaint for wheelchair accessible on the site are. A standing height drinking fountain is not provided.

Measurement: 1 count

Recommended Remediation:

Remove/replace so when more than the minimum number of drinking fountains are provided, 50 percent of the total number of drinking fountains shall be provided for standing person, and 50 percent of the total number of drinking fountains shall be provided as wheelchair accessible. Must be evenly distributed for a total of 100% of the drinking fountains.

Floor/Area: Basketball Court
Room/Spot: Exterior Access Route

Bottle filling stations will not meet compliance for this item.

Code Compliance:

2010 ADAS: 211.3

1991 ADAAG: 4.1.3 (10) (a)

2019 CBC: 11B-211.3

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$8,000

Estimated Year: N/A

Total Project Cost: N/A

COMMUNITY CENTER





ACCESSIBLE ROUTE

Comment #: PHIL-30

Deficiency: Accessible Route - Protrusion - Depth



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. TV protrudes 8" into the accessible route at 79" AFF.

Measurement: 8 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Community Center

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.4.1

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$728

Estimated Year: N/A

Total Project Cost: N/A

COMMON AREAS

Comment #: PHIL-31

Deficiency: Accessible Route - Reach Ranges - Forward Reach Obstructed



The maximum reach is more than 44" when the depth of reach over an obstruction exceeds 20." 49" measured to the soap dispenser sink. 51" AFF measured to the paper towel dispenser at the sink.

Measurement: 51 inches

Recommended Remediation:

Adjust height of element where a high forward reach is over an obstruction so the high forward reach shall be 48 inches (1219 mm) maximum where the reach depth is 20 inches (508 mm) maximum. Where the reach depth exceeds 20 inches (508 mm), the high forward reach shall be 44 inches (1118 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

Floor/Area: Community Center

Room/Spot: Common Areas

Code Compliance:

2010 ADAS: 308.2.2

1991 ADAAG: 4.2.5

2019 CBC: 11B-308.2.2

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 2 each

Base Cost: \$400

Estimated Year: 28/29

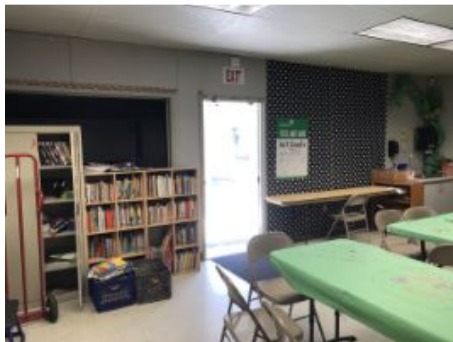
Total Project Cost: \$570





Comment #: PHIL-32

Deficiency: Interior Doors/Doorways/Gates - Tactile Sign - General



No permanent tactile exit sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile exit sign.

Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Community Center

Room/Spot: Common Areas

Code Compliance:

		Y/N/NA		Quantity: 4 each
2010 ADAS: 216.2, 703.4.1&2		N	Priority: 4	Base Cost: \$600
1991 ADAAG: 4.30.6		N	Severity: C	Estimated Year: 28/29
2019 CBC: 11B-216.2, 11B-703.1&2		N		Total Project Cost: \$850

INTERIOR ACCESS ROUTE

Comment #: PHIL-33

Deficiency: Accessible Route - Reach Ranges - Side Reach



Element for side reach is not located within 15-inches minimum to 48-inches maximum AFF (to a 10-inch depth). 55" AFF measured to the paper towel dispenser control.

Measurement: 55 inches

Recommended Remediation:

Adjust height of element to provide a maximum reach range of 48 inches (1219 mm) maximum and the low side reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

Floor/Area: Community Center

Room/Spot: Interior Access Route

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 308.3.2		N	Priority: 2	Base Cost: \$200
1991 ADAAG: 4.2.6		N	Severity: C	Estimated Year: 28/29
2019 CBC: 11B-308.3.2		N		Total Project Cost: \$290





Comment #: PHIL-34

Deficiency: Kitchen - Counter Surface/Sink - Height



The height of the lavatory counter surface exceeds the allowable 34 inches AFF. 36" AFF measured to the sink rim. Knee and toe clearances are not provided at the sink.

Measurement: 36 inches

Recommended Remediation:

Relocate sinks so the rim is no higher than 34" maximum above finish floor this may provide.

Floor/Area: Community Center
Room/Spot: Interior Access Route

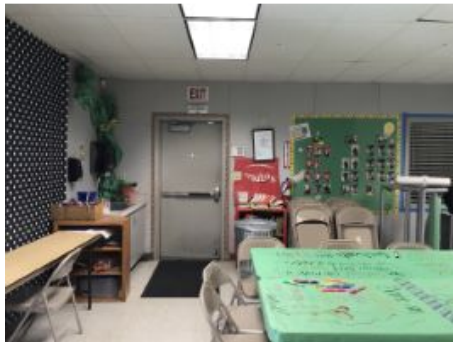
Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 606.3		N	Priority: 2	Base Cost: \$720
1991 ADAAG: 4.19.2		N		Estimated Year: 28/29
2019 CBC: 11B-606.3		N	Severity: C	Total Project Cost: \$1,020

INTERIOR DOORS/DOORWAYS/GATES

Comment #: PHIL-35

Deficiency: Interior Doors/Doorways/Gates - Hardware - Smooth Surface



Lower 10 inches of door is not smooth. Door stop installed at bottom of door.

Measurement: 2 inches

Recommended Remediation:

At swinging door and gate surfaces remove items within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

Floor/Area: Community Center
Room/Spot: Interior Doors/Doorways/Gates

Code Compliance:

		Y/N/NA		Quantity: 4 each
2010 ADAS: 404.2.10		N	Priority: 6	Base Cost: \$1,600
1991 ADAAG: N/A		N/A		Estimated Year: N/A
2019 CBC: 11B-404.2.10		N	Severity: C	Total Project Cost: N/A





Comment #: PHIL-36

Deficiency: Interior Doors/Doorways/Gates - Clearances: Front - Latch Clearance

18-inches (exterior) not provided at latch side clearances.

Measurement: 5.25 inches

Recommended Remediation:

Extend landing to provide 18-inch strike side clearance at latch side of door.



Floor/Area: Community Center
Room/Spot: Interior Doors/Doorways/Gates

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 404.2.4.1	N	2	Base Cost:	\$200	
1991 ADAAG: 4.13.6	N		Estimated Year:	28/29	
2019 CBC: 11B-404.2.4.1	N	Severity: C	Total Project Cost:	\$290	

Comment #: PHIL-37

Deficiency: Interior Doors/Doorways/Gates - Clearances: Front - Latch Clearance

18-inches (exterior) not provided at latch side clearances for a depth of 60-inches.. 28-3/4" deep maneuvering clearance measured perpendicular to the push side of the entry door. 8-3/4" measured adjacent to the latch on the push side of the entry door. Folding table located 0" adjacent to the latch on the push side of the entry door.

Measurement: 8.75 inches

Recommended Remediation:

Rearrange furniture to provide 18-inch strike side clearance for a depth of 60-inches.



Floor/Area: Community Center
Room/Spot: Interior Doors/Doorways/Gates

Code Compliance:

	Y/N/NA	Priority:	Quantity:	3	sq ft
2010 ADAS: 404.2.4.1	N	2	Base Cost:	\$600	
1991 ADAAG: 4.13.6	N		Estimated Year:	28/29	
2019 CBC: 11B-404.2.4.1	N	Severity: C	Total Project Cost:	\$850	





KITCHEN

Comment #: PHIL-38

Deficiency: Kitchen - Storage - General



The storage does not have at least 50% of cabinet shelf space within reach ranges (15"-48"; 46" max when shelving is 10" deep) AND/OR with handles that cannot be operated with one hand, and require tight grasping, pinching, or twisting of the wrist, or require more than 5 pounds force to operate, AND/OR without clear floor space. Less than 50% of the storage is provided within

Measurement: 0 count

Recommended Remediation:

This item needs to be verified. Provide storage with at least 50% of shelf space within reach ranges, with handles that can be operated with one hand, and do not require tight grasping, pinching, or twisting of the wrist, nor require more than 5 pounds force to operate. Provide clear floor space at the accessible storage and storage shall be within reach ranges.

Floor/Area: Community Center
Room/Spot: Kitchen

Code Compliance:

2010 ADAS: 804.5; 811
1991 ADAAG: 4.25.3
2019 CBC: 11B-804.5

Y/N/NA
N
N
N

Priority: 2
Severity: B

Quantity: 12 LF
Base Cost: \$30,396
Estimated Year: 28/29
Total Project Cost: \$42,780

TRANSACTION COUNTERS

Comment #: PHIL-39

Deficiency: Transaction Counters - Dimensions - Counter Height



The counter surface is higher than the allowable 34 inches above the finished floor.

Measurement: 41.5 inches

Recommended Remediation:

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum shall be provided.

ADA allows counters to be 36 inches high AFF maximum.

Floor/Area: Community Center
Room/Spot: Transaction Counters

Code Compliance:

2010 ADAS: 904.4.2
1991 ADAAG: 4.32.4
2019 CBC: 11B-904.4.2

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: \$5,414
Estimated Year: 28/29
Total Project Cost: \$7,620

PICNIC AREAS





ACCESSIBLE ROUTE

Comment #: PHIL-40

Deficiency: Accessible Route - Surface - Continuity



Accessible route does not provide a firm, stable and slip resistant surface. A compliant accessible route is not provided to a picnic area. Current ground surface is grass, which is not considered accessible.

Measurement: 1 count

Recommended Remediation:

Replace and provide floor and/or ground surfaces that is stable, firm, and slip resistant

Floor/Area: Picnic Areas
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 302.1, 403.2

1991 ADAAG: 4.5.1

2019 CBC: 11B-302.1, 11B-403.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 36 sq ft

Base Cost: \$323

Estimated Year: 28/29

Total Project Cost: \$460

PICNIC SHELTER

ACCESSIBLE ROUTE

Comment #: PHIL-41

Deficiency: Accessible Route - Surface - Continuity



A compliant accessible route is not provided to the picnic shelter.

Measurement: 1 count

Recommended Remediation:

Replace and provide floor and/or ground surfaces that is stable, firm, and slip resistant

Floor/Area: Picnic Shelter
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 302.1, 403.2

1991 ADAAG: 4.5.1

2019 CBC: 11B-302.1, 11B-403.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 52 sq ft

Base Cost: \$466

Estimated Year: 28/29

Total Project Cost: \$660

PLAYGROUND





PLAYGROUNDS

Comment #: PHIL-42

Deficiency: Playgrounds - Accessible Route - Site Amenities



An accessible path of travel from the playground is not provided to restrooms, drinking fountains, other accessible areas, and public telephones (if available) on site. Ramp has slopes of 9.5%, no handrails and no landings.

Measurement: 9.5 % grade

Recommended Remediation:

Provide an accessible path of travel from the playground provided to restrooms, drinking fountains, other accessible areas, and public telephones (if available) on site.

At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Floor/Area: Playground
Room/Spot: Playgrounds

Code Compliance:

2010 ADAS: 206.2.2
1991 ADAAG: 4.5.1
2019 CBC: 11B-206.2.2

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 10 sq ft
Base Cost: \$6,620
Estimated Year: 28/29
Total Project Cost: \$9,320

Comment #: PHIL-43

Deficiency: Playgrounds - Ground Surface - Use Zone



It is unknown if the 'use zone' ground surfaces comply with ASTM F 1292 (1999 edition or 2004 edition).

This will need to be verified with the client.

Measurement: 1 count

Recommended Remediation:

Ground surfaces located within use zones shall comply with ASTM F 1292 (1999 edition or 2004 edition).

Floor/Area: Playground
Room/Spot: Playgrounds

Code Compliance:

2010 ADAS: 11B-1008.2.6.2
1991 ADAAG: 15.6.7
2019 CBC: 11B-1008.2.6.2

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 7200 sq ft
Base Cost: \$14,400
Estimated Year: 28/29
Total Project Cost: \$20,270





Comment #: PHIL-44

Deficiency: Playgrounds - Transfer System - Contrast Striping



Transfer step does not provide contrast striping, or contrast striping is not compliant.

Measurement: 0 count

Recommended Remediation:

Contrast striping shall be provided at each transfer step. The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch (25 mm) from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable.

Floor/Area: Playground
Room/Spot: Playgrounds

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-1008.3.2.4

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 12 each

Base Cost: \$420

Estimated Year: N/A

Total Project Cost: N/A

Comment #: PHIL-45

Deficiency: Playgrounds - Transfer System - Transfer Platform-Height



Transfer platform exceeds maximum 11" and does not provide a level 30" x 48" clear floor space centered 24" for a parallel approach.

Measurement: 19 inches

Recommended Remediation:

The height of transfer platforms shall be 11 inches minimum and 18 inches maximum measured to the top of the surface from the ground or floor surface. A transfer space with slopes not exceeding 1:48 and no changes in level shall be provided adjacent to the transfer platform. The 48 inch long minimum dimension of the transfer space shall be centered on and parallel to the 24 inch long minimum side of the transfer platform. The side of the transfer platform serving the transfer space shall be unobstructed.

Floor/Area: Playground
Room/Spot: Playgrounds

Code Compliance:

2010 ADAS: 1008.3.1.2, 1008.3.1.3

1991 ADAAG: 15.6.5.1.2

2019 CBC: 11B-1008.3.1.2 11B-1008.3.1.3

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$5,000

Estimated Year: 28/29

Total Project Cost: \$7,040





Comment #: PHIL-46

Deficiency: Playgrounds - Transfer System - Transfer Steps - Size



Transfer steps exceed maximum height allowed.

Measurement: 9 inches

Recommended Remediation:

Each transfer step shall be 8 inches (203 mm) high maximum.

Floor/Area: Playground
Room/Spot: Playgrounds

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	11B-1008.32.2	N	Priority:	2	Base Cost:	\$3,255
1991 ADAAG:	15.6.5.2	N	Severity:	C	Estimated Year:	28/29
2019 CBC:	11B-1008.32.2	N			Total Project Cost:	\$4,590

Comment #: PHIL-47

Deficiency: Playgrounds - Ground Level Components - Quantity



The number of existing ground level components is less than the required minimum. The minimum number of ground level play components is not provided.

Measurement: 1 count

Recommended Remediation:

Install a minimum of ground play components as identified in 11B-240.2..2

Floor/Area: Playground
Room/Spot: Playgrounds

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	11B-240.2.1.2	N	Priority:	2	Base Cost:	\$5,000
1991 ADAAG:	15.6.2	N	Severity:	C	Estimated Year:	28/29
2019 CBC:	11B-240.2.1.2	N			Total Project Cost:	\$7,040

ROUTE ALONG PLAYGROUND





ACCESSIBLE ROUTE

Comment #: PHIL-48

Deficiency: Accessible Route - Change in Level - Warning Curbs



Warning curb / guide rail is not installed at locations where there is an elevation change of more than 4" above finish grade.

Measurement: inches

Recommended Remediation:

Abrupt changes in level exceeding 4" above finish grade between walks, sidewalks, or other pedestrian ways and adjacent surfaces shall provide a warning curb at least 6" in height above the walk or sidewalk surface.

Exception: A warning curb is not required where a guard rails centered 2" minimum to 4" maximum above the surface of the walk or sidewalk.

Floor/Area: Route along Playground

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-303.5

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 50 sq ft

Base Cost: \$1,200

Estimated Year: N/A

Total Project Cost: N/A

ROUTE AROUND SOCCER FIELDS

ACCESSIBLE ROUTE

Comment #: PHIL-49

Deficiency: Accessible Route - Protrusion - Depth



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. 56" high vertical clearance measured to the tree branches that hang over the accessible route.

Measurement: 56 inches

Recommended Remediation:

Trim trees and maintain clearances over path.

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Route around Soccer Fields

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.4.1

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$200

Estimated Year: N/A

Total Project Cost: N/A

ROUTE FROM ACCESSIBLE PARKING STALLS TO THE PARK ENTRANCE





ACCESSIBLE ROUTE

Comment #: PHIL-50

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.8% cross slope measured at the turn in the accessible route.

Measurement: 2.8 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Route from Accessible Parking
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-406.5.7

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 25 sq ft
Base Cost: \$496
Estimated Year: 28/29
Total Project Cost: \$700

ROUTE TO BASKETBALL COURTS

ACCESSIBLE ROUTE

Comment #: PHIL-51

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%. 10.8% to 13.1% running slope measured along the route to the basketball courts.

Measurement: 13.1 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Route to Basketball Courts
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 402.2
1991 ADAAG: 4.3.7
2019 CBC: 11B-402.2

Y/N/NA
N
N
N

Priority: 1
Severity: B

Quantity: 80 sq ft
Base Cost: \$1,600
Estimated Year: 28/29
Total Project Cost: \$2,260

ROUTE TO MEN'S RESTROOM





ACCESSIBLE ROUTE

Comment #: PHIL-52

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 3.5% cross slope measured at the turn in the accessible route leading to the men's restroom.

Measurement: 3.5 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Route to Men's Restroom

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 25 sq ft

Base Cost: \$496

Estimated Year: 28/29

Total Project Cost: \$700

ROUTE TO SOCCER FIELDS

SPORT ACTIVITY

Comment #: PHIL-53

Deficiency: Sport Activity - Accessible Route - Boundary Connection



A minimum of one accessible route a minimum of 48-inches wide is not provided to the boundary to the soccer fields.

Measurement: 0 count

Recommended Remediation:

Install an accessible route to the boundary of each area of sport activity.

Floor/Area: Route to Soccer Fields

Room/Spot: Sport Activity

Code Compliance:

2010 ADAS: 206.2.18

1991 ADAAG: 4.1.3(2), 4.3.2(2)

2019 CBC: 11B-206.2.18

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 300 In ft

Base Cost: \$2,688

Estimated Year: 28/29

Total Project Cost: \$3,790





10.3A - PUBLIC TOILET ROOMS (MULTI_USER)

MEN'S AND WOMEN'S RESTROOMS
RESTROOM

Comment #: PHIL-54

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location



The toilet paper dispenser is outside of the allowable reach range.

Measurement: 14 inches

Recommended Remediation:

This requires relocation of the toilet paper dispenser so that center line is 7" minimum to 9" maximum from face of water closet in front of the water closet measured to the centerline of the dispenser, and located below the grab bar.

Floor/Area: Men's and Women's Restrooms

Room/Spot: Restroom

Code Compliance:

2010 ADAS: 604.7
1991 ADAAG: 4.17.3
2019 CBC: 11B-604.7

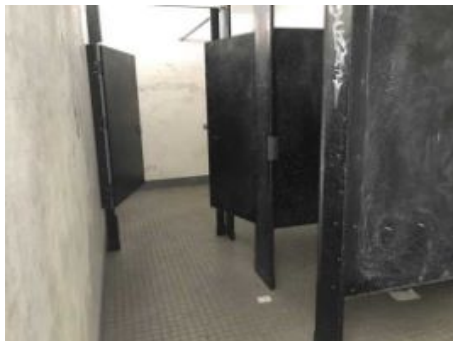
Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: \$560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: PHIL-55

Deficiency: Accessible Toilet Stall - Door - Self-Closing Door



The stall door is not self closing.

Measurement: 2 count

Recommended Remediation:

The door shall be self-closing.

Floor/Area: Men's and Women's Restrooms

Room/Spot: Restroom

Notes: Typical

Code Compliance:

2010 ADAS: 604.8.3
1991 ADAAG: N/A
2019 CBC: 11B-604.8.3

Y/N/NA
N
N/A
N

Priority: 7
Severity: C

Quantity: 2 each
Base Cost: \$586
Estimated Year: N/A
Total Project Cost: N/A





Comment #: PHIL-56

Deficiency: Accessible Toilet Stall - Door Hardware - Handle Both Sides



There is no pull handle on the interior side of the stall door.

Measurement: 0 count

Recommended Remediation:

A door pull shall be placed on both sides of the door near the latch and shall located between 34" min. to 44" max. AFF.

Door pull shall shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.

Floor/Area: Men's and Women's Restrooms

Room/Spot: Restroom

Notes: Typical

Code Compliance:

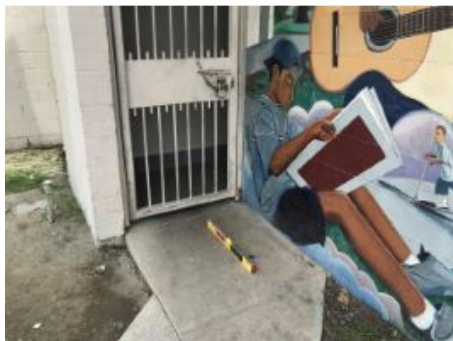
	Y/N/NA	Quantity:	2	each
2010 ADAS: 604.8.1.2	N	Priority:	7	Base Cost: \$586
1991 ADAAG: N/A	N/A	Severity:	C	Estimated Year: N/A
2019 CBC: 11B-604.8.3	N	Total Project Cost:		N/A

MEN'S RESTROOM

RESTROOM DOORS

Comment #: PHIL-57

Deficiency: Restroom Doors - Clearances: Front - Latch Clearance



24-inches (exterior) not provided at latch side clearances.

Measurement: 1 count

Recommended Remediation:

Recommend reversing door and extending the landing to provide 24-inches at latch side clearances.

ADA allows 18-inch clearance exterior.

Floor/Area: Men's Restroom

Room/Spot: Restroom Doors

Code Compliance:

	Y/N/NA	Quantity:	1	each
2010 ADAS: 404.2.4.1	N	Priority:	1	Base Cost: \$1,750
1991 ADAAG: 4.13.10(a)	N	Severity:	C	Estimated Year: 28/29
2019 CBC: 11B-404.2.4.1	N	Total Project Cost:		\$2,470

WOMEN'S RESTROOM





Comment #: PHIL-58

Deficiency: Restroom Access - Dimensions - Width

The clear width to the accessible stall is less than 44-inches clear.

Measurement: 36 inches

Recommended Remediation:

Reconfigure restroom to provide a clear width for accessible routes to accessible toilet compartments shall be 44 inches except for door-opening widths and door swings.

Floor/Area: Women's Restroom

Code Compliance:

2010 ADAS: 11B-403.5.1

Y/N/NA

Y

Priority: 5

Quantity: 1 each

1991 ADAAG: 4.17.3

N

Base Cost: \$293

2019 CBC: 11B-403.5.1 (Ex. 5)

N

Severity: D

Estimated Year: N/A

Total Project Cost: N/A

RESTROOM

Comment #: PHIL-59

Deficiency: Lavatory - Location - Centerline Distance



The lavatory is not located so that the distance to the adjacent side wall is minimum 18 inches.

Measurement: 17.75 inches

Recommended Remediation:

Lavatories, when located adjacent to a side wall or partition, shall be a minimum of 18" to the centerline of the fixture. ADA requires a 30" wide x 48" clear floor space centered on the lavatory.

Floor/Area: Women's Restroom

Room/Spot: Restroom

Code Compliance:

2010 ADAS: 606

Y/N/NA

Y

Priority: 5

Quantity: 1 each

1991 ADAAG: N/A

N/A

Base Cost: \$3,000

2019 CBC: 11B-606.6

N

Severity: D

Estimated Year: N/A

Total Project Cost: N/A





Comment #: PHIL-60

Deficiency: Accessible Toilet Stall - Side Grab Bar - Rear Distance to Rear Wall



The side grab bar does not extend minimum 54 inches from the rear wall.

Measurement: 47 inches

Recommended Remediation:

Relocate grab bar to a 54" from rear wall. The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

Floor/Area: Women's Restroom

Room/Spot: Restroom

Code Compliance:

2010 ADAS: 604.5.1

1991 ADAAG: 4.17.6

2019 CBC: 11B-604.5.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$200

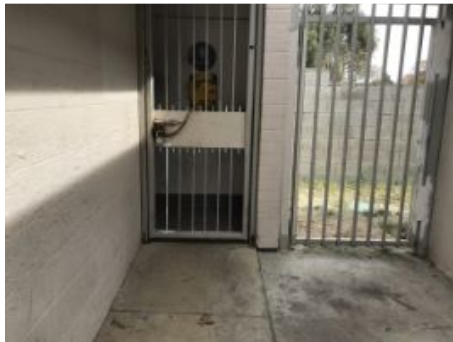
Estimated Year: 28/29

Total Project Cost: \$290

RESTROOM DOORS

Comment #: PHIL-61

Deficiency: Restroom Doors - Clearances: Front - Latch Clearance



Latch side clearance is not provided at the pull side of the door and 6.6% slopes.

Measurement: 0 inches

Recommended Remediation:

Provide maneuvering clearances that extend full width of the doorway and the required 18" minimum latch side clearance (24 inches for exterior doors) for a depth of 60-inches. The slopes in this space shall not exceed 1:48 in any direction.

Floor/Area: Women's Restroom

Room/Spot: Restroom Doors

Code Compliance:

2010 ADAS: 404.2.4.1

1991 ADAAG: 4.13.10(a)

2019 CBC: 11B-404.2.4.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$1,750

Estimated Year: 28/29

Total Project Cost: \$2,470





10.3B - PUBLIC TOILET ROOMS (SINGLE_USER)

COMMUNITY CENTER

COMMON AREAS

Comment #: PHIL-62

Deficiency: Restroom Interior Space - Amenities - Toilet Seat Cover Dispenser

The toilet seat cover dispenser exceeds the maximum allowable height, is not located on an accessible route and is not located within reach ranges. 60" AFF measured to the toilet seat cover dispenser. The toilet seat cover dispenser is located above the toilet, which acts as an obstruction.

Measurement: 60 inches

Recommended Remediation:

Relocate toilet paper dispenser so all operable parts, shall be 40 inches maximum above the finish floor, located on an accessible route, and provides a 30" x 48" clear floor space adjacent to the dispenser.

Floor/Area: Community Center

Room/Spot: Common Areas

ADA allows accessories to meet reach ranges 15" minimum to 48" maximum AFF, or as noted below when reaching over an obstruction.

Code Compliance:

2010 ADAS: 308.2.2

1991 ADAAG: 4.23.7

2019 CBC: 603.5

Where a high forward reach is over an obstruction, the 30"x48" clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. Where the reach depth exceeds 20 inches, the high forward reach shall be 44 inches maximum and the reach depth shall be 25 inches maximum.

Y/N/A	Quantity:	1	each
N	Base Cost:	\$200	
N	Priority:	3	
N	Severity:	C	
N	Estimated Year:	N/A	
N	Total Project Cost:	N/A	

Comment #: PHIL-63

Deficiency: Restroom Doors - Tactile Sign - General



No permanent tactile restroom identification sign has been provided. Signage with the International Symbol of Accessibility, tactile lettering, and Braille is not provided adjacent to the latch side of the restroom door.

Measurement: 0 count

Recommended Remediation:

Provide a tactile room identification sign.

Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Community Center

Room/Spot: Common Areas

Notes: Unisex Restroom

Exception: In alterations where installation locations are obstructed or otherwise unavailable for sign installation, signs with tactile characters shall be permitted on the push side of the doors with closed doors without hold-open devices.

Code Compliance:

2010 ADAS: 216.2, 703.4.1&2

1991 ADAAG: 4.30.6

2019 CBC: 11B-216.2, 11B-703.1&2

Y/N/A	Quantity:	1	each
N	Base Cost:	\$110	
N	Priority:	3	
N	Severity:	C	
N	Estimated Year:	28/29	
N	Total Project Cost:	\$160	





Comment #: PHIL-64

Deficiency: Restroom Interior Space - Amenities - Paper Towel Height



The paper towel dispenser exceeds the maximum allowable height. 43" AFF measured to the paper towel dispenser. 47" AFF measured to the soap dispenser.

Measurement: 47 inches

Recommended Remediation:

In California, all operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor.

ADA allows accessories to meet reach ranges as noted below;

Floor/Area: Community Center
Room/Spot: Common Areas
Notes: Unisex Restroom

Where a high forward reach is over an obstruction, the 30"x48" clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. Where the reach depth exceeds 20 inches (508 mm), the high forward reach shall be 44 inches (1118 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

Code Compliance:

2010 ADAS: 308.2.2
1991 ADAAG: 4.19.6
2019 CBC: 603.5

Y/N/NA		Quantity: 2	each
Y	Priority: 5	Base Cost:	\$400
N	Severity: D	Estimated Year:	N/A
N		Total Project Cost:	N/A

Comment #: PHIL-65

Deficiency: Restroom Interior Space - Amenities - Mirror Height



The mirror height exceeds the allowable 40 inches above the finished floor.

Measurement: 40.5 inches

Recommended Remediation:

Relocate mirrors above lavatories or countertops so bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground.

OR

Provide a second mirror not located above lavatories or countertops with the bottom edge of the reflecting surface 35 inches maximum above the finish floor.

Floor/Area: Community Center
Room/Spot: Common Areas
Notes: Unisex Restroom

Code Compliance:

2010 ADAS: 603.3
1991 ADAAG: 4.19.6
2019 CBC: 11B-603.3

Y/N/NA		Quantity: 1	each
N	Priority: 6	Base Cost:	\$200
N	Severity: C	Estimated Year:	N/A
N		Total Project Cost:	N/A





Comment #: PHIL-66

Deficiency: Accessible Toilet Stall - Side Grab Bar - Rear Distance to Rear Wall



The side grab bar does not extend minimum 54 inches from the rear wall.

Measurement: 53.5 inches

Recommended Remediation:

Relocate to provide 54" minimum from rear wall. The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

Floor/Area: Community Center

Room/Spot: Common Areas

Notes: Unisex Restroom

Code Compliance:

2010 ADAS: 604.5.1

Y/N/NA

N

Priority: 3

Quantity: 1 each

Base Cost: \$355

1991 ADAAG: 4.17.6

N

Estimated Year: 28/29

2019 CBC: 11B-604.5.1

N

Severity: C

Total Project Cost: \$500

MEN'S AND WOMEN'S RESTROOMS

RESTROOM

Comment #: PHIL-67

Deficiency: Lavatory - Covered Pipes/Hose Bib - General



The pipe insulation does not cover everything under the sink including water supply lines and hose bib.

Measurement: 0 count

Recommended Remediation:

Remove all sharp or abrasive surfaces under lavatories and sinks.

Provide insulation to all drain pipes, water lines and abrasive surfaces including a hose bib if provided.

Floor/Area: Men's and Women's Restrooms

Room/Spot: Restroom

Notes: Typical

Code Compliance:

2010 ADAS: 606.5

Y/N/NA

N

Priority: 6

Quantity: 2 each

Base Cost: \$130

1991 ADAAG: 4.19.4

N

Estimated Year: N/A

2019 CBC: 11B-606.5

N

Severity: C

Total Project Cost: N/A





Comment #: PHIL-68

Deficiency: Lavatory - Knee/Toe Clearance - Height



The knee clearance at the lavatory is less than the allowable 29 inches. 16-1/2" deep toe clearance measured at the lavatories. 27-1/2" to 28-1/2" AFF clearance measured to the bottom edge of the lavatories. 25" to 26" AFF knee clearance measured at the lavatories.

Measurement: 25 inches

Recommended Remediation:

At lavatories required to be accessible by Section 11B-213.3.4, the knee clearance shall be 27 inches (686 mm) high minimum above the finish floor or ground at a depth of 8 inches (203 mm) minimum increasing to 29 inches (737 mm) high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture

Floor/Area: Men's and Women's Restrooms

Room/Spot: Restroom

Notes: Typical

ADA Standards require 27-inches knee clearance.

Code Compliance:

2010 ADAS: 305, 306.2.3

1991 ADAAG: 4.19.2

2019 CBC: 11B-306.2.3

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 2 each

Base Cost: \$1,440

Estimated Year: 28/29

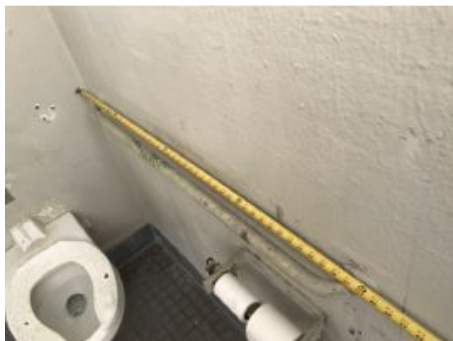
Total Project Cost: \$2,030

MEN'S RESTROOM

RESTROOM

Comment #: PHIL-69

Deficiency: Accessible Toilet Stall - Side Grab Bar - Rear Distance to Rear Wall



The side grab bar does not extend minimum 54 inches from the rear wall.

Measurement: 48 inches

Recommended Remediation:

Relocate grab bar to a minimum 54" from rear wall. The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

Floor/Area: Men's Restroom

Room/Spot: Restroom

Code Compliance:

2010 ADAS: 604.5.1

1991 ADAAG: 4.17.6

2019 CBC: 11B-604.5.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$355

Estimated Year: 28/29

Total Project Cost: \$500





Comment #: PHIL-70

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Wall Side Distance From Centerline

The rear grab bar is not provided.

Measurement: 48 inches

Recommended Remediation:

Install rear wall grab bar so it provide 12 inches minimum from the centerline of the water closet to the wall side.

Grab bar shall be 36 inches (914 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

Floor/Area: Men's Restroom

Room/Spot: Restroom

Code Compliance:

2010 ADAS: 604.5.2

1991 ADAAG: 4.17.6

2019 CBC: 11B-604.5.2

Y/N/NA

N

Y

N

Priority: 7

Severity: C

Quantity: 1 each

Base Cost: \$710

Estimated Year: N/A

Total Project Cost: N/A

WOMEN'S RESTROOM

RESTROOM

Comment #: PHIL-71

Deficiency: Baby Changing Station - Operable Parts - Height



The operable part exceeds 48 inches height. 36" AFF measured to the top of the changing surface.

Measurement: 36 inches

Recommended Remediation:

Provided 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 maximum. Recommend installing a strap for the opening with a circular handle that does not require grasping.

Floor/Area: Women's Restroom

Room/Spot: Restroom

Code Compliance:

2010 ADAS: 309

1991 ADAAG: 4.32.4

2019 CBC: 11B-309

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$794

Estimated Year: 28/29

Total Project Cost: \$1,120





JOHN F. KENNEDY PARK & COMMUNITY CENTER



11.0 Site Assessment

Facility Priority Designations

- Priority 1 – Approach and Entrance (exterior accessible route and accessible parking. Includes directional signage, exterior ramps, exterior stairs, exterior side of entrances thresholds, door handles, 48” door separation in vestibules, exterior protruding objects)
- Priority 2 – Access to Programs, Services (begins at entrance of building and includes circulation routes, protruding objects, elevators, interior stairs, interior ramps, reach ranges, signage for room designation, doors, aisles, carpet, seating, desks, benches, dressing rooms, lockers, reception counters, counter heights)
- Priority 3 – Toilet Rooms
- Priority 4 – Additional Accessible elements (drinking fountains, phones, fire alarm systems)
- Priority 5 – California only requirements to comply with building code
- Priority 6 – Maintenance Items
- Priority 7 – Items compliant with 1991 ADAAG

Facility Severity Designations

- ‘A’: Item that creates a Safety Issue (tripping hazards, protruding objects, fire strobes, egress signage, door closing speed and door pressures, two way communication at elevators)
- ‘B’: Item that creates a major inconvenience to a significant number of people (cross slopes,
- ‘C’: Item that creates a minor inconvenience, however it is not compliant and creates a barrier (restrooms, audio visual elements, door hardware, vision lights, drinking fountains, directional signage, accessible parking,
- ‘D’: Required only in California Building Code, but is compliant with ADA Federal Regulations
- ‘E’: Nothing required unless public is allowed access to this area



Total Estimated Cost Summary Table by Priority:

	Count of Total Items	Total Estimated Base Costs	Total Estimated Project Costs*
Priority 1	70	\$233,059	\$339,760
Priority 2	20	\$19,264	\$28,580
Priority 3	18	\$19,832	\$29,950
Priority 4	0	\$0	\$0
Priority 5	14	\$23,078	N/A
Priority 6	24	\$17,503	N/A
Priority 7	11	\$5,394	N/A
Total	146	\$318,130	\$398,290

* Project costs includes soft cost allowance, GC cost & fee, escalation and contingency, priority 5, 6, and 7 are not included in the transition plan and therefore have o calculated Project Costs.



11.1 - APPROACH AND ENTRANCE

ACCESSIBLE ROUTE

OPENINGS

Comment #: JFK-001

Deficiency: Accessible Route - Openings - Width



Accessible route grates / openings exceed 1/2" in the direction of travel.

Measurement: 6 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of 1/2" in the direction of travel.

If gratings have elongated openings, then they are placed so that the long dimension is perpendicular to the dominant direction of travel.

Floor/Area: Accessible Route

Room/Spot: Openings

Code Compliance:

2010 ADAS: 302.3

1991 ADAAG: 4.5.4

2019 CBC: 11B-302.3

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 200 In ft

Base Cost: \$1,792

Estimated Year: 28/29

Total Project Cost: \$2,530

PROTRUSION

Comment #: JFK-002

Deficiency: Accessible Route - Protrusion - Height



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier.

Measurement: 66 inches

Recommended Remediation:

Tree branches along the path of travel need to be trimmed and maintained 80" minimum above the circulation path.

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Accessible Route

Room/Spot: Protrusion

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.4.1

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 1 each

Base Cost: \$728

Estimated Year: 28/29

Total Project Cost: \$1,030





SLOPES

Comment #: JFK-003

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 5.2 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS:	402.2
1991 ADAAG:	4.3.7
2019 CBC:	11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 600 In ft

Base Cost: \$11,892

Estimated Year: 29/30

Total Project Cost: \$17,570

Comment #: JFK-004

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 6.6 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS:	402.2
1991 ADAAG:	4.3.7
2019 CBC:	11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 80 In ft

Base Cost: \$1,586

Estimated Year: 29/30

Total Project Cost: \$2,350





Comment #: JFK-005

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%. Running slopes of 13.7% and cross slopes of 3.8% at this location.

Measurement: 13.7 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 120 In ft

Base Cost: \$2,378

Estimated Year: 29/30

Total Project Cost: \$3,520

Comment #: JFK-006

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%. Running slopes of 11.4% and cross slopes of 5.7% at this location.

Measurement: 11.4 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1400 In ft

Base Cost: \$27,748

Estimated Year: 29/30

Total Project Cost: \$41,000





Comment #: JFK-007

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 5.1 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 250 In ft

Base Cost: \$4,955

Estimated Year: 29/30

Total Project Cost: \$7,330

Comment #: JFK-008

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%. Running slopes of 4.9% and cross slopes of 2.8% at this location.

Measurement: 4.9 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 120 In ft

Base Cost: \$2,378

Estimated Year: 29/30

Total Project Cost: \$3,520





Comment #: JFK-009

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 8 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 350 In ft

Base Cost: \$6,937

Estimated Year: 29/30

Total Project Cost: \$10,250

Comment #: JFK-010

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 7.1 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 30 In ft

Base Cost: \$595

Estimated Year: 29/30

Total Project Cost: \$880





Comment #: JFK-011

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 6.5 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 100 In ft

Base Cost: \$1,982

Estimated Year: 29/30

Total Project Cost: \$2,930

Comment #: JFK-012

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 6.9 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 100 In ft

Base Cost: \$1,982

Estimated Year: 29/30

Total Project Cost: \$2,930





Comment #: JFK-013

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 7.2 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 60 In ft

Base Cost: \$1,189

Estimated Year: 29/30

Total Project Cost: \$1,760

Comment #: JFK-014

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5% Running slopes of 9.1% with cross slopes of 4.5%.

Measurement: 9.1 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 250 In ft

Base Cost: \$4,955

Estimated Year: 29/30

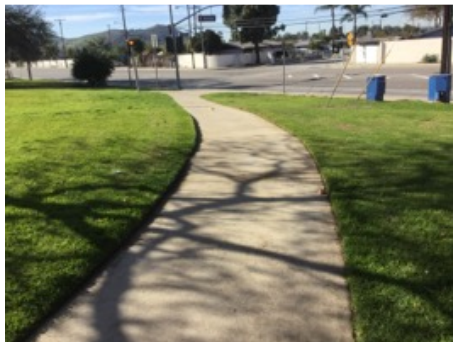
Total Project Cost: \$7,330





Comment #: JFK-015

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 6.4 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 360 In ft

Base Cost: \$7,135

Estimated Year: 29/30

Total Project Cost: \$10,550

Comment #: JFK-016

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 8.9 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 250 In ft

Base Cost: \$4,955

Estimated Year: 29/30

Total Project Cost: \$7,330





Comment #: JFK-017

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%. Running slopes of 7.3% and cross slopes of 4.1%.

Measurement: 7.3 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 360 In ft

Base Cost: \$7,135

Estimated Year: 29/30

Total Project Cost: \$10,550

Comment #: JFK-018

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%. 7.1% running slopes with 3.8% cross slopes.

Measurement: 7.1 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 450 In ft

Base Cost: \$8,919

Estimated Year: 29/30

Total Project Cost: \$13,180





Comment #: JFK-019

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3.5 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 600 In ft

Base Cost: \$11,892

Estimated Year: 29/30

Total Project Cost: \$17,570

Comment #: JFK-020

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 2.4 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 600 In ft

Base Cost: \$11,892

Estimated Year: 28/29

Total Project Cost: \$16,740





Comment #: JFK-021

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 2.5 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 120 In ft

Base Cost: \$2,378

Estimated Year: 28/29

Total Project Cost: \$3,350

Comment #: JFK-022

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 8.4 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 220 In ft

Base Cost: \$4,360

Estimated Year: 29/30

Total Project Cost: \$6,450





Comment #: JFK-023

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 2.8 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 220 In ft

Base Cost: \$4,360

Estimated Year: 28/29

Total Project Cost: \$6,140

Comment #: JFK-024

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3.8 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 300 In ft

Base Cost: \$5,946

Estimated Year: 29/30

Total Project Cost: \$8,790





Comment #: JFK-025

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). Cross slope for walkway of 120 feet long and 5.5 wide is over 2%, this starts near the first parking stall and continues out of compliance until the walkway that leads to Community Center Building Entrance.

Measurement: 3.5 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 700 In ft

Base Cost: \$13,874

Estimated Year: 28/29

Total Project Cost: \$19,530

Comment #: JFK-026

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 150 In ft

Base Cost: \$2,973

Estimated Year: 28/29

Total Project Cost: \$4,190





Comment #: JFK-027

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 2.6 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 250 In ft

Base Cost: \$4,955

Estimated Year: 28/29

Total Project Cost: \$6,980

Comment #: JFK-028

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3.7 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 250 In ft

Base Cost: \$4,955

Estimated Year: 28/29

Total Project Cost: \$6,980





Comment #: JFK-029

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 250 In ft

Base Cost: \$4,955

Estimated Year: 28/29

Total Project Cost: \$6,980

Comment #: JFK-030

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 7.3 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 360 In ft

Base Cost: \$7,135

Estimated Year: 29/30

Total Project Cost: \$10,550





Comment #: JFK-031

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 7.6 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 250 In ft

Base Cost: \$4,955

Estimated Year: 29/30

Total Project Cost: \$7,330

Comment #: JFK-032

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 7 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 300 In ft

Base Cost: \$5,946

Estimated Year: 29/30

Total Project Cost: \$8,790





Comment #: JFK-033

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 7.5 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 110 In ft

Base Cost: \$2,180

Estimated Year: 29/30

Total Project Cost: \$3,230

Comment #: JFK-034

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 6.1 Running slopes and 3.1% cross slopes with changes of elevations of 2-1/2".

Measurement: 3.1 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 100 In ft

Base Cost: \$1,982

Estimated Year: 29/30

Total Project Cost: \$2,930





Comment #: JFK-035

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 9.1 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 500 In ft

Base Cost: \$9,910

Estimated Year: 28/29

Total Project Cost: \$13,950

Comment #: JFK-036

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 6.5 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 100 In ft

Base Cost: \$1,982

Estimated Year: 29/30

Total Project Cost: \$2,930





Comment #: JFK-037

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 4.9 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 360 In ft

Base Cost: \$7,135

Estimated Year: 28/29

Total Project Cost: \$10,040

VERTICAL DISPLACMENT

Comment #: JFK-038

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over ¼" vertical or ½" beveled occur.

Measurement: .75 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of ¼" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between ¼" high minimum and ½" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of ½" is permitted to be ¼" vertical plus ¼" beveled.

Floor/Area: Accessible Route

Room/Spot: Vertical Displacement

Code Compliance:

2010 ADAS: 303.2, 303.3

1991 ADAAG: 4.5.2

2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 150 In ft

Base Cost: \$150

Estimated Year: 29/30

Total Project Cost: \$230





Comment #: JFK-039

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: 1.75 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacement

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	350	In ft
2010 ADAS: 303.2, 303.3	N	1		Base Cost:		\$350
1991 ADAAG: 4.5.2	N			Estimated Year:		29/30
2019 CBC: 11B-303.2, 11B-303.3	N		C	Total Project Cost:		\$520

Comment #: JFK-040

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: .75 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacement

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	250	In ft
2010 ADAS: 303.2, 303.3	N	1		Base Cost:		\$250
1991 ADAAG: 4.5.2	N			Estimated Year:		29/30
2019 CBC: 11B-303.2, 11B-303.3	N		C	Total Project Cost:		\$370





Comment #: JFK-041

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: .75 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacement

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	In ft
2010 ADAS: 303.2, 303.3	N	1	C	150	\$150
1991 ADAAG: 4.5.2	N			29/30	
2019 CBC: 11B-303.2, 11B-303.3	N			Total Project Cost:	\$230

Comment #: JFK-042

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: .5 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacement

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	In ft
2010 ADAS: 303.2, 303.3	N	7	C	180	\$180
1991 ADAAG: 4.5.2	Y			N/A	
2019 CBC: 11B-303.2, 11B-303.3	N			Total Project Cost:	N/A





Comment #: JFK-043

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: 1 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacement

Code Compliance:

	Y/N/NA	Quantity:	200	In ft
2010 ADAS: 303.2, 303.3	N	Priority: 1	Base Cost:	\$200
1991 ADAAG: 4.5.2	N	Severity: C	Estimated Year:	29/30
2019 CBC: 11B-303.2, 11B-303.3	N	Total Project Cost:		\$300

Comment #: JFK-044

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: 1.5 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacement

Code Compliance:

	Y/N/NA	Quantity:	100	In ft
2010 ADAS: 303.2, 303.3	N	Priority: 1	Base Cost:	\$100
1991 ADAAG: 4.5.2	N	Severity: A	Estimated Year:	28/29
2019 CBC: 11B-303.2, 11B-303.3	N	Total Project Cost:		\$150





Comment #: JFK-045

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: .5 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacement

Code Compliance:

2010 ADAS:	303.2, 303.3
1991 ADAAG:	4.5.2
2019 CBC:	11B-303.2, 11B-303.3

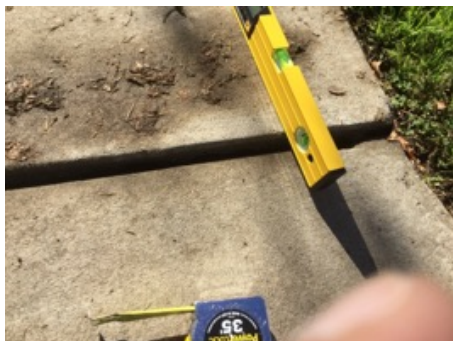
Y/N/NA	N
	Y
	N

Priority: 7
Severity: A

Quantity:	100	sq ft
Base Cost:	\$100	
Estimated Year:	N/A	
Total Project Cost:	N/A	

Comment #: JFK-046

Deficiency: Accessible Route - Vertical Displacement - Bevelment Slope



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: 0 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacement

Code Compliance:

2010 ADAS:	303.2, 303.3
1991 ADAAG:	4.5.2
2019 CBC:	11B-303.2, 11B-303.3

Y/N/NA	N
	Y
	N

Priority: 7
Severity: A

Quantity:	60	each
Base Cost:	\$60	
Estimated Year:	N/A	
Total Project Cost:	N/A	

COMMUNITY CENTER





CRAFT ROOM

Comment #: JFK-047

Deficiency: Exterior Doors/Doorways/Gates - ISA - All Entrances



The International Symbol of Accessibility (ISA) is missing at this door.

Measurement: 0 count

Recommended Remediation:

In existing buildings and facilities where not all entrances are accessible, the accessible doors shall be identified by the ISA.

Sticker implies that the other door is the designated accessible door. However, due to time of construction both doors are required to be accessible.

Recommendation would be to add a sticker with the ISA to the second door, or remove the sticker from the other door.

Floor/Area: Community Center

Room/Spot: Craft Room

Notes: Entry/Exit

Code Compliance:

2010 ADAS:	216.6
1991 ADAAG:	4.1.3 9(16)(b)
2019 CBC:	11B-216.6

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

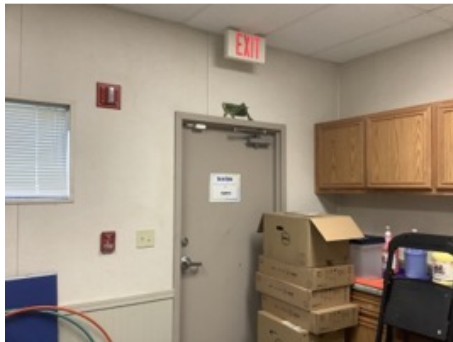
Base Cost: \$120

Estimated Year: 28/29

Total Project Cost: \$170

Comment #: JFK-048

Deficiency: Exterior Doors/Doorways/Gates - Tactile Sign - General



No permanent tactile exit sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile exit sign. Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18" x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Community Center

Room/Spot: Craft Room

Notes: Entry/Exit

Code Compliance:

2010 ADAS:	216.2, 703.4.1&2
1991 ADAAG:	4.30.6
2019 CBC:	11B-216.2, 11B-703.1&2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$150

Estimated Year: 29/30

Total Project Cost: \$230





Comment #: JFK-049

Deficiency: Exterior Doors/Doorways/Gates - Dimensions - Clear Height



80" vertical clearance at door is not provided, and 78-inches is not provided at door closers or door stops?

Measurement: 79 inches

Recommended Remediation:

Vertical clearance shall be 80 inches (2032 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2032 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (686 mm) maximum above the finish floor or ground.

Exception: Door closers and door stops shall be permitted to be 78 inches (1981 mm) minimum above the finish floor or ground.

Floor/Area: Community Center

Room/Spot: Craft Room

Notes: Entry/Exit

Code Compliance:

2010 ADAS: 307.4

1991 ADAAG: 4.4.2

2019 CBC: 11B-307.4

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$2,600

Estimated Year: 29/30

Total Project Cost: \$3,850

Comment #: JFK-050

Deficiency: Exterior Doors/Doorways/Gates - Operation - Opening Force



The force required to operate the door exceeds the allowable 5 lbf.

Measurement: 9 lbf

Recommended Remediation:

Adjust the door closer to provide a maximum of 5 pounds operating force, 15 pounds at fire rated doors.

Floor/Area: Community Center

Room/Spot: Craft Room

Notes: Entry/Exit

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.13.11 (2)

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$90

Estimated Year: N/A

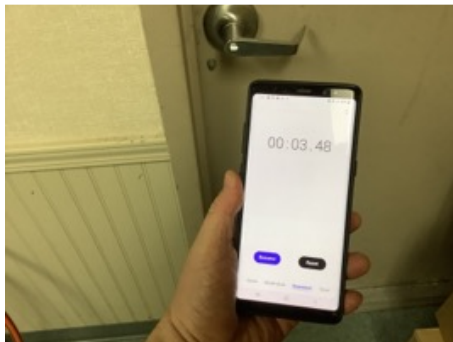
Total Project Cost: N/A





Comment #: JFK-051

Deficiency: Exterior Doors/Doorways/Gates - Operation - Closing Speed



The door closes faster than the minimum 5 seconds.

Measurement: 3.48 seconds

Recommended Remediation:

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

Floor/Area: Community Center

Room/Spot: Craft Room

Notes: Entry/Exit

Code Compliance:

2010 ADAS: 404.2.8.1

1991 ADAAG: 4.13.10

2019 CBC: 11B-404.2.8.1

Y/N/NA

N

Y

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$366

Estimated Year: N/A

Total Project Cost: N/A

Comment #: JFK-052

Deficiency: Exterior Doors/Doorways/Gates - Clearances: Front - Push Side Approach

48-inches is not provided provided perpendicular to the pull side of door.

Measurement: 0 inches

Recommended Remediation:

48-inches minimum level landing shall be provided perpendicular to the door from face of wall.



Floor/Area: Community Center

Room/Spot: Craft Room

Notes: Entry/Exit

Code Compliance:

2010 ADAS: 404.2.4.1

1991 ADAAG: 4.13.6

2019 CBC: 11B-404.2.4.1

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$1,250

Estimated Year: 29/30

Total Project Cost: \$1,850





MAIN ROOM

Comment #: JFK-053

Deficiency: Exterior Doors/Doorways/Gates - ISA - All Entrances



The International Symbol of Accessibility (ISA) is missing at this door.

Measurement: 0 count

Recommended Remediation:

In existing buildings and facilities where not all entrances are accessible, the accessible doors shall be identified by the ISA.

Sticker implies that the other door is the designated accessible door. However, due to time of construction both doors are required to be accessible.

Recommendation would be to add a sticker with the ISA to the second door, or remove the sticker from the other door.

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Main Entry/Exit

Code Compliance:

2010 ADAS:	216.6
1991 ADAAG:	4.1.3 9(16)(b)
2019 CBC:	11B-216.6

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

Base Cost: \$120

Estimated Year: 28/29

Total Project Cost: \$170

Comment #: JFK-054

Deficiency: Exterior Doors/Doorways/Gates - Tactile Sign - General



No permanent tactile exit sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile exit sign. Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18" x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Main Entry/Exit

Code Compliance:

2010 ADAS:	216.2, 703.4.1&2
1991 ADAAG:	4.30.6
2019 CBC:	11B-216.2, 11B-703.1&2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$150

Estimated Year: 29/30

Total Project Cost: \$230





Comment #: JFK-055

Deficiency: Exterior Doors/Doorways/Gates - Dimensions - Clear Height



80" vertical clearance at door is not provided, and 78-inches is not provided at door closers or door stops?

Measurement: 79 inches

Recommended Remediation:

Vertical clearance shall be 80 inches (2032 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2032 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (686 mm) maximum above the finish floor or ground.

Exception: Door closers and door stops shall be permitted to be 78 inches (1981 mm) minimum above the finish floor or ground.

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Main Entry/Exit

Code Compliance:

2010 ADAS: 307.4

1991 ADAAG: 4.4.2

2019 CBC: 11B-307.4

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$2,600

Estimated Year: 29/30

Total Project Cost: \$3,850

Comment #: JFK-056

Deficiency: Exterior Doors/Doorways/Gates - Operation - Opening Force



The force required to operate the door exceeds the allowable 5 lbf.

Measurement: 7 lbf

Recommended Remediation:

Adjust the door closer to provide a maximum of 5 pounds operating force, 15 pounds at fire rated doors.

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Main Entry/Exit

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.13.11 (2)

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$90

Estimated Year: N/A

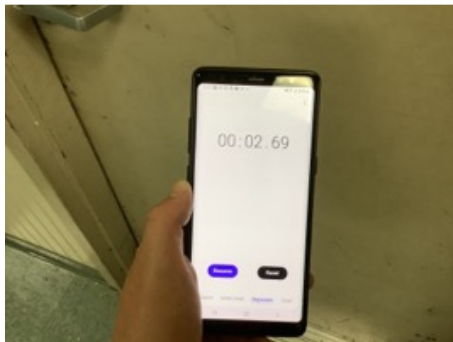
Total Project Cost: N/A





Comment #: JFK-057

Deficiency: Exterior Doors/Doorways/Gates - Operation - Closing Speed



The door closes faster than the minimum 5 seconds.

Measurement: 2.69 seconds

Recommended Remediation:

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

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Main Entry/Exit

Code Compliance:

2010 ADAS: 404.2.8.1

Y/N/NA

N

Priority: 6

Quantity: 1 each

Base Cost: \$366

1991 ADAAG: 4.13.10

N

Estimated Year: N/A

2019 CBC: 11B-404.2.8.1

N

Severity: C

Total Project Cost: N/A

Comment #: JFK-058

Deficiency: Exterior Doors/Doorways/Gates - Hardware - Smooth Surface



Lower 10 inches of door is not smooth.

Measurement: 1 inches

Recommended Remediation:

At swinging door and gate surfaces remove items within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Main Entry/Exit

Code Compliance:

2010 ADAS: 404.2.10

Y/N/NA

N

Priority: 6

Quantity: 1 each

Base Cost: \$400

1991 ADAAG: N/A

N/A

Estimated Year: N/A

2019 CBC: 11B-404.2.10

N

Severity: C

Total Project Cost: N/A





Comment #: JFK-059

Deficiency: Exterior Doors/Doorways/Gates - Landing - Slopes



Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings.

Measurement: 2.3 % grade

Recommended Remediation:

Adjust changes slopes at maneuvering clearances to slopes no steeper than 1:48 in any direction. These slopes shall extend door width plus 24" strikes side clearance for a depth of 60" minimum. Areas need to be maintained clear at all times. Relocate any items located within this area (typical)

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Main Entry/Exit

Code Compliance:

2010 ADAS: 404.2.4.4

1991 ADAAG: 4.3.7

2019 CBC: 11B-404.2.4.4

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

Base Cost: \$9

Estimated Year: 28/29

Total Project Cost: \$20

Comment #: JFK-060

Deficiency: Exterior Doors/Doorways/Gates - ISA - All Entrances



The International Symbol of Accessibility (ISA) is missing at this door.

Measurement: 0 count

Recommended Remediation:

In existing buildings and facilities where not all entrances are accessible, the accessible doors shall be identified by the ISA.

Sticker implies that the other door is the designated accessible door. However, due to time of construction both doors are required to be accessible.

Recommendation would be to add a sticker with the ISA to the second door, or remove the sticker from the other door.

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Rear Entry/Exit

Code Compliance:

2010 ADAS: 216.6

1991 ADAAG: 4.1.3 9(16)(b)

2019 CBC: 11B-216.6

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

Base Cost: \$120

Estimated Year: 28/29

Total Project Cost: \$170





Comment #: JFK-061

Deficiency: Exterior Doors/Doorways/Gates - Tactile Sign - General



No permanent tactile exit sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile exit sign. Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18" x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Rear Entry/Exit

Code Compliance:

2010 ADAS:	216.2, 703.4.1&2	Y/N/NA	
1991 ADAAG:	4.30.6		
2019 CBC:	11B-216.2, 11B-703.1&2		

	Quantity:	1	each
Priority:	1	Base Cost:	\$150
Severity:	C	Estimated Year:	29/30
		Total Project Cost:	\$230

Comment #: JFK-062

Deficiency: Exterior Doors/Doorways/Gates - Dimensions - Clear Height



80" vertical clearance at door is not provided, and 78-inches is not provided at door closers or door stops?

Measurement: 78.5 inches

Recommended Remediation:

Vertical clearance shall be 80 inches (2032 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2032 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (686 mm) maximum above the finish floor or ground. Exception: Door closers and door stops shall be permitted to be 78 inches (1981 mm) minimum above the finish floor or ground.

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Rear Entry/Exit

Code Compliance:

2010 ADAS:	307.4	Y/N/NA	
1991 ADAAG:	4.4.2		
2019 CBC:	11B-307.4		

	Quantity:	1	each
Priority:	1	Base Cost:	\$2,600
Severity:	C	Estimated Year:	29/30
		Total Project Cost:	\$3,850





Comment #: JFK-063

Deficiency: Exterior Doors/Doorways/Gates - Operation - Opening Force



The force required to operate the door exceeds the allowable 5 lbf.

Measurement: 27 lbf

Recommended Remediation:

Adjust the door closer to provide a maximum of 5 pounds operating force, 15 pounds at fire rated doors.

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Rear Entry/Exit

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.13.11 (2)

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

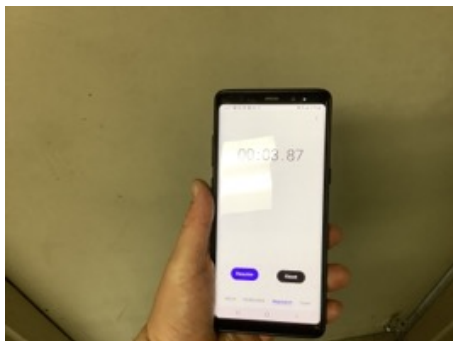
Base Cost: \$90

Estimated Year: N/A

Total Project Cost: N/A

Comment #: JFK-064

Deficiency: Exterior Doors/Doorways/Gates - Operation - Closing Speed



The door closes faster than the minimum 5 seconds.

Measurement: 3.87 seconds

Recommended Remediation:

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

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Rear Entry/Exit

Code Compliance:

2010 ADAS: 404.2.8.1

1991 ADAAG: 4.13.10

2019 CBC: 11B-404.2.8.1

Y/N/NA

N

Y

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$366

Estimated Year: N/A

Total Project Cost: N/A





Comment #: JFK-065

Deficiency: Exterior Doors/Doorways/Gates - Threshold - Height



The threshold height exceeds the allowable tolerances.

Measurement: 1.75 inches

Recommended Remediation:

Thresholds, if provided at doorways, shall be 1/2 inch (12.7 mm) high maximum. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.

Floor/Area: Community Center

Room/Spot: Main Room

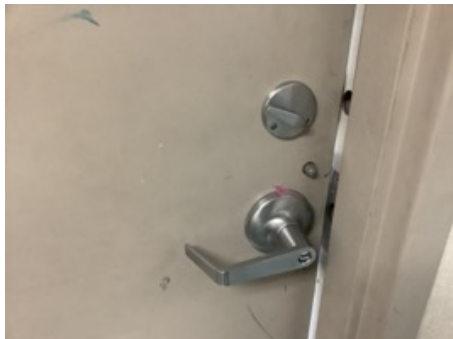
Notes: Rear Entry/Exit

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 303.2, 404.2.5		N	Priority: 1	Base Cost: \$179
1991 ADAAG: 4.13.8		N		Estimated Year: 29/30
2019 CBC: 11B-303.2, 11B-404.2.5		N	Severity: C	Total Project Cost: \$270

Comment #: JFK-066

Deficiency: Exterior Doors/Doorways/Gates - Hardware - Operation



The operable part requires tight grasping, pinching and/or twisting of the wrist to operate.

Measurement: 2 count

Recommended Remediation:

Provided 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 maximum.

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Rear Entry/Exit

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: 309		N	Priority: 1	Base Cost: \$586
1991 ADAAG: 4.13.9		N		Estimated Year: 29/30
2019 CBC: 11B-309		N	Severity: C	Total Project Cost: \$870





Comment #: JFK-067

Deficiency: Exterior Doors/Doorways/Gates - Hardware - Smooth Surface



Lower 10 inches of door is not smooth.

Measurement: 1 inches

Recommended Remediation:

At swinging door and gate surfaces remove items within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Rear Entry/Exit

Code Compliance:

2010 ADAS: 404.2.10

Y/N/NA

N

Priority: 6

Quantity: 1 each

Base Cost: \$400

1991 ADAAG: N/A

N/A

Estimated Year: N/A

2019 CBC: 11B-404.2.10

N

Severity: C

Total Project Cost: N/A

Comment #: JFK-068

Deficiency: Exterior Doors/Doorways/Gates - Clearances: Front - Pull Side Approach



60 inches of maneuvering space beyond the pull side of the door is not provided.

Measurement: 49 inches

Recommended Remediation:

Reconfigure doorway landing to provide a minimum 60-inch door maneuvering space.

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Rear Entry/Exit

Code Compliance:

2010 ADAS: 404.2.4.1

Y/N/NA

N

Priority: 1

Quantity: 1 each

Base Cost: \$1,250

1991 ADAAG: 4.13.6

N

Estimated Year: 29/30

2019 CBC: 11B-404.2.4.1

N

Severity: C

Total Project Cost: \$1,850





Comment #: JFK-069

Deficiency: Exterior Doors/Doorways/Gates - Clearances: Front - Latch Clearance

24-inches (exterior) not provided at latch side clearances.

Measurement: 18

Recommended Remediation:

Extend landing to provide 24-inches at latch side clearances.

ADA allows 18-inch clearance exterior.



Floor/Area: Community Center

Room/Spot: Main Room

Notes: Rear Entry/Exit

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	Base Cost:	Estimated Year:	Total Project Cost:
2010 ADAS: 404.2.4.1	Y	5	D	1 each	\$1,750	N/A	N/A
1991 ADAAG: 4.13.6	N						
2019 CBC: 11B-404.2.4.1	N						

Comment #: JFK-070

Deficiency: Exterior Doors/Doorways/Gates - Clearances: Front - Push Side Approach

48-inches is not provided provided perpendicular to the pull side of door.

Measurement: 33.5 inches

Recommended Remediation:

48-inches minimum level landing shall be provided perpendicular to the door from face of wall.



Floor/Area: Community Center

Room/Spot: Main Room

Notes: Rear Entry/Exit

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	Base Cost:	Estimated Year:	Total Project Cost:
2010 ADAS: 404.2.4.1	N	1	C	1 each	\$1,250	29/30	\$1,850
1991 ADAAG: 4.13.6	N						
2019 CBC: 11B-404.2.4.1	N						





Comment #: JFK-071

Deficiency: Exterior Doors/Doorways/Gates - Landing - Slopes



Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings.

Measurement: 2.6 % grade

Recommended Remediation:

Adjust changes slopes at maneuvering clearances to slopes no steeper than 1:48 in any direction. These slopes shall extend door width plus 24" strikes side clearance for a depth of 60" minimum. Areas need to be maintained clear at all times. Relocate any items located within this area (typical)

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Rear Entry/Exit

Code Compliance:

2010 ADAS: 404.2.4.4

1991 ADAAG: 4.3.7

2019 CBC: 11B-404.2.4.4

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

Base Cost: \$9

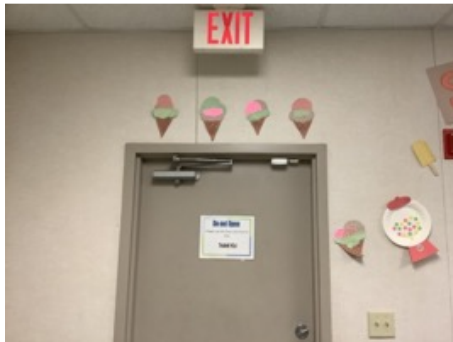
Estimated Year: 28/29

Total Project Cost: \$20

STUDY ROOM

Comment #: JFK-072

Deficiency: Exterior Doors/Doorways/Gates - ISA - All Entrances



The International Symbol of Accessibility (ISA) is missing at this door.

Measurement: 0 count

Recommended Remediation:

In existing buildings and facilities where not all entrances are accessible, the accessible doors shall be identified by the ISA.

Sticker implies that the other door is the designated accessible door. However, due to time of construction both doors are required to be accessible.

Recommendation would be to add a sticker with the ISA to the second door, or remove the sticker from the other door.

Floor/Area: Community Center

Room/Spot: Study Room

Notes: Entry/Exit

Code Compliance:

2010 ADAS: 216.6

1991 ADAAG: 4.1.3 9(16)(b)

2019 CBC: 11B-216.6

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

Base Cost: \$120

Estimated Year: 28/29

Total Project Cost: \$170





Comment #: JFK-073

Deficiency: Exterior Doors/Doorways/Gates - Tactile Sign - General



No permanent tactile exit sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile exit sign. Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18" x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Community Center

Room/Spot: Study Room

Notes: Entry/Exit

Code Compliance:

2010 ADAS:	216.2, 703.4.1&2	Y/N/NA	
1991 ADAAG:	4.30.6		
2019 CBC:	11B-216.2, 11B-703.1&2		

Y/N/NA

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$150

Estimated Year: 29/30

Total Project Cost: \$230

Comment #: JFK-074

Deficiency: Exterior Doors/Doorways/Gates - Dimensions - Clear Height



80" vertical clearance at door is not provided, and 78-inches is not provided at door closers or door stops?

Measurement: 78.5 inches

Recommended Remediation:

Vertical clearance shall be 80 inches (2032 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2032 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (686 mm) maximum above the finish floor or ground.

Exception: Door closers and door stops shall be permitted to be 78 inches (1981 mm) minimum above the finish floor or ground.

Floor/Area: Community Center

Room/Spot: Study Room

Notes: Entry/Exit

Code Compliance:

2010 ADAS:	307.4	Y/N/NA	
1991 ADAAG:	4.4.2		
2019 CBC:	11B-307.4		

Y/N/NA

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$2,600

Estimated Year: 29/30

Total Project Cost: \$3,850





Comment #: JFK-075

Deficiency: Exterior Doors/Doorways/Gates - Operation - Opening Force



The force required to operate the door exceeds the allowable 5 lbf.

Measurement: 7 lbf

Recommended Remediation:

Adjust the door closer to provide a maximum of 5 pounds operating force, 15 pounds at fire rated doors.

Floor/Area: Community Center

Room/Spot: Study Room

Notes: Entry/Exit

Code Compliance:

2010 ADAS: 404.2.9

Y/N/NA

N

Priority: 6

Quantity: 1 each

Base Cost: \$90

1991 ADAAG: 4.13.11 (2)

N

Estimated Year: N/A

2019 CBC: 11B-404.2.9

N

Severity: C

Total Project Cost: N/A

Comment #: JFK-076

Deficiency: Exterior Doors/Doorways/Gates - Operation - Closing Speed



The door closes faster than the minimum 5 seconds.

Measurement: 3.33 seconds

Recommended Remediation:

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

Floor/Area: Community Center

Room/Spot: Study Room

Notes: Entry/Exit

Code Compliance:

2010 ADAS: 404.2.8.1

Y/N/NA

N

Priority: 6

Quantity: 1 each

Base Cost: \$366

1991 ADAAG: 4.13.10

Y

Estimated Year: N/A

2019 CBC: 11B-404.2.8.1

N

Severity: C

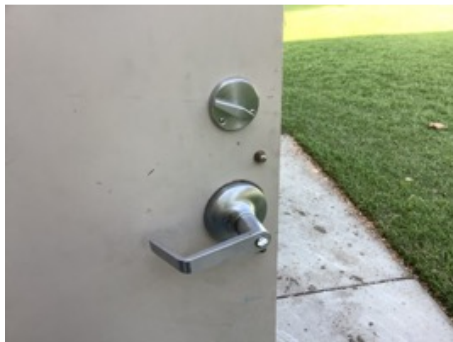
Total Project Cost: N/A





Comment #: JFK-077

Deficiency: Exterior Doors/Doorways/Gates - Hardware - Operation



The operable part requires tight grasping, pinching and/or twisting of the wrist to operate.

Measurement: 2 count

Recommended Remediation:

Provided 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 maximum.

Floor/Area: Community Center

Room/Spot: Study Room

Notes: Entry/Exit

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: 309		N	Priority: 1	Base Cost: \$586
1991 ADAAG: 4.13.9		N	Severity: C	Estimated Year: 29/30
2019 CBC: 11B-309		N		Total Project Cost: \$870

Comment #: JFK-078

Deficiency: Exterior Doors/Doorways/Gates - Landing - Slopes



Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings.

Measurement: 2.3 % grade

Recommended Remediation:

Adjust changes slopes at maneuvering clearances to slopes no steeper than 1:48 in any direction. These slopes shall extend door width plus 24" strikes side clearance for a depth of 60" minimum. Areas need to be maintained clear at all times. Relocate any items located within this area (typical)

Floor/Area: Community Center

Room/Spot: Study Room

Notes: Entry/Exit

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 404.2.4.4		N	Priority: 1	Base Cost: \$9
1991 ADAAG: 4.3.7		N	Severity: A	Estimated Year: 28/29
2019 CBC: 11B-404.2.4.4		N		Total Project Cost: \$20

PARKING





ACCESS AISLE MARKINGS

Comment #: JFK-079

Deficiency: Parking - Access Aisle Markings - Border Line Markings



The access aisle is not marked with a blue painted border line around the entire perimeter.

Measurement: 1 count

Recommended Remediation:

Paint a blue border line at the top of the access aisle. Required at the top of the access aisle.

ADA Does not provide a method or design for markings. Existing striping provides markings so as to 'discourage' parking in the access aisle.

Floor/Area: Parking

Room/Spot: Access Aisle Markings

Code Compliance:

2010 ADAS: 502.3.3

1991 ADAAG: N/A

2019 CBC: 11B-502.3.3

Y/N/NA

Y

N/A

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$420

Estimated Year: N/A

Total Project Cost: N/A

Comment #: JFK-080

Deficiency: Parking - Access Aisle Markings - "No Parking"



Markings are faded and does not discourage parking in the access aisle.

Measurement: 1 count

Recommended Remediation:

Remove old markings and repaint as required.

ADA does not provide a method or design for markings. Existing striping has faded and markings do not discourage parking in the access aisle.

Floor/Area: Parking

Room/Spot: Access Aisle Markings

Code Compliance:

2010 ADAS: 502

1991 ADAAG: N/A

2019 CBC: 11B-502.3

Y/N/NA

N

N/A

N

Priority: 7

Severity: C

Quantity: 1 each

Base Cost: \$420

Estimated Year: N/A

Total Project Cost: N/A





GENERAL PARKING

Comment #: JFK-081

Deficiency: Parking - General Parking - Van Stall Space Count



One access space in every six access spaces (or portion of 6) is not van accessible.

Measurement: 0 count

Recommended Remediation:

If parking was installed, reconfigured or restriped since March 15, 2012 parking facility shall be reconfigured to provide minimum number of parking stalls.

Floor/Area: Parking
Room/Spot: General Parking

Code Compliance:

2010 ADAS: 208.2.4

1991 ADAAG: 4.6.1

2019 CBC: 11B-208.2.4

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$840

Estimated Year: 29/30

Total Project Cost: \$1,250

SIGNAGE

Comment #: JFK-082

Deficiency: Parking - Signage - Van Stall



The van accessible stall is not identified with the words "Van Accessible".

Measurement: 0 count

Recommended Remediation:

Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible".

Floor/Area: Parking
Room/Spot: Signage

Code Compliance:

2010 ADAS: 502.6

1991 ADAAG: 4.6.4

2019 CBC: 11B-502.6

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$560

Estimated Year: 29/30

Total Project Cost: \$830





TOW AWAY SIGN

Comment #: JFK-083

Deficiency: Parking - Tow Away Sign - Verbiage



No "tow-away" sign is provided.

Measurement: 0 count

Recommended Remediation:

Sign shall clearly state the following: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at:

_____ or by telephoning
_____."

Floor/Area: Parking

Room/Spot: Tow Away Sign

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-216 / 11B-502.8.2

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$280

Estimated Year: N/A

Total Project Cost: N/A





11.2 - GOODS AND SERVICES

ACCESSIBLE ROUTE

HAZARDOUS VEHICULAR AREAS

Comment #: JFK-084

Deficiency: Accessible Route - Hazardous Vehicular Areas - Detectable Warning



The detectable warning surface is not installed at hazardous vehicular area boundary.

Measurement: 0 count

Recommended Remediation:

Install detectable warnings where a walk crosses or adjoins a vehicular way, if the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning yellow in color.

Floor/Area: Accessible Route
Room/Spot: Hazardous Vehicular Areas

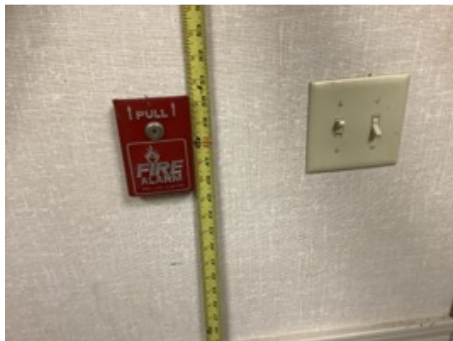
Table with 4 columns: Code Compliance, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Row 1: 2010 ADAS: N/A, N/A, Priority: 5, Severity: D, Quantity: 1 each, Base Cost: \$350, Estimated Year: N/A, Total Project Cost: N/A.

COMMUNITY CENTER

CRAFT ROOM

Comment #: JFK-085

Deficiency: Manual Fire Alarm Box - Reach Ranges - Side Reach



Fire alarm exceed 48-inches maximum AFF in the process of having to lift the handle. This also requires more than one motion to set off fire alarm.

Measurement: 50 inches

Recommended Remediation:

The height of the manual fire alarm boxes shall be not less than 42 inches and not more than 48 inches measured vertically, from the floor level to the highest point of the activating handle or lever of the box. 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 maximum.

Floor/Area: Community Center
Room/Spot: Craft Room
Notes: Fire System

Table with 4 columns: Code Compliance, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Row 1: 2010 ADAS: 308.3.2, 309.4, 907.4.2.2, N, Priority: 2, Severity: C, Quantity: 1 each, Base Cost: \$280, Estimated Year: 29/30, Total Project Cost: \$420.





Comment #: JFK-086

Deficiency: Interior Doors/Doorways/Gates - Tactile Sign - General



No permanent tactile exit sign has been provided.

Measurement: 1 count

Recommended Remediation:

Provide a tactile exit sign.

Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Community Center

Room/Spot: Craft Room

Notes: Interior Door

Exception: In alterations where installation locations are obstructed or otherwise unavailable for sign installation, signs with tactile characters shall be permitted on the push side of the doors with closers and without hold-open devices.

Code Compliance:

2010 ADAS:	216.2, 703.4.1&2
1991 ADAAG:	4.30.6
2019 CBC:	11B-216.2, 11B-703.1&2

Y/N/NA		Quantity:	1	each
N		Base Cost:		\$150
N	Priority:	Estimated Year:		29/30
N	Severity:	Total Project Cost:		\$230

Comment #: JFK-087

Deficiency: Interior Doors/Doorways/Gates - Hardware - Operation



The operable part requires tight grasping, pinching and/or twisting of the wrist to operate.

Measurement: 1 count

Recommended Remediation:

Provided 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 maximum.

Floor/Area: Community Center

Room/Spot: Craft Room

Notes: Interior Door

Code Compliance:

2010 ADAS:	309
1991 ADAAG:	4.13.9
2019 CBC:	11B-309

Y/N/NA		Quantity:	1	each
N		Base Cost:		\$293
N	Priority:	Estimated Year:		29/30
N	Severity:	Total Project Cost:		\$440





Comment #: JFK-088

Deficiency: Interior Doors/Doorways/Gates - Clearances: Front - Pull Side Approach

60 inches of maneuvering space beyond the pull side of the door is not provided.

Measurement: 48 inches

Recommended Remediation:

Reconfigure doorway landing to provide a minimum 60-inch door maneuvering space.



Floor/Area: Community Center

Room/Spot: Craft Room

Notes: Interior Door

Code Compliance:

2010 ADAS: 404.2.4.1

1991 ADAAG: 4.13.6

2019 CBC: 11B-404.2.4.1

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$200

Estimated Year: 29/30

Total Project Cost: \$300

Comment #: JFK-089

Deficiency: Interior Doors/Doorways/Gates - Clearances: Front - Latch Clearance

18-inches (exterior) not provided at latch side clearances.

Measurement: 15

Recommended Remediation:

Extend landing to provide 18-inch strike side clearance at latch side of door.



Floor/Area: Community Center

Room/Spot: Craft Room

Notes: Interior Door

Code Compliance:

2010 ADAS: 404.2.4.1

1991 ADAAG: 4.13.6

2019 CBC: 11B-404.2.4.1

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$200

Estimated Year: 29/30

Total Project Cost: \$300





Comment #: JFK-090

Deficiency: Counter - Dimensions - Counter Height



The counter surface is higher than the allowable 34 inches above the finished floor. there is no knee and toe clearances provided at the sink. Floor clutter prohibits access to working surface.

Measurement: 1 count

Recommended Remediation:

Rework the counters so that the working surface and the rim of the sink is less than 34 inches AFF. Provide knee clearance and toe clearance at the sink, with counter top support not lower than 27 inches AFF. Provide pipe insulation under the sink. Remove items prohibiting 30 inches depth along the counter and 48 inches at the sink.

Floor/Area: Community Center

Room/Spot: Craft Room

Notes: Sink/Counter

Code Compliance:

2010 ADAS:	226.1,902.2, 902.3	Y/N/NA		Quantity:	12	In ft
1991 ADAAG:	4.32.4		Priority:	5	Base Cost:	\$9,528
2019 CBC:	11B-226.1, 902.2,902.3		Severity:	D	Estimated Year:	N/A
					Total Project Cost:	N/A

Comment #: JFK-091

Deficiency: Sink - Covered Pipes/Hose Bib - General



The pipe insulation does not cover everything under the sink including water supply lines and hose bib.

Measurement: 1 count

Recommended Remediation:

Remove all sharp or abrasive surfaces under lavatories and sinks.

Provide insulation to all drain pipes, water lines and abrasive surfaces.

Floor/Area: Community Center

Room/Spot: Craft Room

Notes: Sink/Counter

Code Compliance:

2010 ADAS:	606.5	Y/N/NA		Quantity:	1	each
1991 ADAAG:	4.19.4		Priority:	2	Base Cost:	\$65
2019 CBC:	11B-606.5		Severity:	C	Estimated Year:	29/30
					Total Project Cost:	\$100





Comment #: JFK-092

Deficiency: Sink - Knee/Toe Clearance - Width



Minimum 30 inch wide knee and toe space is not provided.

Measurement: 0 Inches

Recommended Remediation:

Toe and knee clearance shall be 30-inches minimum.

Floor/Area: Community Center

Room/Spot: Craft Room

Notes: Sink/Counter

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	305, 306	N	Priority:	2	Base Cost:	\$720
1991 ADAAG:	4.19.2	N	Severity:	C	Estimated Year:	29/30
2019 CBC:	11B-306.2.5, 11B-306.3.5	N			Total Project Cost:	\$1,070

Comment #: JFK-093

Deficiency: Sink - Knee/Toe Clearance - Height



The knee clearance at the lavatory is less than the allowable 29 inches.

Measurement: 0 inches

Recommended Remediation:

At lavatories required to be accessible by Section 11B-213.3.4, the knee clearance shall be 27 inches (686 mm) high minimum above the finish floor or ground at a depth of 8 inches (203 mm) minimum increasing to 29 inches (737 mm) high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture

ADA Standards require 27-inches knee clearance.

Floor/Area: Community Center

Room/Spot: Craft Room

Notes: Sink/Counter

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	305, 306.2.3	N	Priority:	2	Base Cost:	\$2,160
1991 ADAAG:	4.19.2	N	Severity:	C	Estimated Year:	29/30
2019 CBC:	11B-306.2.3	N			Total Project Cost:	\$3,200





Comment #: JFK-094

Deficiency: Sink - Counter Surface - Height



The height of the lavatory counter surface exceeds the allowable 34 inches AFF.

Measurement: 35.5 inches

Recommended Remediation:

Relocate sinks so the rim is no higher than 34" maximum above finish floor this may provide.

Floor/Area: Community Center

Room/Spot: Craft Room

Notes: Sink/Counter

Code Compliance:

2010 ADAS: 606.3

1991 ADAAG: 4.19.2

2019 CBC: 11B-606.3

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$720

Estimated Year: 29/30

Total Project Cost: \$1,070

KITCHENETTE

Comment #: JFK-095

Deficiency: Sink - Covered Pipes/Hose Bib - General



The pipe insulation does not cover everything under the sink including water supply lines and hose bib.

Measurement: 1 count

Recommended Remediation:

Remove all sharp or abrasive surfaces under lavatories and sinks.

Provide insulation to all drain pipes, water lines and abrasive surfaces.

Floor/Area: Community Center

Room/Spot: Kitchenette

Notes: Sink

Code Compliance:

2010 ADAS: 606.5

1991 ADAAG: 4.19.4

2019 CBC: 11B-606.5

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$65

Estimated Year: 29/30

Total Project Cost: \$100





Comment #: JFK-096

Deficiency: Sink - Knee/Toe Clearance - Width



Minimum 30 inch wide knee and toe space is not provided.

Measurement: 0 Inches

Recommended Remediation:

Toe and knee clearance shall be 30-inches minimum.

Floor/Area: Community Center

Room/Spot: Kitchenette

Notes: Sink

Code Compliance:

2010 ADAS: 305, 306

1991 ADAAG: 4.19.2

2019 CBC: 11B-306.2.5, 11B-306.3.5

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$720

Estimated Year: 29/30

Total Project Cost: \$1,070

Comment #: JFK-097

Deficiency: Sink - Knee/Toe Clearance - Height



The knee clearance at the lavatory is less than the allowable 29 inches.

Measurement: 0 inches

Recommended Remediation:

At lavatories required to be accessible by Section 11B-213.3.4, the knee clearance shall be 27 inches (686 mm) high minimum above the finish floor or ground at a depth of 8 inches (203 mm) minimum increasing to 29 inches (737 mm) high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture

ADA Standards require 27-inches knee clearance.

Floor/Area: Community Center

Room/Spot: Kitchenette

Notes: Sink

Code Compliance:

2010 ADAS: 305, 306.2.3

1991 ADAAG: 4.19.2

2019 CBC: 11B-306.2.3

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$2,160

Estimated Year: 29/30

Total Project Cost: \$3,200





Comment #: JFK-098

Deficiency: Sink - Knee/Toe Clearance - Incremental Depth



The knee clearance at the lavatory does not match the depth to reach the operable parts.

Measurement: 0 inches

Recommended Remediation:

Provide knee clearance at the accessible lavatory as noted below.

- 17" = 8" deep
- 18" = 9" deep
- 19" = 10" deep
- 20" = 11" deep
- 21" = 12" deep
- 22" = 13" deep
- 23" = 14" deep
- 24" = 15" deep
- 25" = 16" deep

Floor/Area: Community Center
Room/Spot: Kitchenette
Notes: Sink

Code Compliance:

2010 ADAS: 305, 306.2.3
1991 ADAAG: 4.19.2
2019 CBC: 11B-306.2.3

Maximum depth allowed is 19" at lavatories.

Y/N/NA
 N
 N
 N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: \$2,160
Estimated Year: 29/30
Total Project Cost: \$3,200

Comment #: JFK-099

Deficiency: Sink - Knee/Toe Clearance - Max Depth 19 Inches



The max depth of the lavatory exceeds the allowable 19 inches.

Measurement: 0 inches

Recommended Remediation:

Provide knee clearance at the accessible lavatory as noted below.

- 17" = 8" deep
- 18" = 9" deep
- 19" = 10" deep
- 20" = 11" deep
- 21" = 12" deep
- 22" = 13" deep
- 23" = 14" deep
- 24" = 15" deep
- 25" = 16" deep

Floor/Area: Community Center
Room/Spot: Kitchenette
Notes: Sink

Code Compliance:

2010 ADAS: 305, 306.2.3
1991 ADAAG: 4.19.2
2019 CBC: 11B-306.2.3

Maximum depth allowed is 19" at lavatories.

Y/N/NA
 N
 N
 N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: \$2,160
Estimated Year: 29/30
Total Project Cost: \$3,200





Comment #: JFK-0100

Deficiency: Sink - Counter Surface - Height



The height of the lavatory counter surface exceeds the allowable 34 inches AFF.

Measurement: 35.5 inches

Recommended Remediation:

Relocate sinks so the rim is no higher than 34" maximum above finish floor this may provide.

Floor/Area: Community Center

Room/Spot: Kitchenette

Notes: Sink

Code Compliance:

2010 ADAS: 606.3

1991 ADAAG: 4.19.2

2019 CBC: 11B-606.3

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$720

Estimated Year: 29/30

Total Project Cost: \$1,070

Comment #: JFK-0101

Deficiency: Sink - Height - General



The height of the lavatory counter surface exceeds the allowable 34 inches AFF.

Measurement: 35.5 inches

Recommended Remediation:

Relocate sinks so the rim is no higher than 34" maximum above finish floor this may provide.

Floor/Area: Community Center

Room/Spot: Kitchenette

Notes: Sink

Code Compliance:

2010 ADAS: 606.3

1991 ADAAG: 4.19.2

2019 CBC: 11B-606.3

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$720

Estimated Year: 29/30

Total Project Cost: \$1,070





MAIN ROOM

Comment #: JFK-0102

Deficiency: Work Surface - Dimensions - Height



Depending on the age range of the room it may be compliant. Tables for adults do not provide knee clearance.

Measurement: 26 inches

Recommended Remediation:

The tables do not provide vertical knee clearance. At least 5% of all seating spaces must provide 27 inches of vertical knee clearance.

Floor/Area: Community Center

Room/Spot: Main Room

Code Compliance:

2010 ADAS: 226.1, 306.3

1991 ADAAG: 4.32.4

2019 CBC: 11B-226.1, 306.3

Y/N/NA

N

N

N

Priority: 2

Severity: B

Quantity: 1 each

Base Cost: \$794

Estimated Year: 29/30

Total Project Cost: \$1,180

Comment #: JFK-0103

Deficiency: Manual Fire Alarm Box - Reach Ranges - Side Reach



Fire alarm exceed 48-inches maximum AFF in the process of having to lift the handle. This also requires more than one motion to set off fire alarm.

Measurement: 50 inches

Recommended Remediation:

The height of the manual fire alarm boxes shall be not less than 42 inches and not more than 48 inches measured vertically, from the floor level to the highest point of the activating handle or lever of the box. 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 maximum.

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Fire System

Code Compliance:

2010 ADAS: 308.3.2, 309.4, 907.4.2.2

1991 ADAAG: 4.2.5

2019 CBC: 11B-308.3.2

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$280

Estimated Year: 29/30

Total Project Cost: \$420





Comment #: JFK-0104

Deficiency: Interior Space - Mat - General



Carpet or carpet tile is not securely attached and is not fastened to the floor surface at edges.

Measurement: 3 count

Recommended Remediation:

Mat may cause tripping hazard due to not being securely attached. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall not exceed 1/4" vertical or 1/2" maximum if beveled 2:1.

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Interior Space

Code Compliance:

2010 ADAS: 302.1, CFR36.304

1991 ADAAG: N/A

2019 CBC: 11B-302.1

Y/N/NA

N/A

N/A

N/A

Priority: 7

Severity: A

Quantity: 1 each

Base Cost: \$90

Estimated Year: N/A

Total Project Cost: N/A

Comment #: JFK-0105

Deficiency: Accessible Route - Protrusion - Depth



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier.

Measurement: 4.5 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Interior Space

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.4.1

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 6

Severity: A

Quantity: 1 each

Base Cost: \$728

Estimated Year: N/A

Total Project Cost: N/A





Comment #: JFK-0106

Deficiency: Accessible Route - Protrusion - Depth



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier.

Measurement: 5.5 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Main Entry/Exit

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.4.1

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 6

Severity: A

Quantity: 1 each

Base Cost: \$728

Estimated Year: N/A

Total Project Cost: N/A

Comment #: JFK-0107

Deficiency: Manual Fire Alarm Box - Reach Ranges - Side Reach



Fire alarm exceed 48-inches maximum AFF in the process of having to lift the handle. This also requires more than one motion to set off fire alarm.

Measurement: 50 inches

Recommended Remediation:

The height of the manual fire alarm boxes shall be not less than 42 inches and not more than 48 inches measured vertically, from the floor level to the highest point of the activating handle or lever of the box. 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 maximum.

Floor/Area: Community Center

Room/Spot: Main Room

Notes: Main Entry/Exit

Code Compliance:

2010 ADAS: 308.3.2, 309.4, 907.4.2.2

1991 ADAAG: 4.2.5

2019 CBC: 11B-308.3.2

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$280

Estimated Year: 29/30

Total Project Cost: \$420





OFFICE

Comment #: JFK-0108



Deficiency: Interior Doors/Doorways/Gates - Clearances: Front - Latch Clearance

18-inches (exterior) not provided at latch side clearances.

Measurement: 0

Recommended Remediation:

Extend landing to provide 18-inch strike side clearance at latch side of door.

Floor/Area: Community Center

Room/Spot: Office

Notes: Interior Door

Code Compliance:

2010 ADAS: 404.2.4.1

1991 ADAAG: 4.13.6

2019 CBC: 11B-404.2.4.1

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$200

Estimated Year: 29/30

Total Project Cost: \$300

Comment #: JFK-0109



Deficiency: Interior Doors/Doorways/Gates - Clearances: Front - Push Side Approach

48-inches is not provided perpendicular to the pull side of door.

Measurement: 0 inches

Recommended Remediation:

48-inches minimum level landing shall be provided perpendicular to the door from face of wall.

Floor/Area: Community Center

Room/Spot: Office

Notes: Interior Door

Code Compliance:

2010 ADAS: 404.2.4.1

1991 ADAAG: 4.13.6

2019 CBC: 11B-404.2.4.1

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$200

Estimated Year: 29/30

Total Project Cost: \$300





Comment #: JFK-0110

Deficiency: Work Surface - Clearances - General



The desk does not provide knee clearance of minimum 27 inches AFF.

Measurement: 24.5 inches

Recommended Remediation:

Provide 5%, minimum 1, accessible work station. Height shall be 28" minimum to 34" maximum AFF. Knee/toe clearances shall be minimum 19" deep x 27" high x 30" wide clear.

Floor/Area: Community Center

Room/Spot: Office

Notes: Interior Space

Code Compliance:

2010 ADAS: 226.1, 306.3

1991 ADAAG: 4.32.3

2019 CBC: 11B-226.1, 306.3

Y/N/NA

N

N

N

Priority: 2

Severity: B

Quantity: 1 each

Base Cost: \$100

Estimated Year: 29/30

Total Project Cost: \$150

STUDY ROOM

Comment #: JFK-0111

Deficiency: Manual Fire Alarm Box - Reach Ranges - Side Reach



Fire alarm exceed 48-inches maximum AFF in the process of having to lift the handle. This also requires more than one motion to set off fire alarm.

Measurement: 50 inches

Recommended Remediation:

The height of the manual fire alarm boxes shall be not less than 42 inches and not more than 48 inches measured vertically, from the floor level to the highest point of the activating handle or lever of the box. 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 maximum.

Floor/Area: Community Center

Room/Spot: Study Room

Notes: Fire System

Code Compliance:

2010 ADAS: 308.3.2, 309.4, 907.4.2.2

1991 ADAAG: 4.2.5

2019 CBC: 11B-308.3.2

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$280

Estimated Year: 29/30

Total Project Cost: \$420

DRINKING FOUNTAIN





NUMBER PROVIDED

Comment #: JFK-0112

Deficiency: Drinking Fountain - Number Provided - Hi/Lo



One standing and one wheelchair accessible drinking fountain is not provided at each location.

Measurement: 0 count

Recommended Remediation:

No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with meet requirements for a standing person and one drinking fountain shall be wheelchair accessible. A combo unit can be provided if all items are compliant.

Floor/Area: Drinking Fountain

Room/Spot: Number Provided

Code Compliance:

2010 ADAS: 204.2
1991 ADAAG: 4.1.3 (10) (a)
2019 CBC: 11B-204.2

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$5,439

Estimated Year: N/A

Total Project Cost: N/A

Comment #: JFK-0113

Deficiency: Drinking Fountain - Number Provided - Hi/Lo



One standing and one wheelchair accessible drinking fountain is not provided at each location.

Measurement: 0 count

Recommended Remediation:

No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with meet requirements for a standing person and one drinking fountain shall be wheelchair accessible. A combo unit can be provided if all items are compliant.

Floor/Area: Drinking Fountain

Room/Spot: Number Provided

Code Compliance:

2010 ADAS: 204.2
1991 ADAAG: 4.1.3 (10) (a)
2019 CBC: 11B-204.2

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$5,439

Estimated Year: N/A

Total Project Cost: N/A





WHEELCHAIR COMPLIANCE

Comment #: JFK-0114

Deficiency: Drinking Fountain - Wheelchair Compliance - Operable Parts-Force



Is the force required to activate operable parts 5 pounds maximum?

Measurement: 10 pound

Recommended Remediation:

The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

2010 ADAS: 309.4 / -602.3
1991 ADAAG: 4.15.4, 4.27.4
2019 CBC: 11B-309.4 / 11B-602.3

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$366
Estimated Year: N/A
Total Project Cost: N/A

Comment #: JFK-0115

Deficiency: Drinking Fountain - Wheelchair Compliance - Operable Parts-Force



Is the force required to activate operable parts 5 pounds maximum?

Measurement: 10 pound

Recommended Remediation:

The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

2010 ADAS: 309.4 / -602.3
1991 ADAAG: 4.15.4, 4.27.4
2019 CBC: 11B-309.4 / 11B-602.3

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$366
Estimated Year: N/A
Total Project Cost: N/A





Comment #: JFK-0116

Deficiency: Drinking Fountain - Wheelchair Compliance - Water Flow



The spout does not provide a flow of water 4 high minimum.

Measurement: 0 inches

Recommended Remediation:

Adjust water pressure. The spout shall provide a flow of water 4 inches (102 mm) high minimum and shall be located 5 inches (127 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 (76 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 (76 mm) and 5 inches (127 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

Floor/Area: Drinking Fountain

Room/Spot: Wheelchair Compliance

Code Compliance:

2010 ADAS:	602.6
1991 ADAAG:	4.15.3
2019 CBC:	11B-602.6

Y/N/NA	N
	N
	N

Priority:	6
Severity:	C

Quantity:	1	each
Base Cost:	\$366	
Estimated Year:	N/A	
Total Project Cost:	N/A	

GRAVEL PATH

ACCESSIBLE ROUTE

Comment #: JFK-0117

Deficiency: Accessible Route - Surface - Continuity



Accessible route does not provide a firm, stable and slip resistant surface. 500 linear feet long gravel path available along the baseball field

Measurement: 0 count

Recommended Remediation:

Replace and provide floor and/or ground surfaces that is stable, firm, and slip resistant

Floor/Area: Gravel path

Room/Spot: Accessible Route

Code Compliance:

2010 ADAS:	302.1, 403.2
1991 ADAAG:	4.5.1
2019 CBC:	11B-302.1, 11B-403.2

Y/N/NA	N
	N
	N

Priority:	2
Severity:	C

Quantity:	500	In ft
Base Cost:	\$4,480	
Estimated Year:	29/30	
Total Project Cost:	\$6,620	





11.3A - PUBLIC TOILET ROOMS (MULTI_USER)

RESTROOMS

MEN'S

Comment #: JFK-0118

Deficiency: Restroom Doors - Tactile Sign - General



No permanent tactile restroom identification sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile room identification sign. Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening .

Floor/Area: Restrooms

Room/Spot: Men's

Code Compliance:

2010 ADAS:	216.2, 703.4.1&2	Y/N/NA		Quantity:	1	each
1991 ADAAG:	4.30.6	N	Priority: 3	Base Cost:	\$150	
2019 CBC:	11B-216.2, 11B-703.1&2	N	Severity: C	Estimated Year:	30/31	
				Total Project Cost:	\$240	

Comment #: JFK-0119

Deficiency: Restroom Doors - Geometric Sign - Height



The geometric sign is not mounted within the allowable height ranges.

Measurement: 65 inches

Recommended Remediation:

Install geometric symbols on doorways leading to toilet rooms complying with Section 11B-703.7.

The symbols shall be mounted at 58" min. and 60" max. AFF or ground surface measured from the centerline of the symbol. Where a door is provided, the symbol shall be mounted within 1-inch of the vertical centerline of the door.

Floor/Area: Restrooms

Room/Spot: Men's

Code Compliance:

2010 ADAS:	N/A	Y/N/NA		Quantity:	1	each
1991 ADAAG:	4.30.6	N/A	Priority: 5	Base Cost:	\$110	
2019 CBC:	11B-703.7.2.6	N	Severity: D	Estimated Year:	N/A	
				Total Project Cost:	N/A	





Comment #: JFK-0120

Deficiency: Lavatory - Covered Pipes/Hose Bib - General



The pipe insulation does not cover everything under the sink including water supply lines and hose bib.

Measurement: 1 count

Recommended Remediation:

Remove all sharp or abrasive surfaces under lavatories and sinks.

Provide insulation to all drain pipes, water lines and abrasive surfaces.

Floor/Area: Restrooms

Room/Spot: Men's

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 606.5		N	Priority: 6	Base Cost: \$65
1991 ADAAG: 4.19.4		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-606.5		N		Total Project Cost: N/A

Comment #: JFK-0121

Deficiency: Lavatory - Knee/Toe Clearance - Incremental Depth



The knee clearance at the lavatory does not match the depth to reach the operable parts.

Measurement: 9 inches

Recommended Remediation:

Provide knee clearance at the accessible lavatory as noted below.

- 17" = 8" deep
- 18" = 9" deep
- 19" = 10" deep
- 20" = 11" deep
- 21" = 12" deep
- 22" = 13" deep
- 23" = 14" deep
- 24" = 15" deep
- 25" = 16" deep

Maximum depth allowed is 19" at lavatories.

Floor/Area: Restrooms

Room/Spot: Men's

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 305, 306.2.3		N	Priority: 3	Base Cost: \$2,160
1991 ADAAG: 4.19.2		N	Severity: C	Estimated Year: 30/31
2019 CBC: 11B-306.2.3		N		Total Project Cost: \$3,360





Comment #: JFK-0122

Deficiency: Lavatory - Location - Depth



Lavatory controls are less than 17-inches or more than 19 inches from the face of the lavatory.

Measurement: 13.5 inches

Recommended Remediation:

When a forward approach is required at a lavatory a minimum depth of 17-inches to a maximum depth shall be provided for knee and toe space.

Floor/Area: Restrooms

Room/Spot: Men's

Code Compliance:

2010 ADAS: 606

1991 ADAAG: 4.19.3

2019 CBC: 11B-306.2.2, 11B-606.7

Y/N/NA

Y

N

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$3,000

Estimated Year: N/A

Total Project Cost: N/A

Comment #: JFK-0123

Deficiency: Lavatory - Controls - Self-Closing Valve



At 5 pounds of operating pressure the self-closing sink valve stays on less than the minimum 10 seconds.

Measurement: 3.53 seconds

Recommended Remediation:

Adjust so self-closing valves remain on for at least 10 seconds.

Floor/Area: Restrooms

Room/Spot: Men's

Code Compliance:

2010 ADAS: 309, 606.4

1991 ADAAG: 4.19.5

2019 CBC: 11B-309, 11B-606.4

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$366

Estimated Year: 29/30

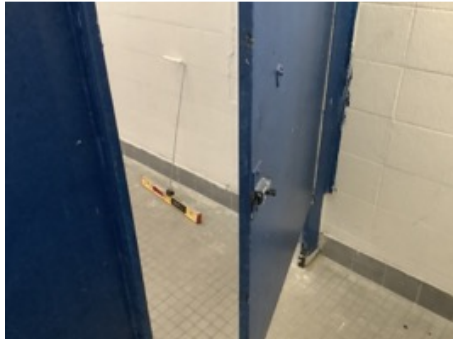
Total Project Cost: \$550





Comment #: JFK-0124

Deficiency: Accessible Toilet Stall - Door - Self-Closing Door



The stall door is not self closing.

Measurement: 1 count

Recommended Remediation:

Adjust so stall door is self-closing.

Floor/Area: Restrooms

Room/Spot: Men's

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.8.3		N	Priority: 7	Base Cost: \$586
1991 ADAAG: N/A		N/A	Severity: C	Estimated Year: N/A
2019 CBC: 11B-604.8.3		N		Total Project Cost: N/A

Comment #: JFK-0125

Deficiency: Accessible Toilet Stall - Door Hardware - Handle Both Sides



There is no pull handle on the interior side of the stall door.

Measurement: 0 count

Recommended Remediation:

A door pull shall be placed on both sides of the door near the latch and shall located between 34" min. to 44" max. AFF.

Door pull shall shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.

Floor/Area: Restrooms

Room/Spot: Men's

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: 604.8.1.2		N	Priority: 7	Base Cost: \$586
1991 ADAAG: N/A		N/A	Severity: C	Estimated Year: N/A
2019 CBC: 11B-604.8.3		N		Total Project Cost: N/A





Comment #: JFK-0126

Deficiency: Accessible Toilet Stall - Water Closet - Location



The water closet is not a compliant distance from the adjacent wall.

Measurement: 18.5 inches

Recommended Remediation:

Restroom water closet needs to be relocated to 17 inches minimum to 18 inches maximum distance to the adjacent side wall.
(16" – 18" ADA)

Floor/Area: Restrooms

Room/Spot: Men's

Code Compliance:

2010 ADAS:	604.2
1991 ADAAG:	4.16.2
2019 CBC:	11B-604.2

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

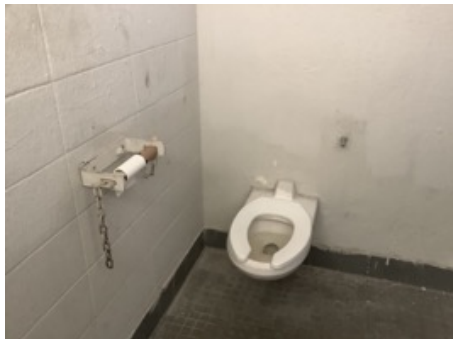
Base Cost: \$2,736

Estimated Year: 29/30

Total Project Cost: \$4,050

Comment #: JFK-0127

Deficiency: Accessible Toilet Stall - Side Grab Bar - General



No side wall grab bar is installed.

Measurement: 0 inches

Recommended Remediation:

Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. Where separate grab bars are required on adjacent walls at a common mounting height, an L-shaped grab bar meeting the dimensional requirements of standard grab bars is required.

Floor/Area: Restrooms

Room/Spot: Men's

Code Compliance:

2010 ADAS:	609.5
1991 ADAAG:	4.17.6
2019 CBC:	11B-609.5

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 2 each

Base Cost: \$710

Estimated Year: 29/30

Total Project Cost: \$1,050





Comment #: JFK-0128

Deficiency: Urinal - Alcove Dimensions - Width



The alcove is deeper than 24 inches and does not provide the required minimum width of 36 inches.

Measurement: 31 inches

Recommended Remediation:

Adjust partitions to provide a minimum 36-inch clear. Urinal needs to be relocated to be centered on alcove clearances and positioned for forward approach shall be provided. Alcoves shall be 36 inches wide minimum where the depth exceeds 24 inches.

Floor/Area: Restrooms

Room/Spot: Men's

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	305.7.1	N	Priority:	7	Base Cost:	\$1,100
1991 ADAAG:	N/A	N/A	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-305.7.1	N	Total Project Cost:			N/A

Comment #: JFK-0129

Deficiency: Urinal - Alcove Dimensions - Width



The alcove is deeper than 24 inches and does not provide the required minimum width of 36 inches.

Measurement: 35 inches

Recommended Remediation:

Adjust partitions to provide a minimum 36-inch clear. Urinal needs to be relocated to be centered on alcove clearances and positioned for forward approach shall be provided. Alcoves shall be 36 inches wide minimum where the depth exceeds 24 inches.

Floor/Area: Restrooms

Room/Spot: Men's

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	305.7.1	N	Priority:	7	Base Cost:	\$1,100
1991 ADAAG:	N/A	N/A	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-305.7.1	N	Total Project Cost:			N/A





Comment #: JFK-0130

Deficiency: Urinal - Flush Control - Operation



The operable part requires tight grasping, pinching and/or twisting of the wrist to operate.

Measurement: 18 count

Recommended Remediation:

Provided 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 maximum.

Floor/Area: Restrooms

Room/Spot: Men's

Code Compliance:

2010 ADAS: 309

1991 ADAAG: 4.13.9

2019 CBC: 11B-309

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$313

Estimated Year: 30/31

Total Project Cost: \$490

WOMEN'S

Comment #: JFK-0131

Deficiency: Restroom Doors - Tactile Sign - General



No permanent tactile restroom identification sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile room identification sign. Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening .

Floor/Area: Restrooms

Room/Spot: Women's

Code Compliance:

2010 ADAS: 216.2, 703.4.1&2

1991 ADAAG: 4.30.6

2019 CBC: 11B-216.2, 11B-703.1&2

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$150

Estimated Year: 30/31

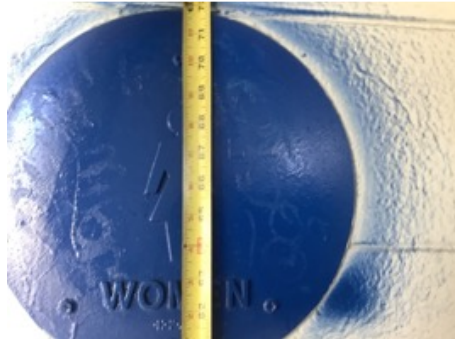
Total Project Cost: \$240





Comment #: JFK-0132

Deficiency: Restroom Doors - Geometric Sign - Height



The geometric sign is not mounted within the allowable height ranges.

Measurement: 66 inches

Recommended Remediation:

Install geometric symbols on doorways leading to toilet rooms complying with Section 11B-703.7.

The symbols shall be mounted at 58" min. and 60" max. AFF or ground surface measured from the centerline of the symbol. Where a door is provided, the symbol shall be mounted within 1-inch of the vertical centerline of the door.

Floor/Area: Restrooms

Room/Spot: Women's

Code Compliance:

2010 ADAS:	N/A	Y/N/NA	N/A	Quantity:	1	each	
1991 ADAAG:	4.30.6		N	Priority:	5	Base Cost:	\$110
2019 CBC:	11B-703.7.2.6		N	Severity:	D	Estimated Year:	N/A
						Total Project Cost:	N/A

Comment #: JFK-0133

Deficiency: Restroom Doors - Geometric Sign - Color Contrast



The geometric sign provided at the restroom does not contrast with the door.

Measurement: 1 inches

Recommended Remediation:

A triangle symbol shall be located at entrances to men's toilet and bathing facilities. The triangle symbol shall be an equilateral triangle 1/4 inch (6.4 mm) thick with edges 12 inches (305 mm) long and a vertex pointing upward. The color of the triangle symbol shall contrast with the color of the door or surface on which the triangle symbol is mounted, either light on a dark background or dark on a light background.

A circle symbol shall be located at entrances to women's toilet and bathing facilities. The circle symbol shall be 1/4 inch (6.4 mm) thick and 12 inches (305 mm) in diameter. The color of the circle symbol shall contrast with the color of the door or surface on which the circle symbol is mounted, either light on a dark background or dark on a light background.

Floor/Area: Restrooms

Room/Spot: Women's

Code Compliance:

2010 ADAS:	N/A	Y/N/NA	N/A	Quantity:	1	each	
1991 ADAAG:	N/A		N/A	Priority:	5	Base Cost:	\$110
2019 CBC:	11B-216.8.1, 11B-703.7.2.6		N	Severity:	D	Estimated Year:	N/A
						Total Project Cost:	N/A





Comment #: JFK-0134

Deficiency: Restroom Access - Dimensions - Width



The clear width to the accessible stall is less than 44-inches clear.

Measurement: 43 inches

Recommended Remediation:

Reconfigure restroom to provide a clear width for accessible routes to accessible toilet compartments shall be 44 inches except for door-opening widths and door swings.

Floor/Area: Restrooms

Room/Spot: Women's

Code Compliance:

2010 ADAS: 11B-403.5.1

1991 ADAAG: 4.17.3

2019 CBC: 11B-403.5.1 (Ex. 5)

Y/N/NA

Y

N

N

Priority: 5

Severity: D

Quantity: 1 each

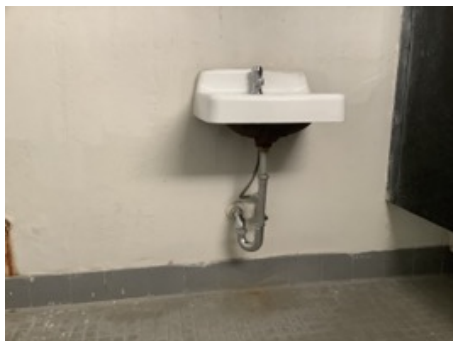
Base Cost: \$500

Estimated Year: N/A

Total Project Cost: N/A

Comment #: JFK-0135

Deficiency: Lavatory - Covered Pipes/Hose Bib - General



The pipe insulation does not cover everything under the sink including water supply lines and hose bib.

Measurement: 1 count

Recommended Remediation:

Remove all sharp or abrasive surfaces under lavatories and sinks.

Provide insulation to all drain pipes, water lines and abrasive surfaces.

Floor/Area: Restrooms

Room/Spot: Women's

Code Compliance:

2010 ADAS: 606.5

1991 ADAAG: 4.19.4

2019 CBC: 11B-606.5

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$65

Estimated Year: N/A

Total Project Cost: N/A





Comment #: JFK-0136

Deficiency: Lavatory - Knee/Toe Clearance - Incremental Depth



The knee clearance at the lavatory does not match the depth to reach the operable parts.

Measurement: 8 inches

Recommended Remediation:

Provide knee clearance at the accessible lavatory as noted below.

- 17" = 8" deep
- 18" = 9" deep
- 19" = 10" deep
- 20" = 11" deep
- 21" = 12" deep
- 22" = 13" deep
- 23" = 14" deep
- 24" = 15" deep
- 25" = 16" deep

Maximum depth allowed is 19" at

Floor/Area: Restrooms

Room/Spot: Women's

Code Compliance:

2010 ADAS: 305, 306.2.3

1991 ADAAG: 4.19.2

2019 CBC: 11B-306.2.3

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$2,160

Estimated Year: 29/30

Total Project Cost: \$3,200

Comment #: JFK-0137

Deficiency: Lavatory - Counter Surface - Height



The height of the lavatory counter surface exceeds the allowable 34 inches AFF.

Measurement: 34.5 inches

Recommended Remediation:

Relocate sinks so the rim is no higher than 34" maximum above finish floor this may provide.

Floor/Area: Restrooms

Room/Spot: Women's

Code Compliance:

2010 ADAS: 606.3

1991 ADAAG: 4.19.2

2019 CBC: 11B-606.3

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$720

Estimated Year: 29/30

Total Project Cost: \$1,070





Comment #: JFK-0138

Deficiency: Lavatory - Location - Depth



Lavatory controls are less than 17-inches or more than 19 inches from the face of the lavatory.

Measurement: 13.5 inches

Recommended Remediation:

When a forward approach is required at a lavatory a minimum depth of 17-inches to a maximum depth shall be provided for knee and toe space.

Floor/Area: Restrooms

Room/Spot: Women's

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	606	Y	Priority:	5	Base Cost:	\$3,000
1991 ADAAG:	4.19.3	N	Severity:	D	Estimated Year:	N/A
2019 CBC:	11B-306.2.2, 11B-606.7	N	Total Project Cost:			N/A

Comment #: JFK-0139

Deficiency: Lavatory - Controls - Operational Force



At 5 pounds of operating pressure the self-closing sink valve stays on less than the minimum 10 seconds.

Measurement: 7 lbf

Recommended Remediation:

Replace with lever operated, push type, or electronically controlled mechanisms, or approved controls with 5 lbf maximum operating force. Self-closing valves shall remain on for at least 10 seconds.

Floor/Area: Restrooms

Room/Spot: Women's

Code Compliance:

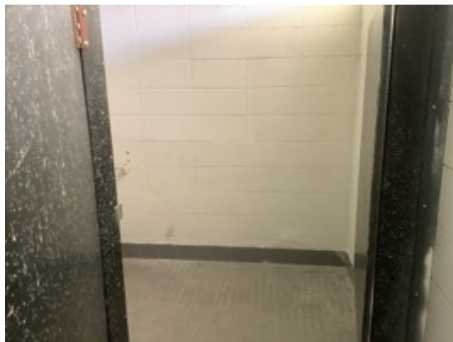
		Y/N/NA		Quantity:	1	each
2010 ADAS:	309, 606.4	N	Priority:	3	Base Cost:	\$355
1991 ADAAG:	4.18.4, 4.27.4	N	Severity:	C	Estimated Year:	29/30
2019 CBC:	11B-309, 11B-606.4	N	Total Project Cost:			\$530





Comment #: JFK-0140

Deficiency: Accessible Toilet Stall - Door - Self-Closing Door



The stall door is not self closing.

Measurement: 1 count

Recommended Remediation:

Adjust so stall door is self-closing.

Floor/Area: Restrooms

Room/Spot: Women's

Code Compliance:

2010 ADAS: 604.8.3

1991 ADAAG: N/A

2019 CBC: 11B-604.8.3

Y/N/NA

N

N/A

N

Priority: 7

Severity: C

Quantity: 1 each

Base Cost: \$586

Estimated Year: N/A

Total Project Cost: N/A

Comment #: JFK-0141

Deficiency: Accessible Toilet Stall - Side Opening Door - 4-Inch Clearance



Where located in the side wall or partition, the door opening shall be 4 inches (102 mm) maximum from the front partition.

Measurement: 7.5 inches

Recommended Remediation:

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 (102 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 (102 mm) maximum from the front partition.

Floor/Area: Restrooms

Room/Spot: Women's

Code Compliance:

2010 ADAS: 604.8.3

1991 ADAAG: 4.17.5/4.13.6

2019 CBC: 11B-604.8.3

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$355

Estimated Year: 29/30

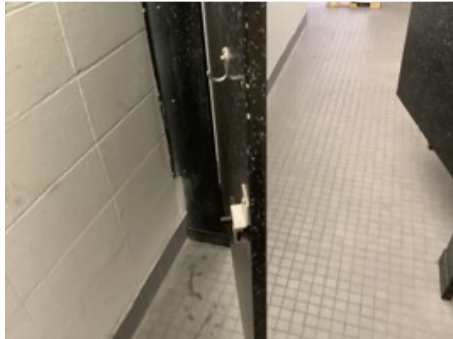
Total Project Cost: \$530





Comment #: JFK-0142

Deficiency: Accessible Toilet Stall - Door Hardware - Handle Both Sides



There is no pull handle on the interior side of the stall door.

Measurement: 0 count

Recommended Remediation:

A door pull shall be placed on both sides of the door near the latch and shall located between 34" min. to 44" max. AFF.

Door pull shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.

Floor/Area: Restrooms

Room/Spot: Women's

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: 604.8.1.2		N	Priority: 7	Base Cost: \$586
1991 ADAAG: N/A		N/A	Severity: C	Estimated Year: N/A
2019 CBC: 11B-604.8.3		N		Total Project Cost: N/A

Comment #: JFK-0143

Deficiency: Accessible Toilet Stall - Water Closet - Location



The water closet is not a compliant distance from the adjacent wall.

Measurement: 18.5 inches

Recommended Remediation:

Restroom water closet needs to be relocated to 17 inches minimum to 18 inches maximum distance to the adjacent side wall. (16" – 18" ADA)

Floor/Area: Restrooms

Room/Spot: Women's

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.2		N	Priority: 3	Base Cost: \$2,736
1991 ADAAG: 4.16.2		N	Severity: C	Estimated Year: 29/30
2019 CBC: 11B-604.2		N		Total Project Cost: \$4,050





11.3B - PUBLIC TOILET ROOMS (SINGLE_USER)

COMMUNITY CENTER

RESTROOM

Comment #: JFK-0144

Deficiency: Restroom Doors - Tactile Sign - General



No permanent tactile restroom identification sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile room identification sign. Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Community Center

Room/Spot: Restroom

Code Compliance:

2010 ADAS:	216.2, 703.4.1&2	Y/N/NA			
1991 ADAAG:	4.30.6	N	Priority:	3	
2019 CBC:	11B-216.2, 11B-703.1&2	N	Severity:	C	

			Quantity:	1	each
			Base Cost:	\$110	
			Estimated Year:	30/31	
			Total Project Cost:	\$180	

Comment #: JFK-0145

Deficiency: Restroom Doors - Dimensions - Clear Height



The door does not provide clear height.

Measurement: 79.5 inches

Recommended Remediation:

Vertical Clearance shall be 80" high min. Exception: door closers and door stops shall be permitted to be 78" min. AFF or ground.

Floor/Area: Community Center

Room/Spot: Restroom

Code Compliance:

2010 ADAS:	307.39999999999998	Y/N/NA			
1991 ADAAG:	4.13.5	N	Priority:	3	
2019 CBC:	11B-307.4	N	Severity:	B	

			Quantity:	1	each
			Base Cost:	\$2,600	
			Estimated Year:	29/30	
			Total Project Cost:	\$3,850	





Comment #: JFK-0146

Deficiency: Restroom Doors - Clearances: Front - Latch Clearance



Latch side clearance is not provided at the pull side of the door.

Measurement: 13 inches

Recommended Remediation:

Provide maneuvering clearances that extend full width of the doorway and the required 18" minimum latch side clearance (24 inches for exterior doors) for a depth of 60-inches. The slopes in this space shall not exceed 1:48 in any direction.

Floor/Area: Community Center

Room/Spot: Restroom

Code Compliance:

2010 ADAS: 404.2.4.1

1991 ADAAG: 4.13.6

2019 CBC: 11B-404.2.4.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$400

Estimated Year: 30/31

Total Project Cost: \$630

Comment #: JFK-0147

Deficiency: Restroom Interior Space - Amenities - Mirror Height



The mirror height exceeds the allowable 40 inches above the finished floor.

Measurement: 42.75 inches

Recommended Remediation:

Relocate mirrors above lavatories or countertops so bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground.

OR

Provide a second mirror not located above lavatories or countertops with the bottom edge of the reflecting surface 35 inches maximum above the finish floor.

Floor/Area: Community Center

Room/Spot: Restroom

Code Compliance:

2010 ADAS: 603.3

1991 ADAAG: 4.19.6

2019 CBC: 11B-603.3

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$200

Estimated Year: N/A

Total Project Cost: N/A





Comment #: JFK-0148

Deficiency: Restroom Interior Space - Protruding Objects - General



Objects in the restroom extend more than 4 inches from the wall with no cane detectable barrier.

Measurement: 10 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Community Center

Room/Spot: Restroom

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.4.1

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 6

Severity: A

Quantity: 1 each

Base Cost: \$186

Estimated Year: N/A

Total Project Cost: N/A

Comment #: JFK-0149

Deficiency: Lavatory - Covered Pipes/Hose Bib - General



The pipe insulation does not cover everything under the sink including water supply lines and hose bib.

Measurement: 0 count

Recommended Remediation:

Remove all sharp or abrasive surfaces under lavatories and sinks. Provide insulation to all drain pipes, water lines and abrasive surfaces including a hose bib if provided.

Floor/Area: Community Center

Room/Spot: Restroom

Code Compliance:

2010 ADAS: 606.5

1991 ADAAG: 4.19.4

2019 CBC: 11B-606.5

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$65

Estimated Year: N/A

Total Project Cost: N/A





Comment #: JFK-0150

Deficiency: Lavatory - Counter Surface - Height



The height of the lavatory counter surface exceeds the allowable 34 inches AFF.

Measurement: 34.25 inches

Recommended Remediation:

Relocate sinks so the rim is no higher than 34" maximum above finish floor this may provide . If lavatory is relocated to 34" it may meet the minimum 29" knee clearance.

Floor/Area: Community Center

Room/Spot: Restroom

Code Compliance:

2010 ADAS: 606.3
1991 ADAAG: 4.19.2
2019 CBC: 11B-606.3

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$720
Estimated Year: 30/31
Total Project Cost: \$1,120

Comment #: JFK-0151

Deficiency: Lavatory - Location - Centerline Distance



The lavatory is not located so that the distance to the adjacent side wall is minimum 18 inches.

Measurement: 14.5 inches

Recommended Remediation:

Lavatories, when located adjacent to a side wall or partition, shall be a minimum of 18" to the centerline of the fixture. ADA requires a 30" wide x 48" clear floor space centered on the lavatory.

Floor/Area: Community Center

Room/Spot: Restroom

Code Compliance:

2010 ADAS: 606
1991 ADAAG: N/A
2019 CBC: 11B-606.6

Y/N/NA
Y
N/A
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$720
Estimated Year: N/A
Total Project Cost: N/A





Comment #: JFK-0152

Deficiency: Lavatory - Location - Depth



Lavatory controls are more than 19 inches from the face of the lavatory.

Measurement: 14.5 inches

Recommended Remediation:

When a forward approach is required at a lavatory it shall not extend more than maximum depth of 19-inches.

Floor/Area: Community Center

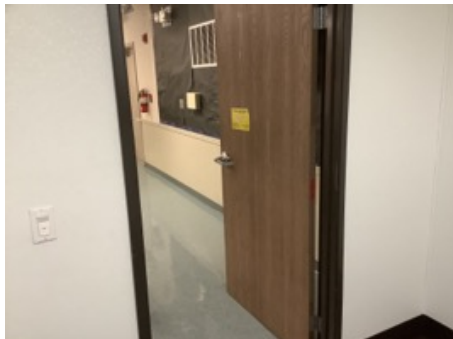
Room/Spot: Restroom

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	606	Y	Priority:	5	Base Cost:	\$3,000
1991 ADAAG:	4.19.3	N	Severity:	D	Estimated Year:	N/A
2019 CBC:	11B-306.2.2, 11B-606.7	N	Total Project Cost:			N/A

Comment #: JFK-0153

Deficiency: Accessible Toilet Stall - Door - Self-Closing Door



The stall door is not self closing.

Measurement: 0 count

Recommended Remediation:

The door shall be self-closing.

Floor/Area: Community Center

Room/Spot: Restroom

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	604.8.3	N	Priority:	6	Base Cost:	\$586
1991 ADAAG:	N/A	N/A	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-604.8.3	N	Total Project Cost:			N/A





Comment #: JFK-0154

Deficiency: Accessible Toilet Stall - Water Closet - Location



The water closet is not a compliant distance from the adjacent wall.

Measurement: 18.75 inches

Recommended Remediation:

Restroom water closet needs to be relocated to 17 inches minimum to 18 inches maximum distance to the adjacent side wall.
(16" – 18" ADA)

Floor/Area: Community Center

Room/Spot: Restroom

Code Compliance:

2010 ADAS: 604.2

1991 ADAAG: 4.16.2

2019 CBC: 11B-604.2

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

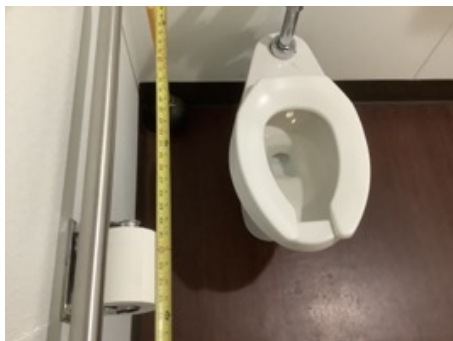
Base Cost: \$2,736

Estimated Year: 30/31

Total Project Cost: \$4,250

Comment #: JFK-0155

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location



The toilet paper dispenser is outside of the allowable reach range.

Measurement: 5 inches

Recommended Remediation:

This requires relocation of the toilet paper dispenser so that center line is 7" minimum to 9" maximum from face of water closet in front of the water closet measured to the centerline of the dispenser, and located below the grab bar.

Floor/Area: Community Center

Room/Spot: Restroom

Code Compliance:

2010 ADAS: 604.7

1991 ADAAG: 4.17.3

2019 CBC: 11B-604.7

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$280

Estimated Year: N/A

Total Project Cost: N/A





Comment #: JFK-0156

Deficiency: Accessible Toilet Stall - Dispensers - Seat Cover Height



The height of the operable part of the provided seat cover dispenser exceeds the allowable 40 inches AFF, is not located on an accessible route, no 30" x 48" clear floor space and reaching over water closet.

Measurement: 59 inches

Recommended Remediation:

Relocate toilet seat cover dispenser from behind toilet. Maximum height is 40-inches AFF, on an accessible route and not reaching over the water closet.

Floor/Area: Community Center

Room/Spot: Restroom

Code Compliance:

2010 ADAS: 603

1991 ADAAG: 4.2.5

2019 CBC: 11B-603.5

Y/N/NA

Y

N

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$200

Estimated Year: N/A

Total Project Cost: N/A

Comment #: JFK-0157

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Open Side Distance From Centerline



The rear grab bar does not extend the full 24 inches past the centerline of the water closet.

Measurement: 20.5 inches

Recommended Remediation:

Relocate the rear wall so it provide 24 inches minimum from the centerline of the water closet to the open side of the stall.

Grab bar shall be 36 inches (914 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

Floor/Area: Community Center

Room/Spot: Restroom

Code Compliance:

2010 ADAS: 604.5.2

1991 ADAAG: 4.17.6

2019 CBC: 11B-604.5.2

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$355

Estimated Year: 30/31

Total Project Cost: \$560





JAYCEE PARK & COMMUNITY CENTER



12.0 Site Assessment

Facility Priority Designations

- Priority 1 – Approach and Entrance (exterior accessible route and accessible parking. Includes directional signage, exterior ramps, exterior stairs, exterior side of entrances thresholds, door handles, 48” door separation in vestibules, exterior protruding objects)
- Priority 2 – Access to Programs, Services (begins at entrance of building and includes circulation routes, protruding objects, elevators, interior stairs, interior ramps, reach ranges, signage for room designation, doors, aisles, carpet, seating, desks, benches, dressing rooms, lockers, reception counters, counter heights)
- Priority 3 – Toilet Rooms
- Priority 4 – Additional Accessible elements (drinking fountains, phones, fire alarm systems)
- Priority 5 – California only requirements to comply with building code
- Priority 6 – Maintenance Items
- Priority 7 – Items compliant with 1991 ADAAG

Facility Severity Designations

- ‘A’: Item that creates a Safety Issue (tripping hazards, protruding objects, fire strobes, egress signage, door closing speed and door pressures, two way communication at elevators)
- ‘B’: Item that creates a major inconvenience to a significant number of people (cross slopes,
- ‘C’: Item that creates a minor inconvenience, however it is not compliant and creates a barrier (restrooms, audio visual elements, door hardware, vision lights, drinking fountains, directional signage, accessible parking,
- ‘D’: Required only in California Building Code, but is compliant with ADA Federal Regulations
- ‘E’: Nothing required unless public is allowed access to this area



Total Estimated Cost Summary Table by Priority:

	Count of Total Items	Total Estimated Base Costs	Total Estimated Project Costs*
Priority 1	46	\$180,987	\$281,080
Priority 2	8	\$11,344	\$18,520
Priority 3	16	\$9,023	\$14,740
Priority 4	0	\$0	\$0
Priority 5	10	\$27,305	N/A
Priority 6	35	\$43,950	N/A
Priority 7	4	\$1,080	N/A
Total	115	\$273,689	\$314,340

* Project costs includes soft cost allowance, GC cost & fee, escalation and contingency, priority 5, 6, and 7 are not included in the transition plan and therefore have o calculated Project Costs.



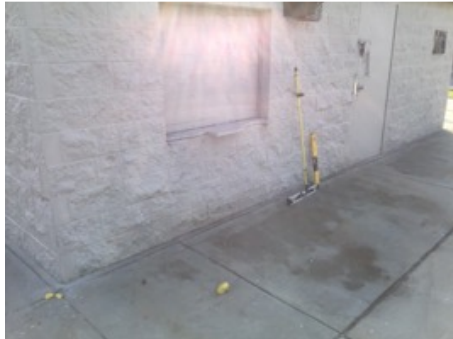
12.1 - APPROACH AND ENTRANCE

ACCESSIBLE ROUTE

PROTRUSION

Comment #: JC-001

Deficiency: Accessible Route - Protrusion - Depth



Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. Bottom of counter is 32.5 inches AFF

Measurement: 6 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Accessible Route

Room/Spot: Protrusion

Code Compliance:

2010 ADAS: 404.2.9

Y/N/NA

N

Priority: 1

Quantity: 1 each

Base Cost: \$728

1991 ADAAG: 4.4.1

N

Estimated Year: 30/31

2019 CBC: 11B-404.2.9

N

Severity: B

Total Project Cost: \$1,130

SLOPES

Comment #: JC-002

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 4.9 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

Y/N/NA

N

Priority: 1

Quantity: 50 sq ft

Base Cost: \$991

1991 ADAAG: 4.3.7

N

Estimated Year: 30/31

2019 CBC: 11B-402.2

N

Severity: C

Total Project Cost: \$1,540





Comment #: JC-003

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 6.1 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 200 sq ft

Base Cost: \$3,964

Estimated Year: 30/31

Total Project Cost: \$6,150

Comment #: JC-004

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 5.5 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 450 sq ft

Base Cost: \$8,919

Estimated Year: 30/31

Total Project Cost: \$13,840





Comment #: JC-005

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 2.5 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 180 sq ft

Base Cost: \$3,568

Estimated Year: 30/31

Total Project Cost: \$5,540

Comment #: JC-006

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 6 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 180 sq ft

Base Cost: \$3,568

Estimated Year: 30/31

Total Project Cost: \$5,540





Comment #: JC-007

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5%.

Measurement: 6.7 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 400 sq ft

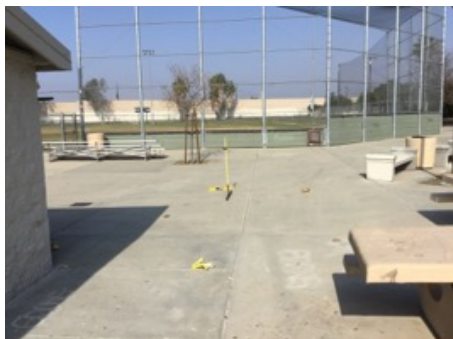
Base Cost: \$7,928

Estimated Year: 30/31

Total Project Cost: \$12,300

Comment #: JC-008

Deficiency: Accessible Route - Slopes - Running Slope



The slope in the direction of travel exceeds the allowable 5% and cross slopes are 2.3%.

Measurement: 7.1 % grade

Recommended Remediation:

Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 402.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 200 sq ft

Base Cost: \$3,964

Estimated Year: 30/31

Total Project Cost: \$6,150





Comment #: JC-009

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). Replace two panels.

Measurement: 4 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

		Y/N/NA		Quantity:	100	sq ft
2010 ADAS:	405.2	N	Priority:	1	Base Cost:	\$1,982
1991 ADAAG:	4.3.7	N	Severity:	A	Estimated Year:	30/31
2019 CBC:	11B-406.5.7	N	Total Project Cost:		\$3,080	

Comment #: JC-010

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3.1 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

		Y/N/NA		Quantity:	200	sq ft
2010 ADAS:	405.2	N	Priority:	1	Base Cost:	\$3,964
1991 ADAAG:	4.3.7	N	Severity:	A	Estimated Year:	30/31
2019 CBC:	11B-406.5.7	N	Total Project Cost:		\$6,150	





Comment #: JC-011

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3.6 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 160 sq ft

Base Cost: \$3,171

Estimated Year: 30/31

Total Project Cost: \$4,920

Comment #: JC-012

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 50 sq ft

Base Cost: \$991

Estimated Year: 30/31

Total Project Cost: \$1,540





Comment #: JC-013

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3.7 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 75 sq ft

Base Cost: \$1,487

Estimated Year: 30/31

Total Project Cost: \$2,310

Comment #: JC-014

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 6.2 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 160 sq ft

Base Cost: \$3,171

Estimated Year: 30/31

Total Project Cost: \$4,920





Comment #: JC-015

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 4.3 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 200 sq ft

Base Cost: \$3,964

Estimated Year: 30/31

Total Project Cost: \$6,150

Comment #: JC-016

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 2.7 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 80 sq ft

Base Cost: \$1,586

Estimated Year: 30/31

Total Project Cost: \$2,460





Comment #: JC-017

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 2.8 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 450 sq ft

Base Cost: \$8,919

Estimated Year: 30/31

Total Project Cost: \$13,840

Comment #: JC-018

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 2.6 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 60 sq ft

Base Cost: \$1,189

Estimated Year: 30/31

Total Project Cost: \$1,850





Comment #: JC-019

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 11 panels 60 SF each, 6 feet wide walk

Measurement: 3.9 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 60 sq ft

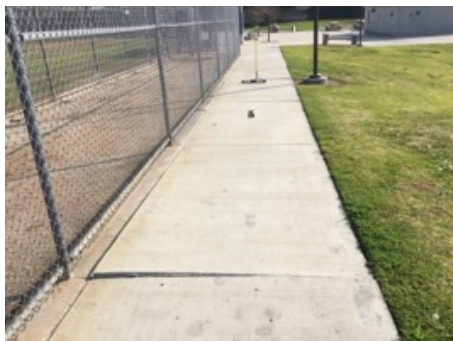
Base Cost: \$1,189

Estimated Year: 30/31

Total Project Cost: \$1,850

Comment #: JC-020

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 2.7 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 180 sq ft

Base Cost: \$3,568

Estimated Year: 30/31

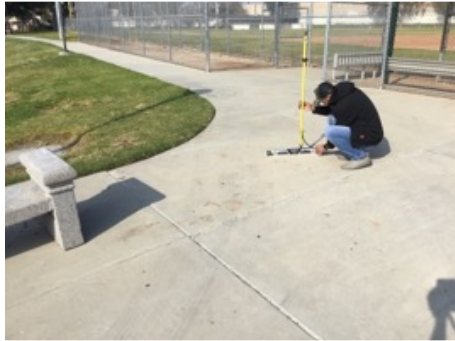
Total Project Cost: \$5,540





Comment #: JC-021

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3.4 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	700 sq ft
2010 ADAS: 405.2	N	1		Base Cost:	\$13,874
1991 ADAAG: 4.3.7	N			Estimated Year:	30/31
2019 CBC: 11B-406.5.7	N	A		Total Project Cost:	\$21,530

Comment #: JC-022

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 7.7 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	1000 sq ft
2010 ADAS: 405.2	N	1		Base Cost:	\$19,820
1991 ADAAG: 4.3.7	N			Estimated Year:	30/31
2019 CBC: 11B-406.5.7	N	A		Total Project Cost:	\$30,750





Comment #: JC-023

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3.8 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 350 sq ft

Base Cost: \$6,937

Estimated Year: 30/31

Total Project Cost: \$10,770

Comment #: JC-024

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 4.5 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 150 sq ft

Base Cost: \$2,973

Estimated Year: 30/31

Total Project Cost: \$4,620





Comment #: JC-025

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 2.9 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 300 each

Base Cost: \$5,946

Estimated Year: 30/31

Total Project Cost: \$9,230

Comment #: JC-026

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3.4 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 500 sq ft

Base Cost: \$9,910

Estimated Year: 30/31

Total Project Cost: \$15,380





Comment #: JC-027

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 2.7 % grade

Recommended Remediation:

The cross slopes of paths of travel shall be 1:48 maximum.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.3.7

2019 CBC: 11B-406.5.7

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 100 each

Base Cost: \$1,982

Estimated Year: 30/31

Total Project Cost: \$3,080

Comment #: JC-028

Deficiency: Ramps - Slopes - Running Slope



The running slope of the ramp is 8.2% and is considered a ramp requiring landings and handrails.

Measurement: 8.2 % grade

Recommended Remediation:

Remove and replace the ramp. The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 405.2

1991 ADAAG: 4.8.2

2019 CBC: 11B-406.3.1

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

Base Cost: \$6,620

Estimated Year: 30/31

Total Project Cost: \$10,270





Comment #: JC-029

Deficiency: Ramps - Handrails - Both Sides



Handrails are not provided on both sides of the ramp.

Measurement: 8.2 count

Recommended Remediation:

Install missing handrails so they are provided on both sides of stairs and ramps.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 505.2

1991 ADAAG: 4.8.5 (1)

2019 CBC: 11B-505.2

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$3,912

Estimated Year: N/A

Total Project Cost: N/A

Comment #: JC-030

Deficiency: Ramps - Handrails - Both Sides



Handrails are not provided on both sides of the ramp.

Measurement: 6.7 count

Recommended Remediation:

Install missing handrails so they are provided on both sides of stairs and ramps.

Floor/Area: Accessible Route

Room/Spot: Slopes

Code Compliance:

2010 ADAS: 505.2

1991 ADAAG: 4.8.5 (1)

2019 CBC: 11B-505.2

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$3,912

Estimated Year: N/A

Total Project Cost: N/A





SURFACE

Comment #: JC-031

Deficiency: Accessible Routes - All Routes - Connect Bldg Route



There is not an accessible route that connects accessible buildings or facility, elements within the same site including areas of sport activity. No walk between site approach at end of street and walk at east side of park.

Measurement: 0 count

Recommended Remediation:

At least one accessible route shall be provided within the site connecting accessible buildings and facilities. Accessible route shall coincide with or be located in the same area as general circulation paths.

Floor/Area: Accessible Route

Room/Spot: Surface

Code Compliance:

2010 ADAS: 206.2, 206.3

1991 ADAAG: 4.1.2(1), 4.3.2(1)

2019 CBC: 11B-206.2, 11B-206.3

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 1000 sq ft

Base Cost: \$20,000

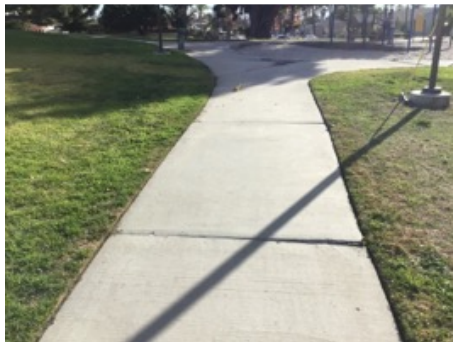
Estimated Year: 30/31

Total Project Cost: \$31,030

VERTICAL DISPLACMENT

Comment #: JC-032

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: .75 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment. Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2. ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Accessible Route

Room/Spot: Vertical Displacement

Code Compliance:

2010 ADAS: 303.2, 303.3

1991 ADAAG: 4.5.2

2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 200 In ft

Base Cost: \$200

Estimated Year: 30/31

Total Project Cost: \$320





Comment #: JC-033

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: 1.5 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacement

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	450	sq ft
2010 ADAS: 303.2, 303.3	N	1	B	Base Cost:	\$450	
1991 ADAAG: 4.5.2	N			Estimated Year:	30/31	
2019 CBC: 11B-303.2, 11B-303.3	N			Total Project Cost:	\$700	

Comment #: JC-034

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: .75 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacement

Code Compliance:

	Y/N/NA	Priority:	Severity:	Quantity:	450	sq ft
2010 ADAS: 303.2, 303.3	N	1	B	Base Cost:	\$450	
1991 ADAAG: 4.5.2	N			Estimated Year:	30/31	
2019 CBC: 11B-303.2, 11B-303.3	N			Total Project Cost:	\$700	





Comment #: JC-035

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: .75 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment. Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2. ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacement

Code Compliance:

2010 ADAS: 303.2, 303.3
1991 ADAAG: 4.5.2
2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA

N

N

N

Priority: 1

Severity: B

Quantity: 6 each

Base Cost: \$6

Estimated Year: 30/31

Total Project Cost: \$10

Comment #: JC-036

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: 1.25 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment. Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2. ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacement

Code Compliance:

2010 ADAS: 303.2, 303.3
1991 ADAAG: 4.5.2
2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 6 each

Base Cost: \$6

Estimated Year: 30/31

Total Project Cost: \$10





Comment #: JC-037

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: .88 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacement

Code Compliance:

2010 ADAS: 303.2, 303.3
1991 ADAAG: 4.5.2
2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 6 In ft
Base Cost: \$6
Estimated Year: 30/31
Total Project Cost: \$10

Comment #: JC-038

Deficiency: Accessible Route - Vertical Displacement - Bevelment Slope



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur.

Measurement: 1.25 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Floor/Area: Accessible Route
Room/Spot: Vertical Displacement

Code Compliance:

2010 ADAS: 303.2, 303.3
1991 ADAAG: 4.5.2
2019 CBC: 11B-303.2, 11B-303.3

Y/N/NA
N
Y
N

Priority: 7
Severity: A

Quantity: 6 In ft
Base Cost: \$6
Estimated Year: N/A
Total Project Cost: N/A

EXTERIOR DOORS/DOORWAYS/GATES





CLEARANCES: FRONT

Comment #: JC-039

Deficiency: Exterior Doors/Doorways/Gates - Clearances: Front - Latch Clearance



24-inches (exterior) not provided at latch side clearances.

Measurement: 21.5

Recommended Remediation:

Extend landing to provide 24-inches at latch side clearances. ADA allows 18-inch clearance exterior.

Floor/Area: Exterior Doors/Doorways/Gates

Room/Spot: Clearances: Front

Code Compliance:

2010 ADAS: 404.2.4.1

Y/N/NA

Y

Priority: 5

Quantity: 1 each

1991 ADAAG: 4.13.6

N

Base Cost: \$1,750

2019 CBC: 11B-404.2.4.1

N

Severity: D

Estimated Year: N/A

Total Project Cost: N/A

HARDWARE

Comment #: JC-040

Deficiency: Exterior Doors/Doorways/Gates - Hardware - Smooth Surface



Lower 10 inches of door is not smooth.

Measurement: 2 inches

Recommended Remediation:

At swinging door and gate surfaces remove items within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

Floor/Area: Exterior Doors/Doorways/Gates

Room/Spot: Hardware

Code Compliance:

2010 ADAS: 404.2.10

Y/N/NA

N

Priority: 6

Quantity: 1 each

1991 ADAAG: N/A

N/A

Base Cost: \$400

2019 CBC: 11B-404.2.10

N

Severity: C

Estimated Year: N/A

Total Project Cost: N/A





Comment #: JC-041

Deficiency: Exterior Doors/Doorways/Gates - Hardware - Smooth Surface



Lower 10 inches of door is not smooth.

Measurement: 3.5 inches

Recommended Remediation:

At swinging door and gate surfaces remove items within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

Floor/Area: Exterior Doors/Doorways/Gates

Room/Spot: Hardware

Code Compliance:

2010 ADAS: 404.2.10

1991 ADAAG: N/A

2019 CBC: 11B-404.2.10

Y/N/NA

N

N/A

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$400

Estimated Year: N/A

Total Project Cost: N/A

Comment #: JC-042

Deficiency: Exterior Doors/Doorways/Gates - Hardware - Smooth Surface



Lower 10 inches of door is not smooth.

Measurement: 3.5 inches

Recommended Remediation:

At swinging door and gate surfaces remove items within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

Floor/Area: Exterior Doors/Doorways/Gates

Room/Spot: Hardware

Code Compliance:

2010 ADAS: 404.2.10

1991 ADAAG: N/A

2019 CBC: 11B-404.2.10

Y/N/NA

N

N/A

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$400

Estimated Year: N/A

Total Project Cost: N/A





Comment #: JC-043

Deficiency: Exterior Doors/Doorways/Gates - Hardware - Smooth Surface



Lower 10 inches of door is not smooth.

Measurement: 3.5 inches

Recommended Remediation:

At swinging door and gate surfaces remove items within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

Floor/Area: Exterior Doors/Doorways/Gates

Room/Spot: Hardware

Code Compliance:

2010 ADAS: 404.2.10

1991 ADAAG: N/A

2019 CBC: 11B-404.2.10

Y/N/NA

N

N/A

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$400

Estimated Year: N/A

Total Project Cost: N/A

LANDING

Comment #: JC-044

Deficiency: Exterior Doors/Doorways/Gates - Landing - Slopes



Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings. Interior landing is level, but exterior landing has running slope of 4.5% (with cross slope of 1.3%).

Measurement: 4.5 % grade

Recommended Remediation:

Floor or ground surface within required maneuvering clearances shall comply with Section 11B-302. Changes in level are not permitted.

Exceptions: 1. Slopes not steeper than 1:48 shall be permitted.

2. Changes in level at thresholds complying with Section 11B-404.2.5 shall be permitted.

Floor/Area: Exterior Doors/Doorways/Gates

Room/Spot: Landing

Code Compliance:

2010 ADAS: 404.2.4.4

1991 ADAAG: 4.3.7

2019 CBC: 11B-404.2.4.4

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

Base Cost: \$1,750

Estimated Year: 30/31

Total Project Cost: \$2,720





Comment #: JC-045

Deficiency: Exterior Doors/Doorways/Gates - Landing - Slopes



Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings.

Measurement: 2.5 % grade

Recommended Remediation:

Floor or ground surface within required maneuvering clearances shall comply with Section 11B-302. Changes in level are not permitted.

Exceptions: 1. Slopes not steeper than 1:48 shall be permitted.

2. Changes in level at thresholds complying with Section 11B-404.2.5 shall be permitted.

Floor/Area: Exterior Doors/Doorways/Gates

Room/Spot: Landing

Code Compliance:

2010 ADAS: 404.2.4.4

1991 ADAAG: 4.3.7

2019 CBC: 11B-404.2.4.4

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 100 each

Base Cost: \$1,750

Estimated Year: 30/31

Total Project Cost: \$2,720

TACTILE SIGN

Comment #: JC-046

Deficiency: Exterior Doors/Doorways/Gates - Tactile Sign - General



No permanent tactile exit sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile exit sign. Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18" x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Exterior Doors/Doorways/Gates

Room/Spot: Tactile Sign

Code Compliance:

2010 ADAS: 216.2, 703.4.1&2

1991 ADAAG: 4.30.6

2019 CBC: 11B-216.2, 11B-703.1&2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$150

Estimated Year: 30/31

Total Project Cost: \$240

MAIN ENTRY





Comment #: JC-047

Deficiency: Exterior Doors/Doorways/Gates - Threshold - Height



The threshold height exceeds the allowable tolerances.

Measurement: .75 inches

Recommended Remediation:

Thresholds, if provided at doorways, shall be 1/2 inch (12.7 mm) high maximum. Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment. Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.

Floor/Area: Main Entry

Code Compliance:

2010 ADAS: 303.2, 404.2.5

1991 ADAAG: 4.13.8

2019 CBC: 11B-303.2, 11B-404.2.5

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 3 each

Base Cost: \$537

Estimated Year: 30/31

Total Project Cost: \$840

MEN'S RESTROOM

Comment #: JC-048

Deficiency: Exterior Doors/Doorways/Gates - Tactile Sign - Pictogram Field Size



The provided pictogram field height is less than the allowable 6 inches.

Measurement: 5.5 inches

Recommended Remediation:

Pictograms shall have a field height of 6 inches (152 mm) minimum.

Floor/Area: Men's Restroom

Code Compliance:

2010 ADAS: 703.6.1

1991 ADAAG: 4.30.4

2019 CBC: 11B-703.6.1

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$0

Estimated Year: 30/31

Total Project Cost: \$0

PARKING





ACCESSIBLE STALL

Comment #: JC-049

Deficiency: Parking - General Parking - Total Space Count



Total parking spaces found. There are 32 parking spaces in the parking lot. However, there is not an accessible parking area. Instead, there is an area in the parking lot, between the play equipment area and the community center building, that has a configuration for 2 accessible passenger unloading/loading spaces. Parents drop off and pick up their children for an after-school program

Measurement: 0 count

Recommended Remediation:

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

Floor/Area: Parking
Room/Spot: Accessible Stall

For the purposes of this item, Electrical Vehicle Charging Stations (EVCS) are not considered parking spaces. See EVCS checklist for areas designated as Electrical Vehicle Charging Stations (EVCS).

Code Compliance:

2010 ADAS: 208.2
1991 ADAAG: 4.6.1
2019 CBC: 11B-208.2

Y/N/NA

N

N

N

Priority: 2

Severity: B

Quantity: 2 each

Base Cost: \$1,680

Estimated Year: 31/32

Total Project Cost: \$2,740

TOW AWAY SIGN

Comment #: JC-050

Deficiency: Parking - Tow Away Sign - General



There is no "Unauthorized Parking Sign" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Parking
Room/Spot: Tow Away Sign

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-216 / 11B-502.8

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$280

Estimated Year: N/A

Total Project Cost: N/A

PASSENGER DROP-OFF/LOADING





ACCESS AISLE

Comment #: JC-051

Deficiency: Parking - Signage - Van Stall



The van accessible stall is not identified with the words "Van Accessible".

Measurement: 7.5 count

Recommended Remediation:

Signs identifying van parking spaces shall contain additional language or an additional sign with the designation "van accessible".

Floor/Area: Passenger Drop-off/Loading

Room/Spot: Access Aisle

Code Compliance:

2010 ADAS:	502.6
1991 ADAAG:	4.6.4
2019 CBC:	11B-502.6

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$560

Estimated Year: 30/31

Total Project Cost: \$870

Comment #: JC-052

Deficiency: Parking - Signage - Height



The bottom of the sign is lower than 60 inches (1524 mm) above the finished floor.

Measurement: 7.5 inches

Recommended Remediation:

Relocate the sign so that the bottom edge is greater than 60 inches minimum AFF.

Floor/Area: Passenger Drop-off/Loading

Room/Spot: Access Aisle

Code Compliance:

2010 ADAS:	502.6
1991 ADAAG:	N/A
2019 CBC:	11B-502.6

Y/N/NA

N

N/A

N

Priority: 7

Severity: C

Quantity: 1 each

Base Cost: \$280

Estimated Year: N/A

Total Project Cost: N/A





Comment #: JC-053

Deficiency: Parking - Signage - Minimum Fine



The parking identification sign does not include the text "Minimum Fine \$250" below the ISA.

Measurement: 7.5 count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: Passenger Drop-off/Loading

Room/Spot: Access Aisle

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$280
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-502.6.2	N		Total Project Cost: N/A

Comment #: JC-054

Deficiency: Passenger Drop-off/Loading - Access Aisle - Floor and ground surfaces



No access aisles provided. 7.5% slope due to gutter between parking stall and adjacent walk.

Measurement: 7.5 % grade

Recommended Remediation:

Adjust grades as necessary to provide vehicle pull-up spaces and access aisles serving them so the access aisles are at the same level as the vehicle pull-up space they serve with slopes not steeper than 1:48 (2.083%).

Floor/Area: Passenger Drop-off/Loading

Room/Spot: Access Aisle

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS:	503.4	N	Priority: 1	Base Cost: \$6,500
1991 ADAAG:	4.6.6	N	Severity: C	Estimated Year: 30/31
2019 CBC:	11B-503.4	N		Total Project Cost: \$10,090





Comment #: JC-055

Deficiency: Passenger Drop-off/Loading - Access Aisle - Floor and ground surfaces



Vehicle pull-up spaces and access aisles serving are not at the same level as the vehicle pull-up space they serve. Slopes steeper than 1:48 (2.083).

Measurement: 7.5 % grade

Recommended Remediation:

Adjust grades as necessary to provide vehicle pull-up spaces and access aisles serving them so the access aisles are at the same level as the vehicle pull-up space they serve with slopes not steeper than 1:48 (2.083%). Drop off areas shall be 5' wide x 20' deep minimum. Access aisle shall be painted to discourage parking within that area. This is not to be part of the accessible parking area.

Floor/Area: Passenger Drop-off/Loading

Room/Spot: Access Aisle

Code Compliance:

Code Compliance:	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 503.4	N	1	Base Cost:	\$6,500	
1991 ADAAG: 4.6.6	N		Estimated Year:	30/31	
2019 CBC: 11B-503.4	N	C	Total Project Cost:	\$10,090	





12.2 - GOODS AND SERVICES

AREA OF SPORT ACTIVITY

TEAM OR PLAYER SEATING

Comment #: JC-056



Deficiency: Area of Sport Activity - Team or player seating - Wheelchair Space

At least one wheelchair space providing a 1:48 maximum slope is not provided in team or player seating areas serving areas of sport activity and/or is not located on an accessible route. While space is provided, it is not under the shade structure.

Measurement: 39 count

Recommended Remediation:

At least one wheelchair space 30" x 48" shall be provided in team or player seating areas serving areas of sport activity maximum 1:48 slopes and be located on a minimum 48-inch width accessible route. Location must be under the shade structure consistent with other team seating.

Floor/Area: Area of Sport Activity
Room/Spot: Team or player seating

Code Compliance:

2010 ADAS: 221.2.1.4
1991 ADAAG: 4.1.3(19)
2019 CBC: 11B-221.2.1.4

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: \$1,500
Estimated Year: 31/32
Total Project Cost: \$2,450

BENCHES

Comment #: JC-057



Deficiency: Area of Sport Activity - Team or player seating - Wheelchair Space

At least one wheelchair space providing a 1:48 maximum slope is not provided in team or player seating areas serving areas of sport activity and/or is not located on an accessible route.

Measurement: 1 count

Recommended Remediation:

At least one wheelchair space 30" x 48" shall be provided in team or player seating areas serving areas of sport activity maximum 1:48 slopes and be located on a minimum 48-inch width accessible route. Location must be under the shade structure consistent with other team seating.

Floor/Area: Benches

Code Compliance:

2010 ADAS: 221.2.1.4
1991 ADAAG: 4.1.3(19)
2019 CBC: 11B-221.2.1.4

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: \$1,500
Estimated Year: 31/32
Total Project Cost: \$2,450





BLEACHERS

WHEELCHAIR SEATING

Comment #: JC-058

Deficiency: Bleachers - Wheelchair Seating - Location



Wheelchair spaces are not an integral part of bleacher seating. Each of 3 benches approximately 16 feet long. 24 seats with a minimum of 2 wheelchair seating spaces required.

Measurement: 0 count

Recommended Remediation:

Provide wheelchair seating within seating area. Wheelchair spaces shall be an integral part of the seating plan.

Floor/Area: Bleachers
Room/Spot: Wheelchair Seating

Code Compliance:		Y/N/NA		Quantity:	1 each
2010 ADAS: 221.2.2		N	Priority: 2	Base Cost:	\$3,000
1991 ADAAG: 4.33.3		N	Severity: C	Estimated Year:	31/32
2019 CBC: 11B-221.2.2		N		Total Project Cost:	\$4,890

CONDIMENTS/AMENITIES

CONDIMENTS COUNTER

Comment #: JC-059

Deficiency: Condiments/Amenities - Condiments Counter - Clear Floor Space Grade



The slope for the parallel approach exceeds the maximum slope 1:48 (2.0833%).

Measurement: 2.8 % grade

Recommended Remediation:

Adjust grades so floor or ground surfaces of a clear floor or ground space shall not have changes in level, with the exception that slopes not steeper than 1:48 shall be permitted.

Floor/Area: Condiments/Amenities
Room/Spot: Condiments Counter

Code Compliance:		Y/N/NA		Quantity:	40 sq ft
2010 ADAS: 305.2		N	Priority: 2	Base Cost:	\$800
1991 ADAAG: 4.15.5		N	Severity: C	Estimated Year:	31/32
2019 CBC: 11B-305.2		N		Total Project Cost:	\$1,310





DRINKING FOUNTAIN

NUMBER PROVIDED

Comment #: JC-060

Deficiency: Drinking Fountain - Number Provided - Hi/Lo



One standing and one wheelchair accessible drinking fountain is not provided at each location.

Measurement: 1 count

Recommended Remediation:

No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with meet requirements for a standing person and one drinking fountain shall be wheelchair accessible. A combo unit can be provided if all items are compliant.

Floor/Area: Drinking Fountain

Room/Spot: Number Provided

Code Compliance:

2010 ADAS: 204.2

1991 ADAAG: 4.1.3 (10) (a)

2019 CBC: 11B-204.2

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$5,439

Estimated Year: N/A

Total Project Cost: N/A

Comment #: JC-061

Deficiency: Drinking Fountain - Number Provided - Hi/Lo



One standing and one wheelchair accessible drinking fountain is not provided at each location.

Measurement: 0 count

Recommended Remediation:

No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with meet requirements for a standing person and one drinking fountain shall be wheelchair accessible. A combo unit can be provided if all items are compliant.

Floor/Area: Drinking Fountain

Room/Spot: Number Provided

Code Compliance:

2010 ADAS: 204.2

1991 ADAAG: 4.1.3 (10) (a)

2019 CBC: 11B-204.2

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$5,439

Estimated Year: N/A

Total Project Cost: N/A





Comment #: JC-062

Deficiency: Drinking Fountain - Number Provided - Hi/Lo



One standing and one wheelchair accessible drinking fountain is not provided at each location.

Measurement: 1 count

Recommended Remediation:

No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with meet requirements for a standing person and one drinking fountain shall be wheelchair accessible. A combo unit can be provided if all items are compliant.

Floor/Area: Drinking Fountain

Room/Spot: Number Provided

Code Compliance:

2010 ADAS: 204.2

1991 ADAAG: 4.1.3 (10) (a)

2019 CBC: 11B-204.2

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$5,439

Estimated Year: N/A

Total Project Cost: N/A

Comment #: JC-063

Deficiency: Drinking Fountain - Number Provided - 50 percent



When dispersed, 50% are not compliant for standing and/or 50% are not complaint for wheelchair accessible on the site are .

Measurement: 0 count

Recommended Remediation:

Remove/replace so when more than the minimum number of drinking fountains are provided, 50 percent of the total number of drinking fountains shall be provided for standing person, and 50 percent of the total number of drinking fountains shall be provided as wheelchair accessible. Must be evenly distributed for a total of 100% of the drinking fountains.

Bottle filling stations will not meet compliance for this item.

Floor/Area: Drinking Fountain

Room/Spot: Number Provided

Code Compliance:

2010 ADAS: 211.3

1991 ADAAG: 4.1.3 (10) (a)

2019 CBC: 11B-211.3

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$8,000

Estimated Year: N/A

Total Project Cost: N/A





TYPICAL AT BOTH

Comment #: JC-064

Deficiency: Drinking Fountain - Typical at Both - Pedestrian Protection



Pedestrian protection provided at drinking fountains.

Measurement: 0

Recommended Remediation:

Install pedestrian protection.

All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within which a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply with Section 11B-305.7. When used, wing walls or barriers shall project horizontally at least as far as the drinking fountain and to within 6 inches (152 mm) vertically from the floor or ground surface.

Floor/Area: Drinking Fountain

Room/Spot: Typical at Both

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-602

Y/N/NA
N/A
N/A
N

Priority: 5
Severity: D

Quantity: 2 each
Base Cost: \$16,000
Estimated Year: N/A
Total Project Cost: N/A

Comment #: JC-065

Deficiency: Drinking Fountain - Typical at Both - Pedestrian Protection



Pedestrian protection provided at drinking fountains.

Measurement: 0

Recommended Remediation:

Install pedestrian protection.

All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within which a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply with Section 11B-305.7. When used, wing walls or barriers shall project horizontally at least as far as the drinking fountain and to within 6 inches (152 mm) vertically from the floor or ground surface.

Floor/Area: Drinking Fountain

Room/Spot: Typical at Both

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-602

Y/N/NA
N/A
N/A
N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: \$8,000
Estimated Year: N/A
Total Project Cost: N/A





WHEELCHAIR COMPLIANCE

Comment #: JC-066

Deficiency: Drinking Fountain - Wheelchair Compliance - Clear Floor Space



A 30" x 48" clear floor space is not provided for a forward approach at drinking fountain.

Measurement: 26 inches

Recommended Remediation:

Provide each unit a 30" x 48" clear floor or ground space centered on the unit with a minimum 27-inch knee clearance to allow for a forward approach and a minimum 32-inch clearance at the wheelchair accessible drinking fountain positioned for a forward approach.

Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

2010 ADAS: 602.2
1991 ADAAG: 4.15.5
2019 CBC: 11B-602.2

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 10 sq ft
Base Cost: \$200
Estimated Year: N/A
Total Project Cost: N/A

Comment #: JC-067

Deficiency: Drinking Fountain - Wheelchair Compliance - Clear Floor Space



A 30" x 48" clear floor space is not provided for a forward approach at drinking fountain.

Measurement: 0 inches

Recommended Remediation:

Provide each unit a 30" x 48" clear floor or ground space centered on the unit with a minimum 27-inch knee clearance to allow for a forward approach and a minimum 32-inch clearance at the wheelchair accessible drinking fountain positioned for a forward approach.

Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

2010 ADAS: 602.2
1991 ADAAG: 4.15.5
2019 CBC: 11B-602.2

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 10 each
Base Cost: \$200
Estimated Year: N/A
Total Project Cost: N/A





Comment #: JC-068

Deficiency: Drinking Fountain - Wheelchair Compliance - Clear Floor Grades



30" x 48" clear floor space slopes exceed 1:48 (2.083%)

Measurement: 3.6 % grade

Recommended Remediation:

Regrade 30" x 48" clear floor or ground surfaces.

Changes in level are not permitted with the exception that slopes not steeper than 1:48 shall be permitted.

Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

2010 ADAS: 305.2
1991 ADAAG: 4.15.5
2019 CBC: 11B-305.2

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 100 sq ft
Base Cost: \$2,000
Estimated Year: N/A
Total Project Cost: N/A

Comment #: JC-069

Deficiency: Drinking Fountain - Wheelchair Compliance - Clear Floor Grades



30" x 48" clear floor space slopes exceed 1:48 (2.083%)

Measurement: 3.6 % grade

Recommended Remediation:

Regrade 30" x 48" clear floor or ground surfaces.

Changes in level are not permitted with the exception that slopes not steeper than 1:48 shall be permitted.

Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

2010 ADAS: 305.2
1991 ADAAG: 4.15.5
2019 CBC: 11B-305.2

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 100 sq ft
Base Cost: \$2,000
Estimated Year: N/A
Total Project Cost: N/A





Comment #: JC-070



Deficiency: Drinking Fountain - Wheelchair Compliance - Clear Floor Space-Centered
30" x 48" clear floor space positioned for a forward approach is not centered on the unit. Approach is NOT from north side. Based upon bubbler or spout location, approach is from west side. But still min 30" x 48" clear floor space, but not level. Correct previous record.

Measurement: 1 count

Recommended Remediation:

Adjust layout to provide a 30" x 48" clear floor space positioned for a forward approach centered on the unit.

Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 602.2		N	Priority: 6	Base Cost: \$980
1991 ADAAG: 4.15.5		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-602.2		N		Total Project Cost: N/A

Comment #: JC-071



Deficiency: Drinking Fountain - Wheelchair Compliance - Operable Parts-Force

Is the force required to activate operable parts 5 pounds maximum?

Measurement: 8 pound

Recommended Remediation:

The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 309.4 / -602.3		N	Priority: 6	Base Cost: \$366
1991 ADAAG: 4.15.4, 4.27.4		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-309.4 / 11B-602.3		N		Total Project Cost: N/A





Comment #: JC-072

Deficiency: Drinking Fountain - Wheelchair Compliance - Operable Parts- Force

Is the force required to activate operable parts 5 pounds maximum?

Measurement: 10 pound

Recommended Remediation:

The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.



Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 309.4 / -602.3		N	Priority: 6	Base Cost: \$366
1991 ADAAG: 4.15.4, 4.27.4		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-309.4 / 11B-602.3		N		Total Project Cost: N/A

Comment #: JC-073

Deficiency: Drinking Fountain - Wheelchair Compliance - Water Flow

The spout does not provide a flow of water 4 high minimum.

Measurement: 8 inches

Recommended Remediation:

Adjust water pressure. The spout shall provide a flow of water 4 inches (102 mm) high minimum and shall be located 5 inches (127 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 (76 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 (76 mm) and 5 inches (127 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.



Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 602.6		N	Priority: 6	Base Cost: \$366
1991 ADAAG: 4.15.3		Y	Severity: C	Estimated Year: N/A
2019 CBC: 11B-602.6		N		Total Project Cost: N/A





Comment #: JC-074

Deficiency: Drinking Fountain - Wheelchair Compliance - Water Flow



The spout does not provide a flow of water 4 high minimum. Top with bubbler or spout was missing at time of assessment.

Measurement: 0 inches

Recommended Remediation:

Adjust water pressure. The spout shall provide a flow of water 4 inches (102 mm) high minimum and shall be located 5 inches (127 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 (76 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 (76 mm) and 5 inches (127 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

2010 ADAS: 602.6
1991 ADAAG: 4.15.3
2019 CBC: 11B-602.6

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$366
Estimated Year: N/A
Total Project Cost: N/A

Comment #: JC-075

Deficiency: Drinking Fountain - Wheelchair Compliance - Spout Height



The spout outlets exceeds 36 inches maximum above FF or ground.

Measurement: 0 inches

Recommended Remediation:

Readjust height, or replace so unit provides a spout outlets 36 inches (914 mm) maximum above the finish floor or ground.

Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Code Compliance:

2010 ADAS: 602.4
1991 ADAAG: 4.15.2
2019 CBC: 11B-602.4

Y/N/NA
N
Y
N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$0
Estimated Year: N/A
Total Project Cost: N/A





Comment #: JC-076

Deficiency: Drinking Fountain - Wheelchair Compliance - Spout Location



The spout is not located 15" minimum from the vertical support and 5" maximum from the front edge of the unit, including bumpers. Spout was missing at time of assessment.

Measurement: 0 inches

Recommended Remediation:

Replace and provide a unit that has spout located 15 inches (381 mm) minimum from the vertical support and 5 inches (127 mm) maximum from the front edge of the unit, including bumpers.

Floor/Area: Drinking Fountain
Room/Spot: Wheelchair Compliance

Table with 4 columns: Code Compliance, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.

EXTERIOR DOORS/DOORWAYS/GATES

LANDING

Comment #: JC-077

Deficiency: Exterior Doors/Doorways/Gates - Landing - Slopes



Slopes more than 1:48 (2%) grade, or changes in elevation are located at gate landings.

Measurement: 2.8 % grade

Recommended Remediation:

Floor or ground surface within required maneuvering clearances shall comply with Section 11B-302. Changes in level are not permitted.

Exceptions: 1. Slopes not steeper than 1:48 shall be permitted.

2. Changes in level at thresholds complying with Section 11B-404.2.5 shall be permitted.

Floor/Area: Exterior Doors/Doorways/Gates
Room/Spot: Landing

Table with 4 columns: Code Compliance, Y/N/NA, Priority, Severity, Quantity, Base Cost, Estimated Year, Total Project Cost. Rows include 2010 ADAS, 1991 ADAAG, and 2019 CBC.

KITCHEN





Comment #: JC-078

Deficiency: Kitchen - Counter Surface/Sink - Height



The height of the lavatory counter surface exceeds the allowable 34 inches AFF.

Measurement: 36 inches

Recommended Remediation:

Relocate sinks so the rim is no higher than 34" maximum above finish floor this may provide.

Floor/Area: Kitchen

Code Compliance:

2010 ADAS:	606.3
1991 ADAAG:	4.19.2
2019 CBC:	11B-606.3

Y/N/NA
N
N
N

Priority:	2
Severity:	C

Quantity:	1	each
Base Cost:	\$720	
Estimated Year:	31/32	
Total Project Cost:	\$1,180	

PICNIC TABLES

WHEELCHAIR SEATING SPACES

Comment #: JC-079

Deficiency: Picnic Tables - Wheelchair seating - Approach



Wheelchair spaces do not adjoin accessible routes. Slope of 6.7% for locations approaching picnic tables and at location of wheelchair seating.

Measurement: 6.7 % grade

Recommended Remediation:

Ensure that wheelchair spaces adjoin accessible routes and accessible routes do not overlap wheelchair spaces.

Floor/Area: Picnic Tables

Room/Spot: Wheelchair seating spaces

Code Compliance:

2010 ADAS:	11B-802.1.4
1991 ADAAG:	4.33.3
2019 CBC:	11B-802.1.4

Y/N/NA
N
N
N

Priority:	2
Severity:	B

Quantity:	100	sq ft
Base Cost:	\$2,000	
Estimated Year:	31/32	
Total Project Cost:	\$3,260	

PLAYGROUNDS





BENCH SEATING

Comment #: JC-080

Deficiency: Benches - Wheelchair seating - Companion seats alignment



In row seating, companion seats are not located with a shoulder alignment point adjacent to wheelchair spaces measured 36" from the front of the wheelchair space.

Measurement: 1 inches

Recommended Remediation:

In row seating, place companion seats so they are located with a shoulder alignment point adjacent to wheelchair spaces measured 36" from the front of the wheelchair space. add an additional 12" deep level space adjacent to bench.

Floor/Area: Playgrounds
Room/Spot: Bench Seating

Code Compliance:

2010 ADAS: 802.3.1
1991 ADAAG: 4.33.3
2019 CBC: 11B-802.3.1

Y/N/NA
N
N
N

Priority: 2
Severity: B

Quantity: 8 each
Base Cost: \$144
Estimated Year: 31/32
Total Project Cost: \$240

TRANSFER SYSTEM

Comment #: JC-081

Deficiency: Playgrounds - Transfer System - Contrast Striping



Transfer step does not provide contrast striping, or contrast striping is not compliant.

Measurement: 0 count

Recommended Remediation:

Contrast striping shall be provided at each transfer step. The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch (25 mm) from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable.

Floor/Area: Playgrounds
Room/Spot: Transfer System

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-1008.3.2.4

Y/N/NA
N/A
N/A
N

Priority: 5
Severity: D

Quantity: 5 each
Base Cost: \$175
Estimated Year: N/A
Total Project Cost: N/A





12.3A - PUBLIC TOILET ROOMS (MULTI_USER)

ACCESSIBLE TOILET STALL

REAR GRAB BAR

Comment #: JC-082

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Open Side Distance From Centerline



The rear grab bar does not extend the full 24 inches past the centerline of the water closet.

Measurement: 22 inches

Recommended Remediation:

Relocate the rear wall so it provide 24 inches minimum from the centerline of the water closet to the open side of the stall.

Grab bar shall be 36 inches (914 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

Floor/Area: Accessible Toilet Stall

Room/Spot: Rear Grab Bar

Code Compliance:

2010 ADAS: 604.5.2

Y/N/NA

N

Priority: 3

Quantity: 1 each

Base Cost: \$355

1991 ADAAG: 4.17.6

N

Estimated Year: 31/32

2019 CBC: 11B-604.5.2

N

Severity: C

Total Project Cost: \$580

SIDE GRAB BAR

Comment #: JC-083

Deficiency: Accessible Toilet Stall - Side Grab Bar - General



No side wall grab bar is installed.

Measurement: 0 inches

Recommended Remediation:

Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. Where separate grab bars are required on adjacent walls at a common mounting height, an L-shaped grab bar meeting the dimensional requirements of standard grab bars is required.

Floor/Area: Accessible Toilet Stall

Room/Spot: Side Grab Bar

Code Compliance:

2010 ADAS: 609.5

Y/N/NA

N

Priority: 3

Quantity: 1 each

Base Cost: \$355

1991 ADAAG: 4.17.6

N

Estimated Year: 31/32

2019 CBC: 11B-609.5

N

Severity: C

Total Project Cost: \$580

RESTROOM DOORS





MEN'S/WOMEN'S RESTROOM

Comment #: JC-084

Deficiency: Restroom Doors - Tactile Sign - General



Permanent tactile restroom identification sign has been provided at the right side of the door, but doesn't meet compliance. Geometric items are a separate item in this report and need to be located on the door.

Measurement: 2 count

Recommended Remediation:

Provide a tactile room identification sign. Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening .

Floor/Area: Restroom Doors

Room/Spot: Men's/Women's Restroom

Code Compliance:

2010 ADAS:	216.2, 703.4.1&2
1991 ADAAG:	4.30.6
2019 CBC:	11B-216.2, 11B-703.1&2

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 2 each

Base Cost: \$300

Estimated Year: 31/32

Total Project Cost: \$490

Comment #: JC-085

Deficiency: Restroom Doors - Geometric Sign - General



There is no geometric sign on the exterior door to the restrooms. Is not located on the exterior door and does not provide sufficient contrast.

Measurement: 2 count

Recommended Remediation:

Provide a sign with the appropriate geometric symbol. Either Triangle, Circle or contrasting unisex geometric symbol.

ADA does not require Geometric signs at restroom doors.

Floor/Area: Restroom Doors

Room/Spot: Men's/Women's Restroom

Code Compliance:

2010 ADAS:	N/A
1991 ADAAG:	N/A
2019 CBC:	11B-216.8.1

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 2 each

Base Cost: \$220

Estimated Year: N/A

Total Project Cost: N/A





12.3B - PUBLIC TOILET ROOMS (SINGLE_USER)

ACCESSIBLE TOILET STALL

DISPENSERS

Comment #: JC-086

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Height



The toilet paper dispenser outlet height is outside the allowable range.

Measurement: 14.5 inches

Recommended Remediation:

The outlet of the dispenser shall be below the grab bar, 19 inches (483 mm) minimum 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. ADA allows dispenser height 15-inches minimum to 48-inches maximum AFF.

Floor/Area: Accessible Toilet Stall

Room/Spot: Dispensers

Code Compliance:

2010 ADAS: 604.7.1

1991 ADAAG: 4.17.3

2019 CBC: 11B-604.7.1

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$280

Estimated Year: N/A

Total Project Cost: N/A

Comment #: JC-087

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location



The toilet paper dispenser is outside of the allowable reach range.

Measurement: 12 inches

Recommended Remediation:

This requires relocation of the toilet paper dispenser so that center line is 7" minimum to 9" maximum from face of water closet in front of the water closet measured to the centerline of the dispenser, and located below the grab bar.

Floor/Area: Accessible Toilet Stall

Room/Spot: Dispensers

Code Compliance:

2010 ADAS: 604.7

1991 ADAAG: 4.17.3

2019 CBC: 11B-604.7

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$280

Estimated Year: N/A

Total Project Cost: N/A





Comment #: JC-088

Deficiency: Accessible Toilet Stall - Dispensers - Seat Cover Height



The height of the operable part of the provided seat cover dispenser exceeds the allowable 40 inches AFF.

Measurement: 42 inches

Recommended Remediation:

Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40" max. AFF. (CA Only)

Floor/Area: Accessible Toilet Stall

Room/Spot: Dispensers

Code Compliance:

2010 ADAS: 603

1991 ADAAG: 4.2.5

2019 CBC: 11B-603.5

Y/N/NA

Y

Y

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$200

Estimated Year: N/A

Total Project Cost: N/A

SIDE GRAB BAR

Comment #: JC-089

Deficiency: Accessible Toilet Stall - Side Grab Bar - End Distance to Rear Wall



The side grab bar does not extend minimum 54 inches from the rear wall.

Measurement: 48.5 inches

Recommended Remediation:

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

Floor/Area: Accessible Toilet Stall

Room/Spot: Side Grab Bar

Code Compliance:

2010 ADAS: 604.5.1

1991 ADAAG: 4.17.6

2019 CBC: 11B-604.5.1

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$200

Estimated Year: 31/32

Total Project Cost: \$330





Comment #: JC-090

Deficiency: Accessible Toilet Stall - Side Grab Bar - Distance to Water Closet

The side grab bar does not extend 24 inches (610 mm) minimum in front of the water closet.

Measurement: 16 inches

Recommended Remediation:

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

Floor/Area: Accessible Toilet Stall

Room/Spot: Side Grab Bar

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.5.1		N	Priority: 3	Base Cost: \$710
1991 ADAAG: 4.17.6		N		Estimated Year: 31/32
2019 CBC: 11B-604.5.1		N	Severity: C	Total Project Cost: \$1,160

WATER CLOSET

Comment #: JC-091

Deficiency: Accessible Toilet Stall - Water Closet - Location



The water closet is not a compliant distance from the adjacent wall.

Measurement: 18.25 inches

Recommended Remediation:

Restroom water closet needs to be relocated to 17 inches minimum to 18 inches maximum distance to the adjacent side wall. (16" – 18" ADA)

Floor/Area: Accessible Toilet Stall

Room/Spot: Water Closet

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.2		N	Priority: 3	Base Cost: \$2,736
1991 ADAAG: 4.16.2		N		Estimated Year: 31/32
2019 CBC: 11B-604.2		N	Severity: C	Total Project Cost: \$4,460

LAVATORY





COVERED PIPES/HOSE BIB

Comment #: JC-092

Deficiency: Lavatory - Covered Pipes/Hose Bib - General



The pipe insulation does not cover everything under the sink including water supply lines and hose bib.

Measurement: 0 count

Recommended Remediation:

Remove all sharp or abrasive surfaces under lavatories and sinks.

Provide insulation to all drain pipes, water lines and abrasive surfaces including a hose bib if provided.

Floor/Area: Lavatory

Room/Spot: Covered Pipes/Hose Bib

Code Compliance:

2010 ADAS: 606.5
1991 ADAAG: 4.19.4
2019 CBC: 11B-606.5

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$65
Estimated Year: N/A
Total Project Cost: N/A

MEN'S RESTROOM

Comment #: JC-093

Deficiency: Exterior Doors/Doorways/Gates - Operation - Closing Speed



The door closes faster than the minimum 5 seconds.

Measurement: 2 seconds

Recommended Remediation:

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

Floor/Area: Men's Restroom

Code Compliance:

2010 ADAS: 404.2.8.1
1991 ADAAG: 4.13.10
2019 CBC: 11B-404.2.8.1

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$366
Estimated Year: N/A
Total Project Cost: N/A





Comment #: JC-094

Deficiency: Restroom Doors - Tactile Sign - General



No permanent tactile restroom identification sign has been provided.

Measurement: 0 count

Recommended Remediation:

Provide a tactile room identification sign. Signs shall be located 48" min. AFF, measured from the baseline of the lowest Braille cells and 60" max. AFF, measured from the baseline of the highest line of raised characters with a clear floor space of 18"x18" min. centered on the tactile characters, beyond the arc of the door swing between the closed position and 45-degree opening

Floor/Area: Men's Restroom

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 216.2, 703.4.1&2	N	3	Base Cost:	\$110	
1991 ADAAG: 4.30.6	N	Severity: C	Estimated Year:	31/32	
2019 CBC: 11B-216.2, 11B-703.1&2	N		Total Project Cost:	\$180	

Comment #: JC-095

Deficiency: Restroom Doors - Operation - Opening Force



The force required to operate the door exceeds the allowable 5 lbf.

Measurement: 10 lbf

Recommended Remediation:

Adjust the door closer to provide a maximum of 5 pounds operating force, 15 pounds at fire rated doors.

Floor/Area: Men's Restroom

Code Compliance:

	Y/N/NA	Priority:	Quantity:	1	each
2010 ADAS: 404.2.9	N	6	Base Cost:	\$366	
1991 ADAAG: 4.13.11 (2)	N	Severity: C	Estimated Year:	N/A	
2019 CBC: 11B-404.2.9	N		Total Project Cost:	N/A	





Comment #: JC-096

Deficiency: Lavatory - Covered Pipes/Hose Bib - General



The pipe insulation does not cover everything under the sink including water supply lines and hose bib.

Measurement: 0 count

Recommended Remediation:

Remove all sharp or abrasive surfaces under lavatories and sinks. Provide insulation to all drain pipes, water lines and abrasive surfaces including a hose bib if provided.

Floor/Area: Men's Restroom

Code Compliance:

2010 ADAS: 606.5
1991 ADAAG: 4.19.4
2019 CBC: 11B-606.5

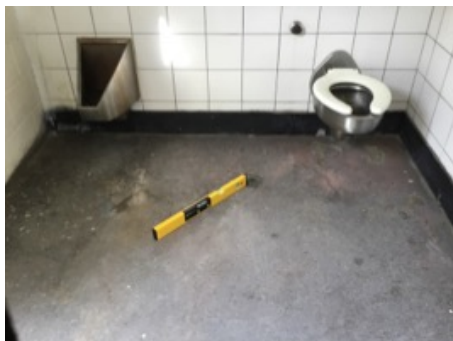
Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$65
Estimated Year: N/A
Total Project Cost: N/A

Comment #: JC-097

Deficiency: Restroom Interior Space - Floor Surface - Slopes



The floor surface has slopes that exceeds the allowable 1:48 (2%) grade in any direction.

Measurement: 4.7 % grade

Recommended Remediation:

Floor or ground surfaces of a turning space shall comply with section 11B-302. Changes in level are not permitted. Exception: slopes not steeper than 1:48 shall be permitted. Floor slopes need to be adjusted, and drains, if applicable, will need to be adjusted.

Floor/Area: Men's Restroom

Code Compliance:

2010 ADAS: 215.1
1991 ADAAG: 4.3.7
2019 CBC: 11B-215.1

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$1,500
Estimated Year: 31/32
Total Project Cost: \$2,450





Comment #: JC-098

Deficiency: Accessible Toilet Stall - Dispensers - Seat Cover Height



The height of the operable part of the provided seat cover dispenser exceeds the allowable 40 inches AFF and is located over the water closet so not located on an accessible route and exceeding reach ranges.

Measurement: 50.5 inches

Recommended Remediation:

Relocate toilet seat cover dispenser from behind toilet. Maximum height is 40-inches AFF, on an accessible route and not reaching over the water closet.

Floor/Area: Men's Restroom

Code Compliance:

2010 ADAS: 603
1991 ADAAG: 4.2.5
2019 CBC: 11B-603.5

Y/N/NA
N
N
N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$200
Estimated Year: N/A
Total Project Cost: N/A

Comment #: JC-099

Deficiency: Accessible Toilet Stall - Water Closet - Flush Control Operating Force



The operational force of the flush valve exceeds the allowable 5 lbf.

Measurement: 18 lbf

Recommended Remediation:

Provided 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 maximum.

Floor/Area: Men's Restroom

Code Compliance:

2010 ADAS: 309
1991 ADAAG: 4.16.5, 4.27.4
2019 CBC: 11B-309

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$313
Estimated Year: 31/32
Total Project Cost: \$510





Comment #: JC-0100

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location



The toilet paper dispenser is outside of the allowable reach range.

Measurement: 11.5 inches

Recommended Remediation:

This requires relocation of the toilet paper dispenser so that center line is 7" minimum to 9" maximum from face of water closet in front of the water closet measured to the centerline of the dispenser, and located below the grab bar.

Floor/Area: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.7		N	Priority: 6	Base Cost: \$280
1991 ADAAG: 4.17.3		N	Severity: C	Estimated Year: N/A
2019 CBC: 11B-604.7		N		Total Project Cost: N/A

Comment #: JC-0101

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Allowable Stresses



The rear grab bar does not allow for 250 lbf of stresses. Grab bar is coming off of wall at time of assessment.

Measurement: 1 count

Recommended Remediation:

Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250lbs is applied at any point on grab bar.

Floor/Area: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 609.4, 609.8		N	Priority: 3	Base Cost: \$355
1991 ADAAG: 4.26.3		N	Severity: A	Estimated Year: 31/32
2019 CBC: 11B-609.4, 11B-609.8		N		Total Project Cost: \$580





Comment #: JC-0102

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Wall Clearance



The rear grab bar does not provide clearance to the wall of 1 1/2 inches. 1.5 inches when grab bar pushed back up against wall.

Measurement: 1.75 inches

Recommended Remediation:

Relocate grab bar to provide minimum 1-1/2 inches from side wall.

Floor/Area: Men's Restroom

Code Compliance:

2010 ADAS: 609.3
1991 ADAAG: 4.26.2
2019 CBC: 11B-609.3

Y/N/NA
N
N
N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: \$0
Estimated Year: 31/32
Total Project Cost: \$0

Comment #: JC-0103

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Above Clearance



The rear grab bar does not have a minimum 12 inch clear space above the grab bar. Toilet seat cover dispenser located above rear grab bar.

Measurement: 9 inches

Recommended Remediation:

Relocate grab bar to provide minimum 1-1/2 inches from side wall.

Floor/Area: Men's Restroom

Code Compliance:

2010 ADAS: 609.3
1991 ADAAG: N/A
2019 CBC: 11B-609.3

Y/N/NA
N
N/A
N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: \$0
Estimated Year: N/A
Total Project Cost: N/A





Comment #: JC-0104

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Open Side Distance From Centerline



The rear grab bar does not extend the full 24 inches past the centerline of the water closet.

Measurement: 22 inches

Recommended Remediation:

Relocate the rear wall so it provide 24 inches minimum from the centerline of the water closet to the open side of the stall.

Grab bar shall be 36 inches (914 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

Floor/Area: Men's Restroom

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	604.5.2	N	Priority:	3	Base Cost:	\$355
1991 ADAAG:	4.17.6	N	Severity:	C	Estimated Year:	31/32
2019 CBC:	11B-604.5.2	N			Total Project Cost:	\$580

EXTERIOR DOOR

Comment #: JC-0105

Deficiency: Exterior Doors/Doorways/Gates - Hardware - Handle Height



Door hardware is not located 34-inches minimum to 44-inches maximum AFF.

Measurement: 48 inches

Recommended Remediation:

Relocate hardware so handles, pulls, latches, locks, and other operable parts on doors and gates are located between 34 inches (864 mm) minimum and 44 inches (1118 mm) maximum above the finish floor or ground.

Floor/Area: Men's Restroom

Room/Spot: Exterior Door

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	404.2.7	N	Priority:	7	Base Cost:	\$794
1991 ADAAG:	4.13.9	Y	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-404.2.7	N			Total Project Cost:	N/A





Comment #: JC-0106

Deficiency: Exterior Doors/Doorways/Gates - Landing - Slopes



Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings.

Measurement: 2.8 % grade

Recommended Remediation:

Floor or ground surface within required maneuvering clearances shall comply with Section 11B-302. Changes in level are not permitted.

Exceptions: 1. Slopes not steeper than 1:48 shall be permitted.

2. Changes in level at thresholds complying with Section 11B-404.2.5 shall be permitted.

Floor/Area: Men's Restroom

Room/Spot: Exterior Door

Code Compliance:

2010 ADAS: 404.2.4.4

1991 ADAAG: 4.3.7

2019 CBC: 11B-404.2.4.4

Y/N/NA

N

N

N

Priority: 1

Severity: A

Quantity: 1 each

Base Cost: \$1,750

Estimated Year: 30/31

Total Project Cost: \$2,720

RESTROOM INTERIOR SPACE

AMENITIES

Comment #: JC-0107

Deficiency: Restroom Interior Space - Amenities - Paper Towel Height



The paper towel dispenser exceeds the maximum allowable height.

Measurement: 42 inches

Recommended Remediation:

In California, all operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor. ADA allows accessories to meet reach ranges as noted below;

Floor/Area: Restroom Interior Space

Room/Spot: Amenities

Code Compliance:

2010 ADAS: 308.2.2

1991 ADAAG: 4.19.6

2019 CBC: 603.5

Y/N/NA

Y

N

N

Priority: 5

Severity: D

Quantity: 1 each

Base Cost: \$200

Estimated Year: N/A

Total Project Cost: N/A





Comment #: JC-0108

Deficiency: Restroom Interior Space - Amenities - Soap Dispenser Height



The soap dispenser exceeds the maximum allowable height. There is a second dispenser within reach ranges but does not have soap at time of assessment.

Measurement: 42 inches

Recommended Remediation:

In California, all operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor. ADA allows accessories to meet reach ranges as noted below;

Floor/Area: Restroom Interior Space

Room/Spot: Amenities

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	308.2.2	Y	Priority:	5	Base Cost:	\$200
1991 ADAAG:	4.23.7	N	Severity:	D	Estimated Year:	N/A
2019 CBC:	603.5	N			Total Project Cost:	N/A

Comment #: JC-0109

Deficiency: Restroom Interior Space - Amenities - Mirror Height



The mirror height exceeds the allowable 40 inches above the finished floor.

Measurement: 42 inches

Recommended Remediation:

Relocate mirrors above lavatories or countertops so bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground. OR Provide a second mirror not located above lavatories or countertops with the bottom edge of the reflecting surface 35 inches maximum above the finish floor.

Floor/Area: Restroom Interior Space

Room/Spot: Amenities

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	603.3	N	Priority:	6	Base Cost:	\$200
1991 ADAAG:	4.19.6	N	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-603.3	N			Total Project Cost:	N/A





PROTRUDING OBJECTS

Comment #: JC-0110

Deficiency: Restroom Interior Space - Protruding Objects - General



Objects in the restroom extend more than 4 inches from the wall with no cane detectable barrier.

Measurement: 9.75 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Restroom Interior Space

Room/Spot: Protruding Objects

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.4.1

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 6

Severity: B

Quantity: 1 each

Base Cost: \$186

Estimated Year: N/A

Total Project Cost: N/A

URINAL

FLUSH CONTROL

Comment #: JC-0111

Deficiency: Urinal - Flush Control - Operational Force



The operational force of the flush valve exceeds the allowable 5 lbf.

Measurement: 20 lbf

Recommended Remediation:

Provided 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 maximum.

Floor/Area: Urinal

Room/Spot: Flush Control

Code Compliance:

2010 ADAS: 309

1991 ADAAG: 4.18.4, 4.27.4

2019 CBC: 11B-309

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$366

Estimated Year: 31/32

Total Project Cost: \$600

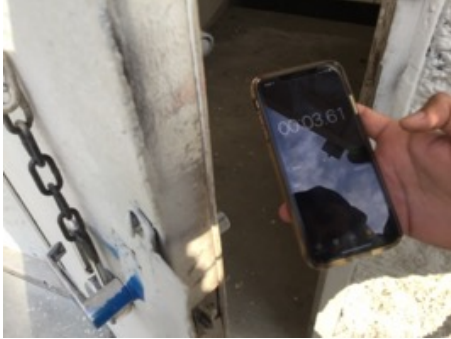
WOMEN'S RESTROOM





Comment #: JC-0112

Deficiency: Exterior Doors/Doorways/Gates - Operation - Closing Speed



The door closes faster than the minimum 5 seconds.

Measurement: 4 seconds

Recommended Remediation:

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

Floor/Area: Women's Restroom

Code Compliance:

2010 ADAS: 404.2.8.1

1991 ADAAG: 4.13.10

2019 CBC: 11B-404.2.8.1

Y/N/NA

N

Y

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$366

Estimated Year: N/A

Total Project Cost: N/A

Comment #: JC-0113

Deficiency: Restroom Doors - Operation - Opening Force



The force required to operate the door exceeds the allowable 5 lbf.

Measurement: 9 lbf

Recommended Remediation:

Adjust the door closer to provide a maximum of 5 pounds operating force, 15 pounds at fire rated doors.

Floor/Area: Women's Restroom

Code Compliance:

2010 ADAS: 404.2.9

1991 ADAAG: 4.13.11 (2)

2019 CBC: 11B-404.2.9

Y/N/NA

N

N

N

Priority: 6

Severity: C

Quantity: 1 each

Base Cost: \$366

Estimated Year: N/A

Total Project Cost: N/A





Comment #: JC-0114

Deficiency: Restroom Doors - Hardware - Handle Height



The door hardware is located outside the allowable height ranges.

Measurement: 49 inches

Recommended Remediation:

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with Section 11B-309.4. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

Floor/Area: Women's Restroom

Code Compliance:

2010 ADAS: 404.2.7

1991 ADAAG: 4.13.9

2019 CBC: 11B-404.2.7

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$293

Estimated Year: 31/32

Total Project Cost: \$480

Comment #: JC-0115

Deficiency: Lavatory - Controls - Self-Closing Valve



At 5 pounds of operating pressure the self-closing sink valve stays on less than the minimum 10 seconds.

Measurement: 5 seconds

Recommended Remediation:

Replace with lever operated, push type, or electronically controlled mechanisms, or approved controls with 5 lbf maximum operating force. Self-closing valves shall remain on for at least 10 seconds.

Floor/Area: Women's Restroom

Code Compliance:

2010 ADAS: 309, 606.4

1991 ADAAG: 4.19.5

2019 CBC: 11B-309, 11B-606.4

Y/N/NA

N

N

N

Priority: 3

Severity: C

Quantity: 1 each

Base Cost: \$355

Estimated Year: 31/32

Total Project Cost: \$580





Comment #: JC-0116

Deficiency: Lavatory - Covered Pipes/Hose Bib - General



The pipe insulation does not cover everything under the sink including water supply lines and hose bib.

Measurement: 0 count

Recommended Remediation:

Remove all sharp or abrasive surfaces under lavatories and sinks.

Provide insulation to all drain pipes, water lines and abrasive surfaces including a hose bib if provided.

Floor/Area: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	606.5	N	Priority:	6	Base Cost:	\$65
1991 ADAAG:	4.19.4	N	Severity:	C	Estimated Year:	N/A
2019 CBC:	11B-606.5	N			Total Project Cost:	N/A

Comment #: JC-0117

Deficiency: Lavatory - Knee/Toe Clearance - Height



The knee clearance at the lavatory is less than the allowable 29 inches.

Measurement: 28.5 inches

Recommended Remediation:

At lavatories required to be accessible by Section 11B-213.3.4, the knee clearance shall be 27 inches (686 mm) high minimum above the finish floor or ground at a depth of 8 inches (203 mm) minimum increasing to 29 inches (737 mm) high minimum above the finish floor or ground at the front edge of a counter with a built-in lavatory or at the front edge of a wall-mounted lavatory fixture

ADA Standards require 27-inches knee clearance.

Floor/Area: Women's Restroom

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	305, 306.2.3	N	Priority:	3	Base Cost:	\$720
1991 ADAAG:	4.19.2	N	Severity:	C	Estimated Year:	31/32
2019 CBC:	11B-306.2.3	N			Total Project Cost:	\$1,180





Comment #: JC-0118

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location



The toilet paper dispenser is outside of the allowable reach range.

Measurement: 11.5 inches

Recommended Remediation:

This requires relocation of the toilet paper dispenser so that center line is 7" minimum to 9" maximum from face of water closet in front of the water closet measured to the centerline of the dispenser, and located below the grab bar.

Floor/Area: Women's Restroom

Code Compliance:

2010 ADAS: 604.7
1991 ADAAG: 4.17.3
2019 CBC: 11B-604.7

Y/N/NA
N
N
N

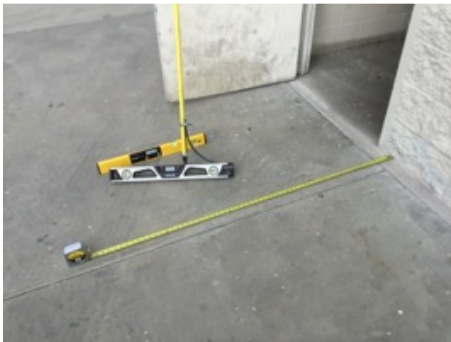
Priority: 6
Severity: C

Quantity: 1 each
Base Cost: \$280
Estimated Year: N/A
Total Project Cost: N/A

EXTERIOR DOOR

Comment #: JC-0119

Deficiency: Exterior Doors/Doorways/Gates - Landing - Slopes



Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings.

Measurement: 4.1 % grade

Recommended Remediation:

Floor or ground surface within required maneuvering clearances shall comply with Section 11B-302. Changes in level are not permitted.

Exceptions: 1. Slopes not steeper than 1:48 shall be permitted.

2. Changes in level at thresholds complying with Section 11B-404.2.5 shall be permitted.

Floor/Area: Women's Restroom

Room/Spot: Exterior Door

Code Compliance:

2010 ADAS: 404.2.4.4
1991 ADAAG: 4.3.7
2019 CBC: 11B-404.2.4.4

Y/N/NA
N
N
N

Priority: 1
Severity: A

Quantity: 1 each
Base Cost: \$1,750
Estimated Year: 30/31
Total Project Cost: \$2,720





MOUNTVUE PARK



14.0 Site Assessment

Facility Priority Designations

- Priority 1 – Approach and Entrance (exterior accessible route and accessible parking. Includes directional signage, exterior ramps, exterior stairs, exterior side of entrances thresholds, door handles, 48” door separation in vestibules, exterior protruding objects)
- Priority 2 – Access to Programs, Services (begins at entrance of building and includes circulation routes, protruding objects, elevators, interior stairs, interior ramps, reach ranges, signage for room designation, doors, aisles, carpet, seating, desks, benches, dressing rooms, lockers, reception counters, counter heights)
- Priority 3 – Toilet Rooms
- Priority 4 – Additional Accessible elements (drinking fountains, phones, fire alarm systems)
- Priority 5 – California only requirements to comply with building code
- Priority 6 – Maintenance Items
- Priority 7 – Items compliant with 1991 ADAAG

Facility Severity Designations

- ‘A’: Item that creates a Safety Issue (tripping hazards, protruding objects, fire strobes, egress signage, door closing speed and door pressures, two way communication at elevators)
- ‘B’: Item that creates a major inconvenience to a significant number of people (cross slopes,
- ‘C’: Item that creates a minor inconvenience, however it is not compliant and creates a barrier (restrooms, audio visual elements, door hardware, vision lights, drinking fountains, directional signage, accessible parking,
- ‘D’: Required only in California Building Code, but is compliant with ADA Federal Regulations
- ‘E’: Nothing required unless public is allowed access to this area



Total Estimated Cost Summary Table by Priority:

	Count of Total Items	Total Estimated Base Costs	Total Estimated Project Costs*
Priority 1	7	\$24,794	\$40,430
Priority 2	5	\$51,641	\$84,150
Priority 3	2	\$710	\$1,160
Priority 4	0	\$0	\$0
Priority 5	6	\$16,467	N/A
Priority 6	5	\$32,372	N/A
Priority 7	4	\$9,738	N/A
Total	25	\$135,722	\$125,740

* Project costs includes soft cost allowance, GC cost & fee, escalation and contingency, priority 5, 6, and 7 are not included in the transition plan and therefore have o calculated Project Costs.



14.1 - APPROACH AND ENTRANCE

BALL FIELD

ACCESSIBLE ROUTE

Comment #: MTVU-01

Deficiency: Accessible Route - Clear Width - General



Accessible route widths do not provide minimum 48-inches clear. The placement of the planter restricts the width of the walkway to 18".

Measurement: 18 inches

Recommended Remediation:

Relocate trash receptacle to provide a clear width of 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).

Floor/Area: Ball Field
Room/Spot: Accessible Route

Code Compliance:

Table with 2 columns: Code, Description. Includes 2010 ADAS, 1991 ADAAG, and 2019 CBC.

Y/N/NA
N
N
N

Priority: 2
Severity: B

Quantity: 1 sq ft
Base Cost: \$9
Estimated Year: 31/32
Total Project Cost: \$20

Comment #: MTVU-02

Deficiency: Accessible Route - Vertical Displacement - Height



Accessible route has multiple locations where changes in level over 1/4" vertical or 1/2" beveled occur. The pedestrian route has an approximate 24 lineal feet of ground surface with 1-3/16" changes in vertical level which are not beveled or ramped.

Measurement: 1.19 inches

Recommended Remediation:

Replace/grind locations where changes in elevation occur. Changes in level of 1/4" high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2.

ADA Advisory: Change in level of 1/2" is permitted to be 1/4" vertical plus 1/4" beveled.

Code Compliance:

Table with 2 columns: Code, Description. Includes 2010 ADAS, 1991 ADAAG, and 2019 CBC.

Y/N/NA
N
N
N

Priority: 1
Severity: C

Quantity: 24 In ft
Base Cost: \$24
Estimated Year: 31/32
Total Project Cost: \$40

PARKING LOT





AT GRADE TRANSITIONS

Comment #: MTVU-03

Deficiency: At Grade Transitions - Curb Ramp - General



No curb ramp is provided where accessible route crosses a curb.

Measurement: 0 count

Recommended Remediation:

At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible. Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts.

Floor/Area: Parking Lot

Room/Spot: At Grade Transitions

Code Compliance:

2010 ADAS: 206.2 402.2

1991 ADAAG: 4.7.1

2019 CBC: 11B-206.2 11B-402.2

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$1,750

Estimated Year: 31/32

Total Project Cost: \$2,860

PARKING

Comment #: MTVU-04

Deficiency: Parking - Signage - Minimum Fine



The parking identification sign does not include the text "Minimum Fine \$250" below the ISA and van and car accessible stalls.

Measurement: 0 count

Recommended Remediation:

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

Floor/Area: Parking Lot

Room/Spot: Parking

Code Compliance:

2010 ADAS: N/A

1991 ADAAG: N/A

2019 CBC: 11B-502.6.2

Y/N/NA

N/A

N/A

N

Priority: 5

Severity: D

Quantity: 2 each

Base Cost: \$560

Estimated Year: N/A

Total Project Cost: N/A





Comment #: MTVU-05

Deficiency: Parking - Accessible Stall - Length



The accessible van/car stall is less than 216 inches (18 ft. or 5486 mm) long. The length of the parking stalls is 16' 8".

Measurement: 16.67 inches

Recommended Remediation:

Car and van parking spaces shall be 216 inches (5486 mm) long minimum.

ADA does not designate a minimum length for van or car accessible stalls.

Floor/Area: Parking Lot

Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.2

1991 ADAAG: N/A

2019 CBC: 11B-502.2

Y/N/NA

Y

N/A

N

Priority: 5

Severity: D

Quantity: 9 each

Base Cost: \$7,560

Estimated Year: N/A

Total Project Cost: N/A

Comment #: MTVU-06

Deficiency: Parking - Accessible Stall - Markings



Stall markings at both stalls are faded and need to be maintained.

Measurement: 2 count

Recommended Remediation:

Parking stall markings have faded. Remove and re-stripe the car stall. The minimum stall length is 216" (18'). The stall shall be striped using one of the following options: 1. the International Symbol of Accessibility in white on a blue background a minimum 36"x 36" high OR 2. stall outlined or painted in blue, with the International Symbol of Accessibility in white or a suitable contrasting color and a minimum 36"x 36" high. In either case, the centerline of the International Symbol of Accessibility (ISA) shall be 6" maximum from the centerline of the stall, its sides parallel to the length of the stall and its lower edge at, or lower side aligned with, the end of the parking space length. Width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

Floor/Area: Parking Lot

Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.6

1991 ADAAG: N/A

2019 CBC: 11B-502.6

Y/N/NA

N

N/A

N

Priority: 7

Severity: B

Quantity: 9 each

Base Cost: \$7,560

Estimated Year: N/A

Total Project Cost: N/A





Comment #: MTVU-07

Deficiency: Parking - Accessible Stall - Van Stall Width



The van stall is not a minimum 144 inches wide, OR 108 inches when the adjacent access aisle is minimum 96 inches wide. The van parking space is 9' wide. The access aisle serving car and van parking spaces is 5'3" inches wide.

Measurement: 63 inches

Recommended Remediation:

Van parking spaces shall be 144 inches (3658 mm) wide minimum.

Exception: Van parking spaces shall be permitted to be 108 inches (2743 mm) wide minimum where the access aisle is 96 inches (2438 mm) wide minimum.

ADA requires 132-inch (11 ft. / 3350 mm) wide minimum where the access aisle is 60-inches wide minimum. OR 96-inches (8 ft./2438 mm) minimum width when a 96-inch where the access aisle is 96 inches wide minimum.

Floor/Area: Parking Lot

Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.2

1991 ADAAG: 4.6.3

2019 CBC: 11B-502.2, 11B-502.3.1

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$420

Estimated Year: 31/32

Total Project Cost: \$690

Comment #: MTVU-08

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade. Van accessible stall has slopes of 3.7%. Swale also runs through access aisle and stalls should be relocated, or reconfigured.

Measurement: 3.7 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Floor/Area: Parking Lot

Room/Spot: Parking

Code Compliance:

2010 ADAS: 502.4

1991 ADAAG: 4.6.3

2019 CBC: 11B-502.4

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$6,300

Estimated Year: 31/32

Total Project Cost: \$10,270





Comment #: MTVU-09

Deficiency: Parking - Accessible Stall - Slopes



The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade. The standard accessible car stall has slopes of 5%. Swale also runs through access aisle and stalls should be relocated, or reconfigured.

Measurement: 5 % grade

Recommended Remediation:

Re-grade and resurface the accessible parking stall.

Accessible parking spaces and access aisles serving them shall have slopes not exceeding 1:48 in any direction.

Floor/Area: Parking Lot
Room/Spot: Parking

Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Code Compliance:

2010 ADAS: 502.4
1991 ADAAG: 4.6.3
2019 CBC: 11B-502.4

Y/N/NA

N

N

N

Priority: 1

Severity: C

Quantity: 1 each

Base Cost: \$6,300

Estimated Year: 31/32

Total Project Cost: \$10,270

Comment #: MTVU-10

Deficiency: Parking - Access Aisle Markings - "No Parking"



Markings are faded and does not discourage parking in the access aisle.

Measurement: 1 count

Recommended Remediation:

Remove old markings and repaint as required.

ADA does not provide a method or design for markings. Existing striping has faded and markings do not discourage parking in the access aisle.

Floor/Area: Parking Lot
Room/Spot: Parking

Code Compliance:

2010 ADAS: 502
1991 ADAAG: N/A
2019 CBC: 11B-502.3

Y/N/NA

N

N/A

N

Priority: 7

Severity: C

Quantity: 1 each

Base Cost: \$420

Estimated Year: N/A

Total Project Cost: N/A





Comment #: MTVU-11

Deficiency: Parking - Access Aisle - Slope



The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade. Swale also runs through access aisle and stalls should be relocated, or reconfigured.

Measurement: 3.2 % grade

Recommended Remediation:

Re-grade and resurface the access aisle to provide 1:48 maximum slopes in all directions.

Floor or ground surfaces. Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Exception: Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Parking Lot
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	502.4	N	Priority:	1	Base Cost:	\$5,000
1991 ADAAG:	4.6.3	N	Severity:	C	Estimated Year:	31/32
2019 CBC:	11B-502.4	N			Total Project Cost:	\$8,150

Comment #: MTVU-12

Deficiency: Parking - Accessible Route - Adjacent



The access aisle is not connected to the shortest accessible route that leads to an facility entrance. The accessible parking stalls are located at the farthest end from the park entrance. The parking lot contains 19 total parking stalls, including accessible stalls. The parking lot requires 1 van and 0 standard accessible stalls. 1 van and 1 standard car accessible stalls are provided. The

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking spaces that serve a particular building or facility to be located on the shortest accessible route from parking to an accessible entrance.

Floor/Area: Parking Lot
Room/Spot: Parking

Code Compliance:

		Y/N/NA		Quantity:	1	each
2010 ADAS:	208.3.1	N	Priority:	1	Base Cost:	\$5,000
1991 ADAAG:	4.6.2	N	Severity:	C	Estimated Year:	31/32
2019 CBC:	11B-208.3.1	N			Total Project Cost:	\$8,150

PLAYGROUND





ACCESSIBLE ROUTE

Comment #: MTVU-13

Deficiency: Accessible Route - Change in Level - Warning Curbs



Warning curb / guide rail is not installed at locations where there is an elevation change of more than 4" above finish grade.

Measurement: 0 inches

Recommended Remediation:

Abrupt changes in level exceeding 4" above finish grade between walks, sidewalks, or other pedestrian ways and adjacent surfaces shall provide a warning curb at least 6" in height above the walk or sidewalk surface.

Or fill bark up and maintain to not less than 4".

Exception: A warning curb is not required where a guard rails centered 2" minimum to 4" maximum above the surface of the walk or sidewalk.

Floor/Area: Playground
Room/Spot: Accessible Route

Code Compliance:

2010 ADAS: N/A
1991 ADAAG: N/A
2019 CBC: 11B-303.5

Y/N/NA
N/A
N/A
N

Priority: 5
Severity: D

Quantity: 243 In ft
Base Cost: \$5,832
Estimated Year: N/A
Total Project Cost: N/A





14.2 - GOODS AND SERVICES

ADJACENT TO RESTROOM/CONCESSION BUILDING

DRINKING FOUNTAIN

Comment #: MTVU-14

Deficiency: Drinking Fountain - Typical at Both - Pedestrian Protection



Pedestrian protection is not provided at drinking fountains.

Measurement: 0

Recommended Remediation:

Install pedestrian protection. All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within which a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall provide a minimum 27-inch knee clearance 30-inches wide.. When used, wing walls or barriers shall project horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface.

Floor/Area: Adjacent to
Room/Spot: Drinking Fountain

Code Compliance:

2010 ADAS: 307.2
1991 ADAAG: N/A
2019 CBC: 11B-307.2 11B-602

Y/N/NA
N
N/A
N

Priority: 6
Severity: B

Quantity: 1 each
Base Cost: \$8,000
Estimated Year: N/A
Total Project Cost: N/A

BALL FIELD

BLEACHERS

Comment #: MTVU-15

Deficiency: Bleachers - Wheelchair Seating - Location



Wheelchair spaces are not an integral part of bleacher seating. Surface of area adjacent to bleachers has slopes of 4.1%

Measurement: 4.1 % grade

Recommended Remediation:

Provide wheelchair seating within seating area. Wheelchair spaces shall be an integral part of the seating plan.

Floor/Area: Ball Field
Room/Spot: Bleachers

Code Compliance:

2010 ADAS: 221.2.2
1991 ADAAG: 4.33.3
2019 CBC: 11B-221.2.2

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 12 sq ft
Base Cost: \$240
Estimated Year: 31/32
Total Project Cost: \$400





CONCESSION STAND

TRANSACTION COUNTERS

Comment #: MTVU-16

Deficiency: Transaction Counters - Reach Ranges - Side Approach



Counter height is 36-inches above adjacent grade.

Measurement: 36 inches

Recommended Remediation:

Parallel approach. A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum above the finish floor shall be provided. A level clear floor or ground space shall be positioned for a parallel approach adjacent to the 36 inch minimum length of counter. Exception: Where the provided counter surface is less than 36 inches long, the entire counter surface shall be 34 inches high maximum above the finish floor. In alterations, when a 36" long counter would result in a reduction of the number of existing counters the counter shall be permitted to have a portion which is 24 inches long minimum provided that the required clear floor or ground space is centered on the accessible length of the counter .ADA allows a maximum 36" high counter.

Floor/Area: Concession Stand
Room/Spot: Transaction Counters

Code Compliance:

2010 ADAS: 904.5
1991 ADAAG: 4.2.6
2019 CBC: 11B-904.5

Y/N/NA
Y
Y
N

Priority: 5
Severity: D

Quantity: 3 **In ft**
Base Cost: \$1,805
Estimated Year: N/A
Total Project Cost: N/A

Comment #: MTVU-17

Deficiency: Transaction Counters - Clear Floor Space - Slopes



The dining area service counter does not have 30" minimum by 48" minimum clear floor space for a parallel approach.

Measurement: 0 count

Recommended Remediation:

Floor or ground surfaces of a clear floor or ground space shall comply with Section 11B-302. Changes in level are not permitted. Exception: Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Concession Stand
Room/Spot: Transaction Counters

Code Compliance:

2010 ADAS: 305, 904.4.1
1991 ADAAG: 4.33.4
2019 CBC: 11B-305

Y/N/NA
N
N
N

Priority: 2
Severity: C

Quantity: 1 **each**
Base Cost: \$93
Estimated Year: 31/32
Total Project Cost: \$160

PICNIC SHELTER





SEATING

Comment #: MTVU-18

Deficiency: Seating - Picnic Table - Count



There are not a minimum of 5% accessible seats provided at all types of tables. There are 10 tables. The toe and knee clearance at the picnic table is 9-1/2" in depth.

Measurement: count

Recommended Remediation:

Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall be accessible.

Dispersion: Dining surfaces shall be dispersed throughout the space or facility containing dining surfaces for each type of seating in a functional area.

Floor/Area: Picnic Shelter

Room/Spot: Seating

Code Compliance:

2010 ADAS:	226.1, 226.3, 902
1991 ADAAG:	4.1.3(18)
2019 CBC:	11B-226.1, 11B-902

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 1 each

Base Cost: \$1,300

Estimated Year: 31/32

Total Project Cost: \$2,120

PLAYGROUND

PLAYGROUNDS

Comment #: MTVU-19

Deficiency: Playgrounds - Ground Surface - Use Zone



It is unknown if the 'use zone' ground surfaces comply with ASTM F 1292 (1999 edition or 2004 edition). The playground ground surface is comprised of wood mulch. Changes in level are present at the bottom of the ramp and throughout the play area. The playground ground surface is comprised of wood mulch. Changes in level are present at the bottom of the ramp and throughout the play

Measurement: 1 count

Recommended Remediation:

Ground surfaces located within use zones shall comply with ASTM F 1292 (1999 edition or 2004 edition). Bark can be a compliant but needs to be compacted during installation and maintained consistently to meet ASTM requirements.

Floor/Area: Playground

Room/Spot: Playgrounds

Code Compliance:

2010 ADAS:	11B-1008.2.6.2
1991 ADAAG:	15.6.7
2019 CBC:	11B-1008.2.6.2

Y/N/NA

N

N

N

Priority: 2

Severity: C

Quantity: 9999 each

Base Cost: \$50,000

Estimated Year: 31/32

Total Project Cost: \$81,450





Comment #: MTVU-20

Deficiency: Playgrounds - Transfer System - Contrast Striping



Transfer step does not provide contrast striping, or contrast striping is not compliant.

Measurement: 0 count

Recommended Remediation:

Contrast striping shall be provided at each transfer step. The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch (25 mm) from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable.

Floor/Area: Playground

Room/Spot: Playgrounds

Code Compliance:

		Y/N/NA		Quantity: 14 each
2010 ADAS:	N/A	N/A	Priority: 5	Base Cost: \$490
1991 ADAAG:	N/A	N/A	Severity: D	Estimated Year: N/A
2019 CBC:	11B-1008.3.2.4	N		Total Project Cost: N/A

SITE

DRINKING FOUNTAIN

Comment #: MTVU-21

Deficiency: Drinking Fountain - Number Provided - Hi/Lo



One standing and one wheelchair accessible drinking fountain is not provided at each location.

Measurement: 1 count

Recommended Remediation:

No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with meet requirements for a standing person and one drinking fountain shall be wheelchair accessible. A combo unit can be provided if all items are compliant.

Floor/Area: Site

Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS:	204.2	N	Priority: 6	Base Cost: \$16,000
1991 ADAAG:	4.1.3 (10) (a)	N	Severity: C	Estimated Year: N/A
2019 CBC:	11B-204.2	N		Total Project Cost: N/A





1555 Cordova Street

Comment #: MTVU-22

Deficiency: Drinking Fountain - Typical at Both - Pedestrian Protection



Pedestrian protection is not provided at drinking fountains.

Measurement:

Recommended Remediation:

Install pedestrian protection. All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within which a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall provide a minimum 27-inch knee clearance 30-inches wide.. When used, wing walls or barriers shall project horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface.

Floor/Area: Site

Room/Spot: Drinking Fountain

Code Compliance:

2010 ADAS:	307.2	Y/N/NA		Quantity:	1	each
1991 ADAAG:	N/A	N	Priority:	6	Base Cost:	\$8,000
2019 CBC:	11B-307.2 11B-602	N/A	Severity:	B	Estimated Year:	N/A
		N			Total Project Cost:	N/A



14.3A - PUBLIC TOILET ROOMS (MULTI_USER)

MEN'S & WOMEN'S RESTROOM

ACCESSIBLE TOILET STALL

Comment #: MTVU-23

Deficiency: Accessible Toilet Stall - Door Hardware - Handle Both Sides



There is no pull handle on the interior side of the stall door.

Measurement: 0 count

Recommended Remediation:

A door pull shall be placed on both sides of the door near the latch and shall located between 34" min. to 44" max. AFF.

Door pull shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.

Floor/Area: Men's & Women's Restroom

Room/Spot: Accessible Toilet Stall

Code Compliance:

		Y/N/NA		Quantity:	4	each
2010 ADAS:	604.8.1.2	N	Priority: 7	Base Cost:	\$1,172	
1991 ADAAG:	N/A	N/A		Estimated Year:	N/A	
2019 CBC:	11B-604.8.3	N	Severity: C	Total Project Cost:	N/A	

Comment #: MTVU-24

Deficiency: Accessible Toilet Stall - Door - Self-Closing Door



The stall door is not self closing.

Measurement: 0 count

Recommended Remediation:

The door shall be self-closing.

Floor/Area: Men's & Women's Restroom

Room/Spot: Accessible Toilet Stall

Code Compliance:

		Y/N/NA		Quantity:	2	each
2010 ADAS:	604.8.3	N	Priority: 7	Base Cost:	\$586	
1991 ADAAG:	N/A	N/A		Estimated Year:	N/A	
2019 CBC:	11B-604.8.3	N	Severity: C	Total Project Cost:	N/A	





RESTROOM INTERIOR SPACE

Comment #: MTVU-25

Deficiency: Restroom Interior Space - Amenities - Paper Towel Height



The paper towel dispenser exceeds the maximum allowable height. The high side reach to the dispenser is 48" & 53 inches above the finish floor/ground surface.

Measurement: 53 inches

Recommended Remediation:

In California, all operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor.

ADA allows accessories to meet reach ranges as noted below;

Floor/Area: Men's & Women's Restroom
Room/Spot: Restroom Interior Space

Where a high forward reach is over an obstruction, the 30"x48" clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. Where the reach depth exceeds 20 inches (508 mm), the high forward reach shall be 44 inches (1118 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

Code Compliance:

2010 ADAS: 308.2.2
1991 ADAAG: 4.23.7
2019 CBC: 603.5

Y/N/NA		Quantity: 2 each
N	Priority: 6	Base Cost: \$186
N		Estimated Year: N/A
N	Severity: C	Total Project Cost: N/A

MEN'S RESTROOM

ACCESSIBLE TOILET STALL

Comment #: MTVU-26

Deficiency: Accessible Toilet Stall - Side Grab Bar - Rear Distance to Rear Wall



The side grab bar does not extend minimum 54 inches from the rear wall.

Measurement: 53 inches

Recommended Remediation:

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

Floor/Area: Men's Restroom
Room/Spot: Accessible Toilet Stall

Code Compliance:

2010 ADAS: 604.5.1
1991 ADAAG: 4.17.6
2019 CBC: 11B-604.5.1

Y/N/NA		Quantity: 1 each
N	Priority: 3	Base Cost: \$355
N		Estimated Year: 31/32
N	Severity: C	Total Project Cost: \$580





Comment #: MTVU-27

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Open Side Distance From Centerline



The rear grab bar does not extend the full 24 inches past the centerline of the water closet.

Measurement: 22 inches

Recommended Remediation:

Relocate the rear wall so it provide 24 inches minimum from the centerline of the water closet to the open side of the stall.

Grab bar shall be 36 inches (914 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

Floor/Area: Men's Restroom
Room/Spot: Accessible Toilet Stall

Code Compliance:

		Y/N/NA		Quantity: 1 each
2010 ADAS: 604.5.2		N	Priority: 3	Base Cost: \$355
1991 ADAAG: 4.17.6		N		Estimated Year: 31/32
2019 CBC: 11B-604.5.2		N	Severity: C	Total Project Cost: \$580

RESTROOM DOORS

Comment #: MTVU-28

Deficiency: Restroom Doors - Geometric Sign - Height



The geometric sign is not mounted within the allowable height ranges. The baseline of the text is located 61" above the ground. The centerline of the symbol is located 64-1/2" above the ground. During open hours the door is held in an open position and therefore rendering the sign inaccessible.

Measurement: 61 inches

Recommended Remediation:

Relocate geometric symbols on doorways so they are at correct height and can be seen during the time doors are in a locked position.

The symbols shall be mounted at 58" min. and 60" max. AFF or ground surface measured from the centerline of the symbol. Where a door is provided, the symbol shall be mounted within 1-inch of the vertical centerline of the door.

Floor/Area: Men's Restroom
Room/Spot: Restroom Doors

Code Compliance:

		Y/N/NA		Quantity: 2 each
2010 ADAS: N/A		N/A	Priority: 5	Base Cost: \$220
1991 ADAAG: 4.30.6		N		Estimated Year: N/A
2019 CBC: 11B-703.7.2.6		N	Severity: D	Total Project Cost: N/A





14.3B - PUBLIC TOILET ROOMS (SINGLE_USER)

MEN'S & WOMEN'S RESTROOM

RESTROOM INTERIOR SPACE

Comment #: MTVU-29

Deficiency: Restroom Interior Space - Protruding Objects - General



Objects in the restroom extend more than 4 inches from the wall with no cane detectable barrier. The underside of the dispenser box is located 45 inches above the floor and protrudes 5-1/2 inches horizontally into the circulation path.

Measurement: 5.5 inches

Recommended Remediation:

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF. Provide a cane detectable barrier under object or relocate items outside of circulation path.

Floor/Area: Men's & Women's Restroom

Room/Spot: Restroom Interior Space

Code Compliance:

2010 ADAS: 404.2.9

Y/N/NA

N

Priority: 6

Quantity: 2 each

Base Cost: \$186

1991 ADAAG: 4.4.1

N

Estimated Year: N/A

2019 CBC: 11B-404.2.9

N

Severity: B

Total Project Cost: N/A

