GARFIELD NEIGHBORHOOD CENTER

16.0 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	15	$17,597	**$28,730**
Priority 2	3	$2,010	**$3,290**
Priority 3	27	$324,848	**$541,790**
Priority 4	0	$0	**$0**
Priority 5	18	$24,801	**N/A**
Priority 6	9	$4,617	**N/A**
Priority 7	9	$4,667	**N/A**
Total	**72**	**$378,906**	**$573,810**

* 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.

16 .1 - APPROACH AND ENTRANCE

EXTERIOR

ACCESSIBLE PARKING STALL

Comment #: GARNC-01

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 total of 102 parking spaces are provided at the pool parking lot. A minimum of 4 standard and 1 van accessible parking stall is required. A total of 4 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 Stall

Code Compliance:		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $840
Estimated Year: 31/32
Total Project Cost: $1,370

Comment #: GARNC-02

Deficiency: Parking - Accessible Stall - Length

The accessible van/car stall is less than 216 inches (18 ft. or 5486 mm) long. The parking stall is less than the required minimum length of 216" (18'). Accessible parking stall measured 190-12" long.

Measurement: 120 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 Stall

Code Compliance:		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GARNC-03

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

Deficiency: Parking - Accessible Stall - Slopes

The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade. 3.5% to 4.4% running slope measured at the parking stall.

Measurement: 4.4 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity:	**1 each**
Base Cost:	**$6,300**
Estimated Year:	**31/32**
Total Project Cost:	**$10,270**

Comment #: GARNC-04

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

Deficiency: Parking - Access Aisle - Slope

The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade. 2.7% to 4.5% running slope measured at the access aisle.

Measurement: 4.5 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity:	**1 each**
Base Cost:	**$5,000**
Estimated Year:	**31/32**
Total Project Cost:	**$8,150**

ACCESSIBLE ROUTE-NORTH ENTRANCE

Comment #: GARNC-05

Deficiency: Accessible Route - Clear Width - General

Accessible route widths do not provide minimum 48-inches clear. 40" to 46" wide route measured at the overgrown plants along the route.

Measurement: 46 inches

Recommended Remediation:

Trim ground cover and maintain clearances. Where required 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: Accessible Route-North Entrance

Code Compliance:

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

Priority: 5
Severity: D

Quantity: 1 sq ft
Base Cost: $200
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GARNC-06

Deficiency: Accessible Route - Clear Width - General

Accessible route widths do not provide minimum 48-inches clear. 32-1/2" wide route measured at the garbage and recycling bins.

Measurement: 32.5 inches

Recommended Remediation:

Relocate garbage and recycling bins at circulation path 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: Accessible Route-North Entrance

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 1 sq ft
Base Cost: $200
Estimated Year: 31/32
Total Project Cost: $330

Comment #: GARNC-07

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). A compliant turning space is not provided at a change of direction. 3.9% to 4.1% running slope measured at turn in the route from the accessible parking stall.

Measurement: 4.1 % grade

Recommended Remediation:

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

Floor/Area: Exterior
Room/Spot: Accessible Route-North Entrance

Code Compliance:

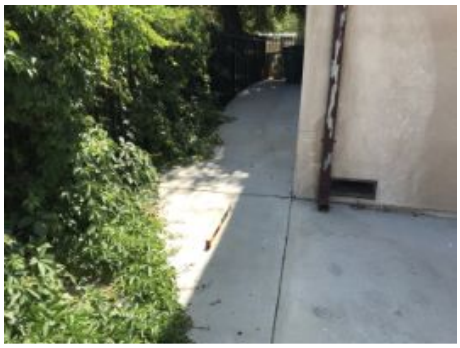
		Y/N/NA
2010 ADAS:	405.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-406.5.7	N

Priority: 1
Severity: C

Quantity: 25 sq ft
Base Cost: $496
Estimated Year: 31/32
Total Project Cost: $810

Comment #: GARNC-08

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). 3.9% cross slope measured where the route turns from the accessible parking towards to the building entrance.

Measurement: 3.9 % grade

Recommended Remediation:

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

Floor/Area: Exterior
Room/Spot: Accessible Route-North Entrance

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 25 sq ft
Base Cost: $496
Estimated Year: 31/32
Total Project Cost: $810

Comment #: GARNC-09

Floor/Area: Exterior
Room/Spot: Accessible Route-North Entrance

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. 12-1/4" high level change measured along the route where the concrete runs along the adjacent

Measurement: 12.25 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.

Code Compliance:		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-303.5	N

Priority: 5
Severity: D

Quantity: 15 ln ft
Base Cost: $360
Estimated Year: N/A
Total Project Cost: N/A

MAIN ENTRY STAIRS

Comment #: GARNC-10

Floor/Area: Exterior
Room/Spot: Main Entry Stairs

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: 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.

Code Compliance:		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-504.4.1	N

Priority: 5
Severity: D

Quantity: 3 each
Base Cost: $106
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GARNC-11

Floor/Area: Exterior
Room/Spot: Main Entry Stairs

Deficiency: Stairs - Handrails - Both Sides

Handrails are not provided on both sides of the staircase.

Measurement: count

Recommended Remediation:

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

Code Compliance:

		Y/N/NA
2010 ADAS:	505.2	N
1991 ADAAG:	4.9.4	N
2019 CBC:	11B-505.2	N

Priority: 6
Severity: C

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

NORTH ENTRY DOOR

Comment #: GARNC-12

Floor/Area: Exterior
Room/Spot: North Entry Door

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	216.6	N
1991 ADAAG:	4.1.3 9(16)(b)	N
2019 CBC:	11B-216.6	N

Priority: 1
Severity: C

Quantity:	1 each
Base Cost:	$120
Estimated Year:	31/32
Total Project Cost:	$200

Comment #: GARNC-13

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

Lower 10 inches of door is not smooth.

Measurement: 9.5 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
Room/Spot: North Entry Door

Code Compliance:

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

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: $800
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GARNC-14

Deficiency: Exterior Doors/Doorways/Gates - Landing - Gaps

Gaps in the door threshold or entry are over .5' wide OR elongated gaps are not perpendicular to path of travel 1" wide gap measured at the threshold.

Measurement: 1 inches

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
Room/Spot: North Entry Door

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.4.4	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-404.2.4.4	N

Priority: 1
Severity: B

Quantity: 3 each
Base Cost: $59
Estimated Year: 31/32
Total Project Cost: $100

NORTH GATE

Comment #: GARNC-15

Deficiency: Exterior Doors/Doorways/Gates - Hardware - Handle Height

Door hardware is not located 34-inches minimum to 44-inches maximum AFF. 58-1/4" high reach measured to the gate hardware.

Measurement: 58.25 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: Exterior
Room/Spot: North Gate

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.7	N
1991 ADAAG:	4.13.9	N
2019 CBC:	11B-404.2.7	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $200
Estimated Year: 31/32
Total Project Cost: $330

Comment #: GARNC-16

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: Exterior
Room/Spot: North Gate

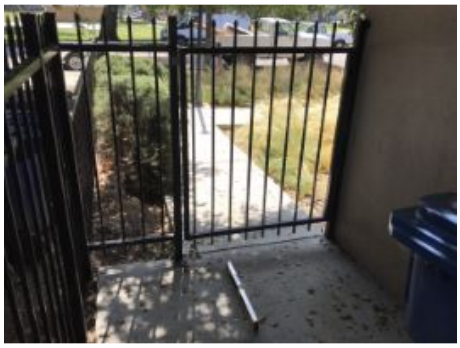
Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.10	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

Comment #: GARNC-17



Floor/Area: Exterior
Room/Spot: North Gate

Deficiency: Exterior Doors/Doorways/Gates - Landing - Slopes

Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings. 4.3% running slope measured in the maneuvering clearance on the pull side of the gate.

Measurement: 4.3 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.4.4	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-404.2.4.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $568
Estimated Year: 31/32
Total Project Cost: $930

Comment #: GARNC-18

Floor/Area: Exterior
Room/Spot: North Gate

Deficiency: Exterior Doors/Doorways/Gates - Landing - Slopes

Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings. 4.2% running slope measured in the maneuvering clearance on the push side of the gate.

Measurement: 4.2 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.4.4	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-404.2.4.4	N

Priority: 1
Severity: C

Quantity: 1 sq ft
Base Cost: $568
Estimated Year: 31/32
Total Project Cost: $930

ROUTE TO ENTRANCE

Comment #: GARNC-19

Deficiency: Accessible Route - Directional Signage - General

Only access to main entry has stairs. The non-accessible entrance does not have 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: Exterior
Room/Spot: Route to Entrance

Code Compliance:

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

Priority: 7
Severity: B

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

Comment #: GARNC-20

Deficiency: Accessible Route - Clear Width - General

Accessible route widths do not provide minimum 48-inches clear. 22" to 27" wide route measured to the overgrown plants located along the walkway.

Measurement: 27 inches

Recommended Remediation:

Trim plants and maintain clearance 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
Notes: From Right of Way

Code Compliance:

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

Priority: 1
Severity: B

Quantity: 1 sq ft
Base Cost: $200
Estimated Year: 31/32
Total Project Cost: $330

ROUTE TO NORTH GATE

Comment #: GARNC-21

Floor/Area: Exterior
Room/Spot: Route to North Gate

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. 4-3/4" to 7-1/2" high level change measured along either side of the route to the gate.

Measurement: 7.5 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-303.5	N

Priority: 5
Severity: D

Quantity: 6 sq ft
Base Cost: $144
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GARNC-22

Floor/Area: Exterior
Room/Spot: Route to North Gate
Notes: From Right of Way

Deficiency: Accessible Route - Clear Width - General

Accessible route widths do not provide minimum 48-inches clear. 47" to 47-3/4" width measured along the route.

Measurement: 47.75 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).

Code Compliance:

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

Priority: 5
Severity: D

Quantity: 160 sq ft
Base Cost: $3,171
Estimated Year: N/A
Total Project Cost: N/A

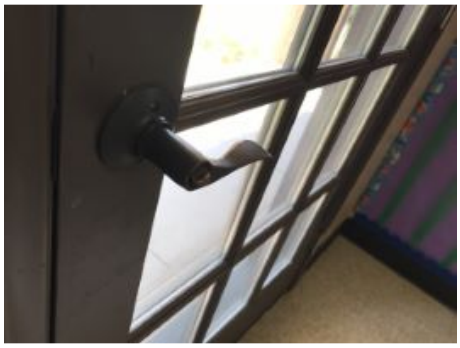
16 .2 - GOODS AND SERVICES

BUILDING ENTRANCE DOOR

TYPICAL EXIT DOORS

Comment #: GARNC-23

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



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

Measurement: 3 count

Recommended Remediation:

Remove and replace door hardware. Provide 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: Building Entrance Door
Room/Spot: Typical Exit Doors

Code Compliance:

		Y/N/NA
2010 ADAS:	309	N
1991 ADAAG:	4.13.9	N
2019 CBC:	11B-309	N

Priority: 1
Severity: C

Quantity: 3 each
Base Cost: $2,028
Estimated Year: 31/32
Total Project Cost: $3,310

EXTERIOR

SHARING LIBRARY

Comment #: GARNC-24

Deficiency: Accessible Route - Surface - Clear Floor Space

30" x 48" clear floor or ground space is not provided at the operable part. A compliant clear ground space is not provided at the sharing library. The current ground surface is made of plants and dirt and is outside of reach ranges.

Measurement: 0 inches

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: Exterior
Room/Spot: Sharing Library

Code Compliance:

		Y/N/NA
2010 ADAS:	305, 309	N
1991 ADAAG:	4.2.4.2	N
2019 CBC:	11B-305	N

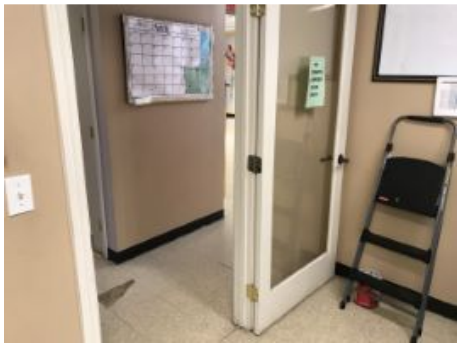
Priority: 2
Severity: B

Quantity: 12 SF
Base Cost: $108
Estimated Year: 31/32
Total Project Cost: $180

INTERIOR

COMPUTER ROOM/EMPLOYEE OFFICE

Comment #: GARNC-25



Floor/Area: Interior
Room/Spot: Computer Room/Employee

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

Lower 10 inches of door is not smooth.

Measurement: 9.5 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.

Code Compliance:

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

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: $800
Estimated Year: N/A
Total Project Cost: N/A

EXIT DOORS

Comment #: GARNC-26

Floor/Area: Interior
Room/Spot: Exit Doors

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

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:

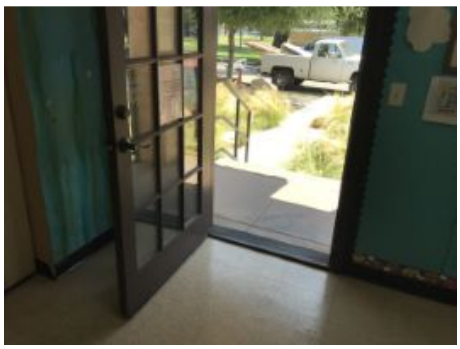
		Y/N/NA
2010 ADAS:	216.2, 703.4.1&2	N
1991 ADAAG:	4.30.6	N
2019 CBC:	11B-216.2, 11B-703.1&2	N

Priority: 1
Severity: C

Quantity: 3 each
Base Cost: $165
Estimated Year: 31/32
Total Project Cost: $270

FRONT ENTRY DOOR

Comment #: GARNC-27



Floor/Area: Interior
Room/Spot: Front Entry Door

Deficiency: Interior Doors/Doorways/Gates - Threshold - Height

The threshold height exceeds the allowable tolerances. 3/4" to 1" high thresholds measured at the front entry doors.

Measurement: 1 inches

Recommended Remediation:

Thresholds, if provided at doorways, shall be ½ inch (12.7 mm) high maximum.

Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between ¼ inch (6.4 mm) high minimum and ½ 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:

		Y/N/NA
2010 ADAS:	303.2, 404.2.5	N
1991 ADAAG:	4.13.8	N
2019 CBC:	11B-303.2, 11B-404.2.5	N

Priority: 1
Severity: C

Quantity: 2 each
Base Cost: $358
Estimated Year: 31/32
Total Project Cost: $590

KITCHEN

Comment #: GARNC-28

Floor/Area: Interior
Room/Spot: Kitchen

Deficiency: Sink - Counter Surface/Sink - Height

The height of the sink rim exceeds the allowable 34 inches AFF. 34-1/4" AFF measured to the sink rim. Knee and toe clearances are not provided at the sink.

Measurement: 34.5 inches

Recommended Remediation:

Relocate sinks,or adjust counter, so the rim is no higher than 34” maximum above finish floor.

Code Compliance:

		Y/N/NA
2010 ADAS:	606.3	N
1991 ADAAG:	4.19.2	N
2019 CBC:	11B-606.3	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $720
Estimated Year: 31/32
Total Project Cost: $1,180

Comment #: GARNC-29

Deficiency: Sink - Clear Floor Space - General

There is no clear floor space provided at the lavatory for a forward approach.

Measurement: 34.5 inches

Recommended Remediation:

Provide a 30" x 48" clear floor space positioned for a forward approach at accessible lavatory.

Floor/Area: Interior
Room/Spot: Kitchen

Code Compliance:

		Y/N/NA
2010 ADAS:	306.3, 606.2	N
1991 ADAAG:	4.19.3	N
2019 CBC:	11B-305, 11B-306.2.3, 11B-606.2	N

Priority: 2
Severity: B

Quantity: 1 each
Base Cost: $720
Estimated Year: 31/32
Total Project Cost: $1,180

Comment #: GARNC-30

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: 50.75 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: Interior
Room/Spot: Kitchen

Code Compliance:

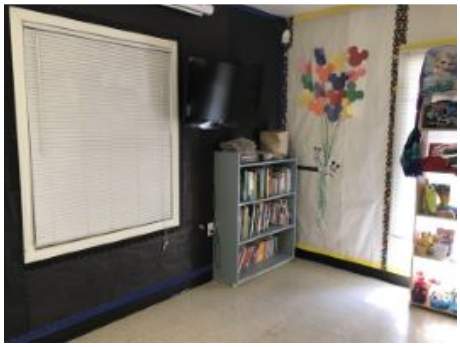
		Y/N/NA
2010 ADAS:	308.3.2	N
1991 ADAAG:	4.2.6	Y
2019 CBC:	11B-308.3.2	N

Priority: 7
Severity: C

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

MAIN ROOM

Comment #: GARNC-31



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 5-7/8" into the accessible route at 56" AFF.

Measurement: 5.875 inches

Recommended Remediation:

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

Floor/Area: Interior
Room/Spot: Main Room

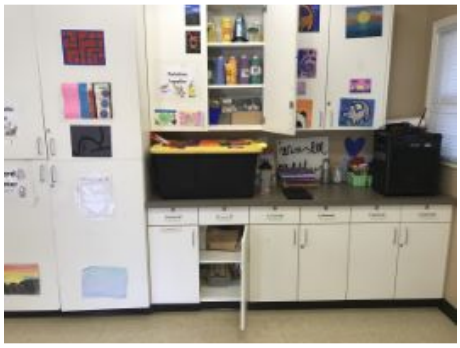
Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.9	N
1991 ADAAG:	4.4.1	N
2019 CBC:	11B-404.2.9	N

Priority: 6
Severity: A

Quantity: 1 each
Base Cost: $728
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GARNC-32



Deficiency: Storage - 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). At least one each of shelves, clothes rod, drawer, hook, closets or cabinets are not within reach range. 53-3/4" AFF measured to the lower shelf of the upper level cabinets.

Measurement: 53.75 inches

Recommended Remediation:

Provide a minimum one each of shelf, clothes rod, drawer, hook, closets or cabinets within the reach range.

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: Interior
Room/Spot: Main Room

Code Compliance:

		Y/N/NA
2010 ADAS:	308.3.2	N
1991 ADAAG:	4.2.6	Y
2019 CBC:	11B-308.3.2	N

Priority: 7
Severity: C

Quantity: 5 each
Base Cost: $844
Estimated Year: N/A
Total Project Cost: N/A

KITCHEN

STORAGE

Comment #: GARNC-33

Floor/Area: Kitchen
Room/Spot: Storage

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: 54.25 inches

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	804.5; 811	N
1991 ADAAG:	4.25.3	N
2019 CBC:	11B-804.5	N

Priority: 2
Severity: B

Quantity: 7 LF
Base Cost: $1,182
Estimated Year: 31/32
Total Project Cost: $1,930

16 .3A - PUBLIC TOILET ROOMS (MULTI_USER)

RESTROOMS

MEN'S

Comment #: GARNC-34

Deficiency: Restroom Doors - Tactile Sign - General

No permanent tactile restroom identification sign has been provided.

Measurement: 1 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:		Y/N/NA					
2010 ADAS:	216.2, 703.4.1&2	N	**Priority:**	**3**	**Quantity:**	**1**	**sq ft**
1991 ADAAG:	4.30.6	N			**Base Cost:**		**$150**
2019 CBC:	11B-216.2, 11B-703.1&2	N	**Severity:**	**C**	**Estimated Year:**		**31/32**
					Total Project Cost:		**$250**

Comment #: GARNC-35

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: Restrooms
Room/Spot: Men's

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$110**
2019 CBC:	11B-216.8.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: GARNC-36

Deficiency: Restroom Doors - Geometric Sign - Height

The geometric sign is not mounted within the allowable height ranges.

Measurement: 95 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:		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	4.30.6	N
2019 CBC:	11B-703.7.2.6	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $110
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GARNC-37

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: Restrooms
Room/Spot: Men’s

Code Compliance:		Y/N/NA
2010 ADAS:	215.1	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-215.1	N

Priority: 3
Severity: C

Quantity: 100 sq ft
Base Cost: $150,000
Estimated Year: 32/33
Total Project Cost: $256,560

Comment #: GARNC-38

Deficiency: Restroom Interior Space - Floor Surface - Recessed Drain

The restroom drain is recessed into the floor creating a change in level.

Measurement: .5 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: Restrooms
Room/Spot: Men's

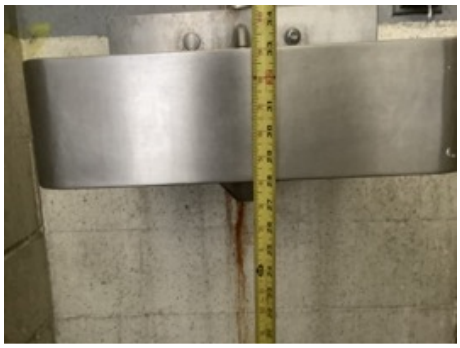
Code Compliance:

		Y/N/NA
2010 ADAS:	304.2, 403.3	N
1991 ADAAG:	4.3.8	N
2019 CBC:	11B-304.2, 11B-403.3	N

Priority: 3
Severity: C

Quantity: 1 ln ft
Base Cost: $280
Estimated Year: 31/32
Total Project Cost: $460

Comment #: GARNC-39



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: Restrooms
Room/Spot: Men's

Code Compliance:

		Y/N/NA
2010 ADAS:	305, 306.2.3	N
1991 ADAAG:	4.19.2	N
2019 CBC:	11B-306.2.3	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $2,160
Estimated Year: 31/32
Total Project Cost: $3,520

Comment #: GARNC-40

Deficiency: Lavatory - Location - Centerline Distance

The lavatory is not located so that the distance to the adjacent side wall is minimum 18 inches.

Measurement: 17.5 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: Restrooms
Room/Spot: Men’s

Code Compliance:		Y/N/NA					
2010 ADAS:	606	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 #: GARNC-41

Deficiency: Urinal - Alcove Dimensions - Width

The alcove is deeper than 24 inches and does not provide the required minimum width of 36 inches.

Measurement: 34.5 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					
2010 ADAS:	305.7.1	N	**Priority:**	**7**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$1,100**
2019 CBC:	11B-305.7.1	N	**Severity:**	**C**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: GARNC-42

Deficiency: Urinal - Flush Control - Operation

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

Measurement: 19 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:		Y/N/NA					
2010 ADAS:	309	N				**Quantity:**	**1 each**
1991 ADAAG:	4.13.9	N	**Priority:**	**3**		**Base Cost:**	**$313**
2019 CBC:	11B-309	N	**Severity:**	**C**		**Estimated Year:**	**32/33**
						Total Project Cost:	**$540**

WOMEN'S

Comment #: GARNC-43

Deficiency: Restroom Doors - Tactile Sign - General

No permanent tactile restroom identification sign has been provided.

Measurement: 1 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:		Y/N/NA					
2010 ADAS:	216.2, 703.4.1&2	N				**Quantity:**	**1 sq ft**
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:**	**31/32**
						Total Project Cost:	**$250**

Comment #: GARNC-44

Deficiency: Restroom Doors - Geometric Sign - Height

The geometric sign is not mounted within the allowable height ranges.

Measurement: 96 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:		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	4.30.6	N
2019 CBC:	11B-703.7.2.6	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $110
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GARNC-45

Deficiency: Restroom Doors - Geometric Sign - Circle Diameter

The geometric sign at the women's restroom door is not a circle with a 12 inch diameter.

Measurement: 1 inches

Recommended Remediation:

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.

Exception: Within secure perimeter of detention and correctional facilities, geometric symbols shall not be required to be 1/4 inch (6.4 mm) thick.

Floor/Area: Restrooms
Room/Spot: Women’s

Code Compliance:		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216.8.1, 11B-703.7.2.6.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $110
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GARNC-46

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: Restrooms
Room/Spot: Women's

Code Compliance:

		Y/N/NA
2010 ADAS:	215.1	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-215.1	N

Priority: 3
Severity: C

Quantity: 100 sq ft
Base Cost: $150,000
Estimated Year: 31/32
Total Project Cost: $244,340

Comment #: GARNC-47

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: Restrooms
Room/Spot: Women's

Code Compliance:

		Y/N/NA
2010 ADAS:	305, 306.2.3	N
1991 ADAAG:	4.19.2	N
2019 CBC:	11B-306.2.3	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $2,160
Estimated Year: 31/32
Total Project Cost: $3,520

Comment #: GARNC-48

Deficiency: Lavatory - Location - Depth

Lavatory controls are less than 17-inches or more than 19 inches from the face of the lavatory.

Measurement: 14 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					
2010 ADAS:	606	Y	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.19.3	N			**Base Cost:**		**$3,000**
2019 CBC:	11B-306.2.2, 11B-606.7	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: GARNC-49

Deficiency: Lavatory - Location - Depth

Lavatory controls are less than 17-inches or 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 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					
2010 ADAS:	606	Y	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.19.3	N			**Base Cost:**		**$3,000**
2019 CBC:	11B-306.2.2, 11B-606.7	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: GARNC-50

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: 9 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
2010 ADAS:	309, 606.4	N
1991 ADAAG:	4.18.4, 4.27.4	N
2019 CBC:	11B-309, 11B-606.4	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: 31/32
Total Project Cost: $580

Comment #: GARNC-51

Deficiency: Accessible Toilet Stall - Door - Clear Width

Side toilet compartment stall door does not provide 34-inches clear opening. Or, a front approach stall door does not provide a minimum 32-inch clear opening.

Measurement: 33 inches

Recommended Remediation:

Reconfigure partitions for doors located at the side of a toilet compartment so the toilet compartment door opening provides a minimum clear width of 34 inches.

Floor/Area: Restrooms
Room/Spot: Women's

Code Compliance:

		Y/N/NA
2010 ADAS:	604.8.1.2	N
1991 ADAAG:	4.13.5	N
2019 CBC:	11B-604.8.1.2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $2,600
Estimated Year: 31/32
Total Project Cost: $4,240

Comment #: GARNC-52

Deficiency: Accessible Toilet Stall - Door - Clear Width

Side toilet compartment stall door does not provide 34-inches clear opening. Or, a front approach stall door does not provide a minimum 32-inch clear opening.

Measurement: 33 inches

Recommended Remediation:

Reconfigure partitions for doors located at the side of a toilet compartment so the toilet compartment door opening provides a minimum clear width of 34 inches.

Floor/Area: Restrooms
Room/Spot: Women's

Code Compliance:

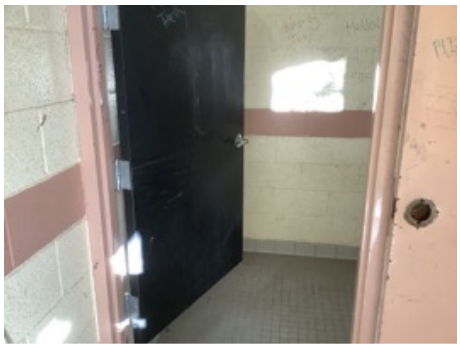
		Y/N/NA
2010 ADAS:	604.8.1.2	N
1991 ADAAG:	4.13.5	N
2019 CBC:	11B-604.8.1.2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $2,600
Estimated Year: 31/32
Total Project Cost: $4,240

Comment #: GARNC-53

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:

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

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $586
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GARNC-54

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

The stall door is not self closing.

Measurement: 1 count

Recommended Remediation:

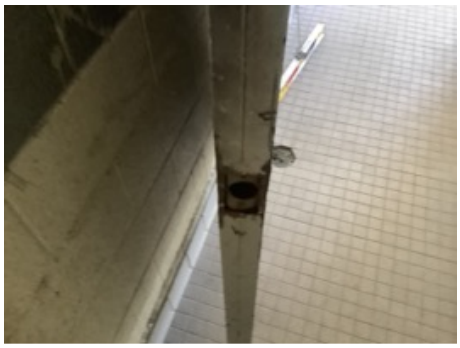
Adjust so stall door is self-closing.

Floor/Area: Restrooms
Room/Spot: Women's

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

Comment #: GARNC-55

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: Women's

Code Compliance:		Y/N/NA					
2010 ADAS:	604.8.1.2	N	**Priority:**	**7**	**Quantity:**	**2**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$586**
2019 CBC:	11B-604.8.3	N	**Severity:**	**C**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: GARNC-56

Deficiency: Accessible Toilet Stall - Dimensions - Stall Width

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

Measurement: 58.5 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: Restrooms
Room/Spot: Women's

Code Compliance:		Y/N/NA					
2010 ADAS:	604.8.1.1	N				**Quantity:**	**1 each**
1991 ADAAG:	4.17.3	N	**Priority:**	**3**		**Base Cost:**	**$2,750**
2019 CBC:	11B-604.8.1.1.3	N	**Severity:**	**C**		**Estimated Year:**	**31/32**
						Total Project Cost:	**$4,480**

Comment #: GARNC-57

Deficiency: Accessible Toilet Stall - Dimensions - Stall Width

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

Measurement: 58.5 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: Restrooms
Room/Spot: Women's

Code Compliance:		Y/N/NA					
2010 ADAS:	604.8.1.1	N				**Quantity:**	**1 each**
1991 ADAAG:	4.17.3	N	**Priority:**	**3**		**Base Cost:**	**$2,750**
2019 CBC:	11B-604.8.1.1.3	N	**Severity:**	**C**		**Estimated Year:**	**31/32**
						Total Project Cost:	**$4,480**

Comment #: GARNC-58

Deficiency: Accessible Toilet Stall - Water Closet - Flush Control Operating Force

The operational force of the flush valve exceeds the allowable 5 lbf.

Measurement: 16 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: Restrooms
Room/Spot: Women's

Code Compliance:

		Y/N/NA
2010 ADAS:	309	N
1991 ADAAG:	4.16.5, 4.27.4	N
2019 CBC:	11B-309	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $1,368
Estimated Year: 31/32
Total Project Cost: $2,230

Comment #: GARNC-59

Deficiency: Accessible Toilet Stall - Water Closet - Flush Control Operating Force

The operational force of the flush valve exceeds the allowable 5 lbf.

Measurement: 17 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: Restrooms
Room/Spot: Women's

Code Compliance:

		Y/N/NA
2010 ADAS:	309	N
1991 ADAAG:	4.16.5, 4.27.4	N
2019 CBC:	11B-309	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $1,368
Estimated Year: 31/32
Total Project Cost: $2,230

Comment #: GARNC-60

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: Restrooms
Room/Spot: Women’s

Code Compliance:

		Y/N/NA
2010 ADAS:	604.7	N
1991 ADAAG:	4.17.3	N
2019 CBC:	11B-604.7	N

Priority: 6
Severity: C

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

Comment #: GARNC-61

Deficiency: Accessible Toilet Stall - Side Grab Bar - Height

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

Measurement: 32 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: Restrooms
Room/Spot: Women’s

Code Compliance:

		Y/N/NA
2010 ADAS:	609.4, 609.8	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-609.4, 11B-609.8	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: 31/32
Total Project Cost: $580

Comment #: GARNC-62

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Height

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

Measurement: 32 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: Restrooms
Room/Spot: Women's

Code Compliance:

		Y/N/NA
2010 ADAS:	609.4, 609.8	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-609.4, 11B-609.8	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GARNC-63

Deficiency: Accessible Toilet Stall - Rear Grab Bar - Height

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

Measurement: 32.5 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: Restrooms
Room/Spot: Women's

Code Compliance:

		Y/N/NA
2010 ADAS:	609.4, 609.8	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-609.4, 11B-609.8	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GARNC-64

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: 23.75 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: Restrooms
Room/Spot: Women's

Code Compliance:

		Y/N/NA
2010 ADAS:	604.5.2	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: 31/32
Total Project Cost: $580

Comment #: GARNC-65

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: Restrooms
Room/Spot: Women's

Code Compliance:

		Y/N/NA
2010 ADAS:	604.5.2	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.2	N

Priority: 3
Severity: C

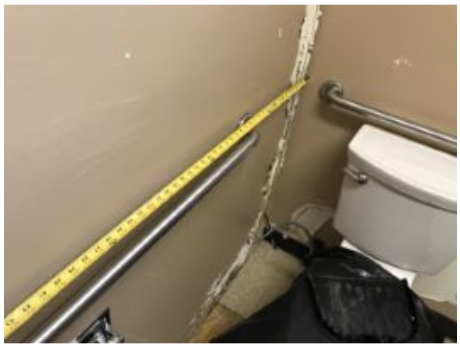
Quantity: 1 each
Base Cost: $710
Estimated Year: 31/32
Total Project Cost: $1,160

16 .3B - PUBLIC TOILET ROOMS (SINGLE_USER)

NORTH AND SOUTH RESTROOMS

ACCESSIBLE TOILET STALL

Comment #: GARNC-66



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

Side wall grab bars measured 15-1/2" from the rear wall exceeding maximum 12-inches maximum allowed.

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: North and South Restrooms
Room/Spot: Accessible Toilet Stall

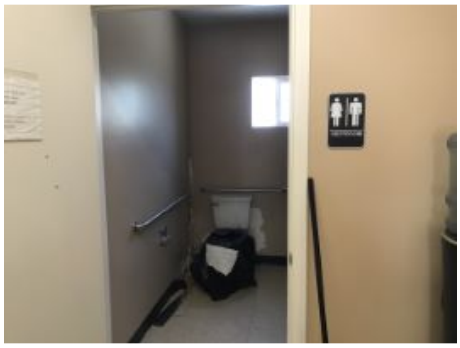
Code Compliance:		Y/N/NA
2010 ADAS:	604.5.1	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.1	N

Priority: 3
Severity: C

Quantity: 2 each
Base Cost: $710
Estimated Year: 32/33
Total Project Cost: $1,220

RESTROOM DOORS

Comment #: GARNC-67



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: North and South Restrooms
Room/Spot: Restroom Doors

Code Compliance:		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216.8.1	N

Priority: 5
Severity: D

Quantity: 2 each
Base Cost: $220
Estimated Year: N/A
Total Project Cost: N/A

TYPICAL

Comment #: GARNC-68

Deficiency: Restroom Doors - Tactile Sign - Braille

The braille provided at the restroom door is not readable, obstructed and/or not Grade 2.

Measurement: 0 count

Recommended Remediation:

Provide a new sign. Braille shall be contracted (Grade 2).

Floor/Area: North and South Restrooms
Room/Spot: Typical

Code Compliance:

		Y/N/NA
2010 ADAS:	703.3	N
1991 ADAAG:	4.30.4	N
2019 CBC:	11B-703.3	N

Priority: 3
Severity: C

Quantity: 2 each
Base Cost: $110
Estimated Year: 32/33
Total Project Cost: $190

NORTH RESTROOM

ACCESSIBLE TOILET STALL

Comment #: GARNC-69

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: North Restroom
Room/Spot: Accessible Toilet Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	604.6	N
1991 ADAAG:	4.16.5	N
2019 CBC:	11B-604.6	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $313
Estimated Year: 32/33
Total Project Cost: $540

Comment #: GARNC-70

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 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: North Restroom
Room/Spot: Accessible Toilet Stall

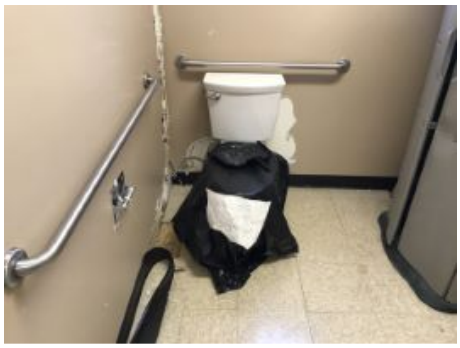
Code Compliance:

		Y/N/NA
2010 ADAS:	604.5.2	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: 32/33
Total Project Cost: $610

Comment #: GARNC-71



Deficiency: Accessible Toilet Stall - Water Closet - General

The amenity cannot be accessed and, therefore, cannot be evaluated. The water closet was out of use at time of the survey. It was not possible to measure the centerline or seat height of the water closet.

Measurement:

Recommended Remediation:

The amenity could not be accessed, and therefore the amenity was not evaluated for compliance with accessibility codes and regulations.

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

Code Compliance:

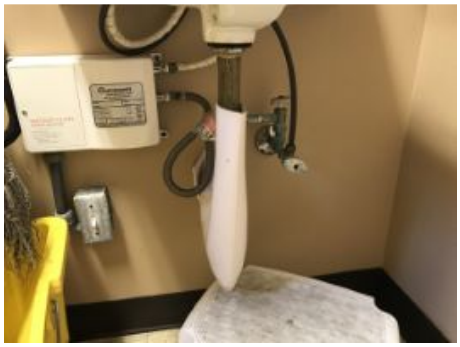
		Y/N/NA
2010 ADAS:	None	N
1991 ADAAG:	N/A	N/A
2019 CBC:		

Priority: 0
Severity:

Quantity: 0 EA
Base Cost: $366
Estimated Year: N/A
Total Project Cost: N/A

LAVATORY

Comment #: GARNC-72



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: North Restroom
Room/Spot: Lavatory

Code Compliance:

		Y/N/NA
2010 ADAS:	606.5	N
1991 ADAAG:	4.19.4	N
2019 CBC:	11B-606.5	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $65
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GARNC-73

Deficiency: Lavatory - Location - Centerline Distance

The lavatory is not located so that the distance to the adjacent side wall is minimum 18 inches. Lavatory centerline meaured 17-3/4" to the side wall.

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: North Restroom
Room/Spot: Lavatory

Code Compliance:

		Y/N/NA
2010 ADAS:	606	Y
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-606.6	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $3,000
Estimated Year: N/A
Total Project Cost: N/A

RESTROOM INTERIOR SPACE

Comment #: GARNC-74

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

Deficiency: Restroom Interior Space - Amenities - Soap Dispenser Height

The soap dispenser exceeds the maximum allowable height. 41" AFF measured to the soap dispenser control.

Measurement: 41 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	308.2.2	Y
1991 ADAAG:	4.23.7	N
2019 CBC:	603.5	N

Priority: 5
Severity: D

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

Comment #: GARNC-75

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

Deficiency: Restroom Interior Space - Amenities - Paper Towel Height

The paper towel dispenser exceeds the maximum allowable height. 46" AFF measured to the paper towel dispenser control.

Measurement: 46 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	308.2.2	Y
1991 ADAAG:	4.19.6	N
2019 CBC:	603.5	N

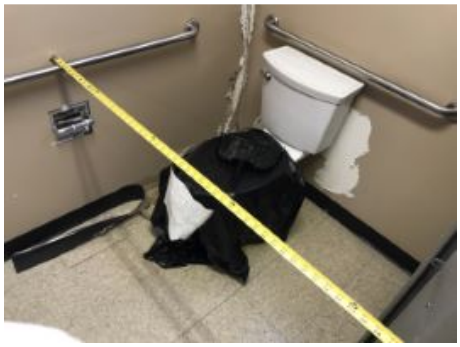
Priority: 5
Severity: D

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

WATER CLOSET

Comment #: GARNC-76

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. 52" wide clearance measured the storage unit and cleaning equipment at the water closet.

Measurement: 52 inches

Recommended Remediation:

Relocate storage cabinet located in the restroom so the water closet provides a clearance around a water closet that is 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: North Restroom
Room/Spot: Water Closet

Code Compliance:

		Y/N/NA
2010 ADAS:	604.3.1	N
1991 ADAAG:	4.17.3	N
2019 CBC:	11B-604.3.1	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $200
Estimated Year: 32/33
Total Project Cost: $350

SOUTH RESTROOM

ACCESSIBLE TOILET STALL

Comment #: GARNC-77

Deficiency: Accessible Toilet Stall - Water Closet - Location

The water closet is not a compliant distance from the adjacent wall. Water closet centerline measured 18-1/4" from the side 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: South Restroom
Room/Spot: Accessible Toilet Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	604.2	N
1991 ADAAG:	4.16.2	N
2019 CBC:	11B-604.2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $1,368
Estimated Year: 32/33
Total Project Cost: $2,340

Comment #: GARNC-78

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

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location

The toilet paper dispenser is outside of the allowable reach range. Toilet paper dispenser measured 11-1/2" in front of the water closet.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	604.7	N
1991 ADAAG:	4.17.3	N
2019 CBC:	11B-604.7	N

Priority: 6
Severity: C

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

Comment #: GARNC-79

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

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. The rear wall grab bar extends 8-1/2" to the closed side of the water closet.

Measurement: 8.5 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

Code Compliance:

		Y/N/NA
2010 ADAS:	604.5.2	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: 32/33
Total Project Cost: $610

RESTROOM DOORS

Comment #: GARNC-80

Deficiency: Restroom Doors - Hardware - Operation

The locking mechanism 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: South Restroom
Room/Spot: Restroom Doors

Code Compliance:

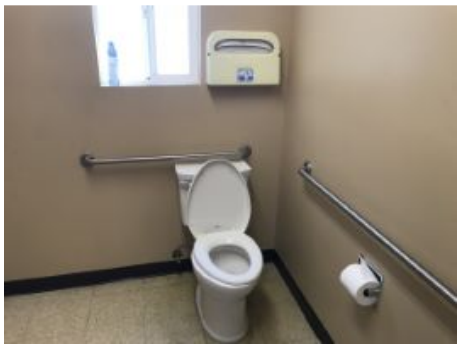
		Y/N/NA
2010 ADAS:	309	N
1991 ADAAG:	4.13.9	N
2019 CBC:	11B-309	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $293
Estimated Year: 32/33
Total Project Cost: $510

RESTROOM INTERIOR SPACE

Comment #: GARNC-81



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. The dispenser is located above the water closet which acts as an obstruction.

Measurement: 56.5 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.

ADA allows accessories to meet reach ranges 15" minimum to 48" maximum AFF, or as noted below when reaching over an obstruction.

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.

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

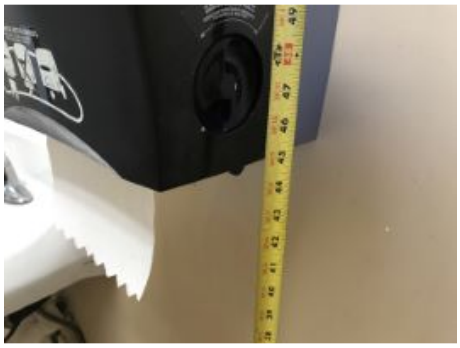
Code Compliance:

		Y/N/NA
2010 ADAS:	308.2.2	N
1991 ADAAG:	4.23.7	N
2019 CBC:	603.5	N

Priority: 6
Severity: C

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

Comment #: GARNC-82



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

Deficiency: Restroom Interior Space - Amenities - Paper Towel Height

The paper towel dispenser exceeds the maximum allowable height.

Measurement: 48 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	308.2.2	Y
1991 ADAAG:	4.19.6	N
2019 CBC:	603.5	N

Priority: 5
Severity: D

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

GARFIELD PARK

17.0 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	1	$20	**$40**
Priority 2	11	$141,255	**$249,300**
Priority 3	1	$55	**$100**
Priority 4	0	$0	**$0**
Priority 5	1	$35	**N/A**
Priority 6	4	$14,419	**N/A**
Priority 7	0	$0	**N/A**
Total	**18**	**$155,784**	**$249,440**

* 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.

17 .2 - GOODS AND SERVICES

AREA OF SPORT ACTIVITY

ACCESSIBLE ROUTE

Comment #: GARP-01

Deficiency: Area of Sport Activity - Accessible Route - Connection

An accessible route is not provided to the boundary of each area of sport activity. The half court basketball court has a compliant route of access, however a large concrete trash container blocks the route.

Measurement: 1 count

Recommended Remediation:

Maintain 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.

Floor/Area: Area of Sport Activity
Room/Spot: Accessible Route

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

Code Compliance:

		Y/N/NA
2010 ADAS:	206.2.18 / 206.2.2	N
1991 ADAAG:	4.1.3(2), 4.3.2(2)	N
2019 CBC:	11B-206.2.18 / 11B-206.2.2	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $1,500
Estimated Year: 32/33
Total Project Cost: $2,570

BBQ #1

ACCESSIBLE ROUTES

Comment #: GARP-02

Deficiency: Accessible Routes - All Routes - Connection

There is not an accessible route that connects the BBQ to other areas within the same site.

Measurement: 1 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: BBQ #1
Room/Spot: Accessible Routes

Code Compliance:

		Y/N/NA
2010 ADAS:	206.2, 206.3	N
1991 ADAAG:	4.1.2(1), 4.3.2(1)	N
2019 CBC:	11B-206.2, 11B-206.3	N

Priority: 1
Severity: B

Quantity: 1 each
Base Cost: $20
Estimated Year: 32/33
Total Project Cost: $40

DRINKING FOUNTAIN #1

DRINKING FOUNTAIN

Comment #: GARP-03

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 #1
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	204.2	N
1991 ADAAG:	4.1.3 (10) (a)	N
2019 CBC:	11B-204.2	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $5,439
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GARP-04

Deficiency: Drinking Fountain - Wheelchair Compliance - Clear Floor Space

30" x 48" clear floor space positioned for a forward approach is not centered on the unit. Provide dimensional requirements for knee and toe space. The bottom of the DF is 25.75” from the ground, not the required 27” minimum. The depth is 15” and does not meet the 17" minimum depth required.

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 #1
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	602.2	N
1991 ADAAG:	4.15.5	N
2019 CBC:	11B-602.2	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $980
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GARP-05

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 #1
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	602.5	N
1991 ADAAG:	4.15.3	N
2019 CBC:	11B-602.5	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $0
Estimated Year: N/A
Total Project Cost: N/A

Comment #: GARP-06

Deficiency: Drinking Fountain - Typical at Both - Pedestrian Protection

Pedestrian protection provided at drinking fountains.

Measurement: 1 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: Drinking Fountain #1
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	304.7	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-602	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $8,000
Estimated Year: N/A
Total Project Cost: N/A

TOT LOT

PLAYGROUNDS

Comment #: GARP-07

Floor/Area: Tot lot
Room/Spot: Playgrounds

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: 9 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	206.2.2	N
1991 ADAAG:	4.5.1	N
2019 CBC:	11B-206.2.2	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $6,620
Estimated Year: 33/34
Total Project Cost: $11,890

Comment #: GARP-08

Floor/Area: Tot lot
Room/Spot: Playgrounds

Deficiency: Playgrounds - Accessible Route - Play Area - Ground Level

One 60-inch minimum wide accessible route is not provided within the play area.

Measurement: 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" ma. 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	11B-206.2.17.1 / 11B-1008.2	N
1991 ADAAG:	4.5.1	N
2019 CBC:	11B-206.2.17.1 / 11B-1008.2	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $6,620
Estimated Year: 33/34
Total Project Cost: $11,890

Comment #: GARP-09

Floor/Area: Tot lot
Room/Spot: Playgrounds

Deficiency: Playgrounds - Accessible Route - Play Area - Ground Level

One 60-inch minimum wide accessible route is not provided within the play area.

Measurement: 9 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" ma. 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	11B-206.2.17.1 / 11B-1008.2	N
1991 ADAAG:	4.5.1	N
2019 CBC:	11B-206.2.17.1 / 11B-1008.2	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $6,620
Estimated Year: 33/34
Total Project Cost: $11,890

Comment #: GARP-10

Floor/Area: Tot lot
Room/Spot: Playgrounds

Deficiency: Playgrounds - Accessible Route - Ramp

Ramp does not provide handrails or wheel guides.

Measurement: 7.3 % grade

Recommended Remediation:

Replace ramp to provide handrails, landings, and located on an accessible route.

Code Compliance:

		Y/N/NA
2010 ADAS:	11B-1008.2	N
1991 ADAAG:	4.5.1	N
2019 CBC:	11B-1008.2	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $6,620
Estimated Year: 33/34
Total Project Cost: $11,890

Comment #: GARP-11

Deficiency: Playgrounds - Accessible Route - Ground Surface

It is unknown if the ground surface complie with ASTM F 1951. This will need to be verified with the client.

Measurement: 1 count

Recommended Remediation:

round surface comply with ASTM F 1951? Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951.

Floor/Area: Tot lot
Room/Spot: Playgrounds

Code Compliance:

		Y/N/NA
2010 ADAS:	11B-1008.2.6.1	N
1991 ADAAG:	4.5.1	N
2019 CBC:	11B-1008.2.6.1	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $50,000
Estimated Year: 32/33
Total Project Cost: $85,520

Comment #: GARP-12

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. (typical at all areas) Unless maintained this type of surface in play areas is not considered compliant.

Measurement: 1 count

Recommended Remediation:

Ground surfaces located within use zones shall comply with ASTM F 1292 (1999 edition or 2004 edition).

Floor/Area: Tot lot
Room/Spot: Playgrounds

Code Compliance:

		Y/N/NA
2010 ADAS:	11B-1008.2.6.2	N
1991 ADAAG:	15.6.7	N
2019 CBC:	11B-1008.2.6.2	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $50,000
Estimated Year: 33/34
Total Project Cost: $89,800

Comment #: GARP-13

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: 7

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: Tot lot
Room/Spot: Playgrounds

Code Compliance:

		Y/N/NA
2010 ADAS:	1008.3.1.3	N
1991 ADAAG:	15.6.5.1.3	N
2019 CBC:	11B-1008.3.1.3	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 33/34
Total Project Cost: $8,980

Comment #: GARP-14

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: 23

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: Tot lot
Room/Spot: Playgrounds

Code Compliance:

		Y/N/NA
2010 ADAS:	1008.3.1.2, 1008.3.1.3	N
1991 ADAAG:	15.6.5.1.2	N
2019 CBC:	11B-1008.3.1.2 11B-1008.3.1.3	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 33/34
Total Project Cost: $8,980

Comment #: GARP-15

Deficiency: Playgrounds - Transfer System - Transfer Steps - Size

Transfer steps exceed maximum height allowed.

Measurement: 12 inches

Recommended Remediation:

Each transfer step shall be 8 inches (203 mm) high maximum.

Floor/Area: Tot lot
Room/Spot: Playgrounds

Code Compliance:

		Y/N/NA
2010 ADAS:	11B-1008.32.2	N
1991 ADAAG:	15.6.5.2	N
2019 CBC:	11B-1008.32.2	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $3,255
Estimated Year: 33/34
Total Project Cost: $5,850

TRANSFER STEP

Comment #: GARP-16

Deficiency: Tot Lot - 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: Tot lot
Room/Spot: Transfer Step

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-1008.3.2.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $35
Estimated Year: N/A
Total Project Cost: N/A

WALK #1

ACCESSIBLE ROUTES

Comment #: **GARP-17**

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. A circulation path is provided to all facilities and buildings on site except to picnic areas #3 & #4. Not all portions of all the routes are accessible.

Measurement: 1 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: Walk #1
Room/Spot: Accessible Routes

Code Compliance:

		Y/N/NA
2010 ADAS:	206.2, 206.3	N
1991 ADAAG:	4.1.2(1), 4.3.2(1)	N
2019 CBC:	11B-206.2, 11B-206.3	N

Priority: 2
Severity: B

Quantity: 1 each
Base Cost: $20
Estimated Year: 32/33
Total Project Cost: $40

17 .3B - PUBLIC TOILET ROOMS (SINGLE_USER)

RESTROOMS

TYPICAL

Comment #: GARP-18

Deficiency: Restrooms - Accessible - All Entrances

Restrooms were locked during site assessment and unable to verify. These need to be included at a later date.

Measurement: 2 count

Recommended Remediation:

Unable to verify. These need to be assessed at a later date.

Floor/Area: Restrooms
Room/Spot: Typical

Code Compliance:

		Y/N/NA
2010 ADAS:	216.6	N
1991 ADAAG:	4.1.2(7)(d)	N
2019 CBC:	11B-216.6	N

Priority: 3
Severity: C

Quantity: 2 each
Base Cost: $55
Estimated Year: 33/34
Total Project Cost: $100

CITY YARD

18.0 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	8	$17,852	**$32,090**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	6	$8,635	**N/A**
Priority 6	3	$3,048	**N/A**
Priority 7	1	$5,000	**N/A**
Total	**17**	**$34,534**	**$32,090**

* 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.

18 .1 - APPROACH AND ENTRANCE

EXTERIOR

ACCESSIBLE PARKING

Comment #: CY-01

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.

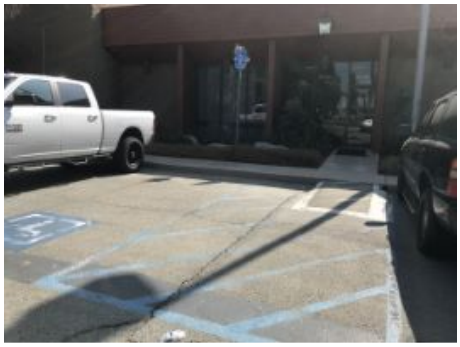
Floor/Area: Exterior
Room/Spot: Accessible Parking

Code Compliance:		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

Comment #: CY-02



Deficiency: Parking - Signage - Van Stall

The van accessible stall is not identified with the words "Van Accessible" and "$250.00 minimum fine" sign is missing.

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
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 2 each
Base Cost: $560
Estimated Year: 33/34
Total Project Cost: $1,010

Comment #: CY-03

Floor/Area: Exterior
Room/Spot: Accessible Parking

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. Accessible parking space measured 106-1/2" wide.

Measurement: 106.5 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2, 11B-502.3.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CY-04

Floor/Area: Exterior
Room/Spot: Accessible Parking

Deficiency: Parking - Accessible Stall - Slopes

The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade. Built up ramp is located within the access aisle with slopes of 7.1%.

Measurement: 7.1 % 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.

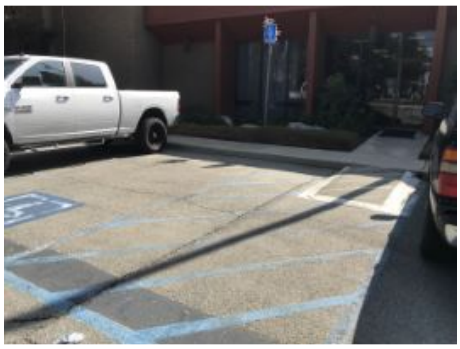
Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 33/34
Total Project Cost: $11,320

Comment #: CY-05



Floor/Area: Exterior
Room/Spot: Accessible Parking

Deficiency: Parking - Access Aisle Markings - General

There is no missing markings at adjacent access aisle.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	Y
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CY-06

Floor/Area: Exterior
Room/Spot: Accessible Parking

Deficiency: Parking - Access Aisle - Slope

The crack within the access aisle creates changes in level and gaps.

Measurement: 1.25 inches

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.4	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: N/A
Total Project Cost: N/A

ACCESSIBLE ROUTE FROM PARKING

Comment #: CY-07

Deficiency: Parking - Accessible Route - Adjacent

The access aisle is not connected to an accessible route that leads to an facility entrance. No curb ramps located outside of the access aisle to provide an accessible route.

Measurement: 0 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. This will require installation of a curb ramp located outside of the access aisle.

Floor/Area: Exterior
Room/Spot: Accessible Route from Parking

Code Compliance:

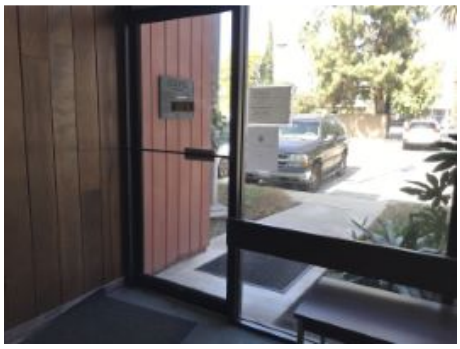
		Y/N/NA
2010 ADAS:	208.3.1	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-208.3.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 33/34
Total Project Cost: $8,980

BUILDING ENTRANCE

Comment #: CY-08



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

The door closes faster than the minimum 5 seconds.

Measurement: 1.53 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: Exterior
Room/Spot: Building Entrance

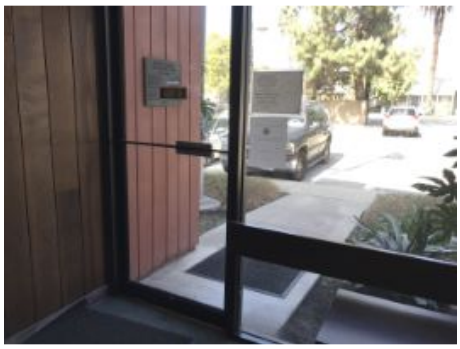
Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.8.1	N
1991 ADAAG:	4.13.10	N
2019 CBC:	11B-404.2.8.1	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $366
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CY-09



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

Lower 10 inches of door is not smooth.

Measurement: 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
Room/Spot: Building Entrance

Code Compliance:

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

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $400
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CY-10

Deficiency: Exterior Doors/Doorways/Gates - Clearances: Latch Side - Latch Clearance

Maneuvering space beyond the pull side of the door is not provided for a distance of 24-inches minimum. 10" maneuvering clearance measured adjacent to the latch on the pull side of the entry door. 4.4% running slope in the maneuvering clearance on the pull side of the entry door.

Measurement: 10 inches

Recommended Remediation:

Reconfigure doorway landing to provide a minimum depth door maneuvering space for a distance of 24-inches minimum for a depth of 60-inches minimum with a slope not to exceed 1:48 in any direction.

Floor/Area: Exterior
Room/Spot: Building Entrance

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.4.1	N
1991 ADAAG:	4.13.6	N
2019 CBC:	11B-404.2.4.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $1,750
Estimated Year: 33/34
Total Project Cost: $3,150

CURB RAMP FROM STREET

Comment #: CY-11

Floor/Area: Exterior
Room/Spot: Curb Ramp from Street

Deficiency: At Grade Transitions - Perpendicular Curb Ramp - Running Slope

The running slope of the curb ramp is steeper than 1:12 (8.33%).

Measurement: 8.9 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	405.2	N
1991 ADAAG:	4.7.2	N
2019 CBC:	11B-406.3.1	N

Priority: 1
Severity: C

Quantity: 6 ln ft
Base Cost: $0
Estimated Year: 33/34
Total Project Cost: $0

Comment #: CY-12

Floor/Area: Exterior
Room/Spot: Curb Ramp from Street

Deficiency: At Grade Transitions - Perpendicular Curb Ramp - Landing Slope

The slope of the landing at the top of the curb ramp near the drive thru ordering location is steeper than 1:48 (2.0%) in any direction.

Measurement: 2.5 % grade

Recommended Remediation:

Replace landing.

The slope of the landing in all directions shall be 1:48 maximum.

Code Compliance:

		Y/N/NA
2010 ADAS:	405.7.1	N
1991 ADAAG:	4.7.5	N
2019 CBC:	11B-406.5.3	N

Priority: 1
Severity: C

Quantity: 5 sq ft
Base Cost: $3,310
Estimated Year: 33/34
Total Project Cost: $5,950

RAMP LEADING INTO BLDG

Comment #: CY-13

Deficiency: Ramps - Handrails - Both Sides

Handrails are not provided on both sides of the 10 foot ramp. Slopes of ramp range from 5.7% - 7.3%.

Measurement: 0 count

Recommended Remediation:

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

Floor/Area: Exterior
Room/Spot: Ramp Leading into Bldg

Code Compliance:

		Y/N/NA
2010 ADAS:	505.2	N
1991 ADAAG:	4.8.5 (1)	N
2019 CBC:	11B-505.2	N

Priority: 6
Severity: C

Quantity: 14 ln ft
Base Cost: $2,282
Estimated Year: N/A
Total Project Cost: N/A

ROUTE FROM STREET TO BLDG ENTRANCE

Comment #: CY-14

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). 3.0% cross slope measured along the route from the street to the building entrance. Barrier is 5 -1/2" long.

Measurement: 3 % grade

Recommended Remediation:

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

Floor/Area: Exterior
Room/Spot: Route from Street to Bldg

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 22 ln ft
Base Cost: $436
Estimated Year: 33/34
Total Project Cost: $790

ROUTE TO BUILDING ENTRANCE

Comment #: CY-15

Deficiency: Accessible Route - Clear Width - General

Accessible route widths do not provide minimum 48-inches clear. 47-1/2" wide route measured along the sidewalk leading from the street to the building entrance. Shrubs located along the sidewalk protrude 11" into the route. Vehicles parking along the sidewalk protrude into the required 48" wide route. Route is 25 feet long.

Measurement: 36 inches

Recommended Remediation:

Install wheelstops at parking stalls, trim shrubs/ground cover to provide a clear width of 48 inches minimum. Clearances need to be maintained.

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

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

Priority: 5
Severity: D

Quantity: 100 sq ft
Base Cost: $1,982
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CY-16

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: Exterior
Room/Spot: Route to Building Entrance

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

Priority: 1
Severity: C

Quantity: 25 sq ft
Base Cost: $496
Estimated Year: 33/34
Total Project Cost: $890

RAMP FROM STREET

ACCESSIBLE ROUTE

Comment #: CY-17

Deficiency: Accessible Route - Clear Width - General

Accessible route widths do not provide minimum 48-inches clear.

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: Ramp from Street
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	405.5	Y
1991 ADAAG:	4.3.3	Y
2019 CBC:	11B-405.5	N

Priority: 5
Severity: D

Quantity: 6 sq ft
Base Cost: $119
Estimated Year: N/A
Total Project Cost: N/A

18 .2 - GOODS AND SERVICES

INTERIOR

LOBBY

Comment #: CY-18

Deficiency: Transaction Counters - Dimensions - Counter Height

The counter surface is higher than the allowable 34 inches above the finished floor. 40-1/2" AFF measured to the top of the service counter

Measurement: 40.5 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
2010 ADAS:	904.4.2	Y
1991 ADAAG:	4.32.4	N
2019 CBC:	11B-904.4.2	N

Priority: 5
Severity: D

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

RENACIMIENTO COMMUNITY CENTER

20.0 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	19	$50,216	**$90,230**
Priority 2	6	$1,459	**$2,630**
Priority 3	5	$5,169	**$9,760**
Priority 4	0	$0	**$0**
Priority 5	9	$11,018	**N/A**
Priority 6	10	$13,357	**N/A**
Priority 7	3	$7,715	**N/A**
Total	**49**	**$88,934**	**$102,620**

* 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.

20 .1 - APPROACH AND ENTRANCE

EXTERIOR

ACCESSIBLE ENTRANCE

Comment #: RENCC-01

Deficiency: Accessible Route - Directional Signage - General

The non-accessible entrance does not have 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: Exterior
Room/Spot: Accessible Entrance
Notes: Directional Signage

Code Compliance:

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

Priority: 7
Severity: B

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

ACCESSIBLE PARKING

Comment #: RENCC-02

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: Exterior
Room/Spot: Accessible Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

Comment #: RENCC-03

Deficiency: Parking - General Parking - Van Stall Space Count

Stall is not a van accessible stall.

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:

		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $840
Estimated Year: 33/34
Total Project Cost: $1,510

Comment #: RENCC-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
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: RENCC-05

Floor/Area: Exterior
Room/Spot: Accessible Parking

Deficiency: Parking - Accessible Stall - Length

The accessible van/car stall is less than 216 inches (18 feet) long. Parking stall measured 193" long.

Measurement: 193 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: RENCC-06

Floor/Area: Exterior
Room/Spot: Accessible Parking

Deficiency: Parking - Accessible Stall - Markings

Accessible parking stall markings appear to have faded.

Measurement: 0 count

Recommended Remediation:

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.

ADA does not provide a method or design for markings.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6	N

Priority: 7
Severity: B

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: RENCC-07

Floor/Area: Exterior
Room/Spot: Accessible Parking

Deficiency: Parking - Accessible Stall - Slopes

The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade. 8.7% to 13.3% running slope measured at the parking stall.

Measurement: 13.3 % 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.

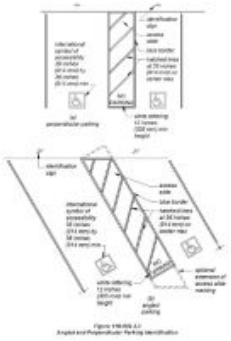
Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 33/34
Total Project Cost: $11,320

Comment #: RENCC-08



Floor/Area: Exterior
Room/Spot: Accessible Parking

Deficiency: Parking - Access Aisle Markings - General

There is no adjacent access aisle marked.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 33/34
Total Project Cost: $760

Comment #: **RENCC-09**

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 14.4 % 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: Exterior
Room/Spot: Accessible Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.4	N				**Quantity:**	**1 each**
1991 ADAAG:	4.6.3	N	**Priority:**	**1**		**Base Cost:**	**$5,000**
2019 CBC:	11B-502.4	N				**Estimated Year:**	**33/34**
			Severity:	**C**		**Total Project Cost:**	**$8,980**

ACCESSIBLE ROUTE

Comment #: **RENCC-10**

Deficiency: Accessible Route - Clear Width - General

Accessible route widths do not provide minimum 48-inches clear. 35-3/4" wide route measured between the parking stall wheel stops and the building.

Measurement: 35.75 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: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	403.5.1	N				**Quantity:**	**4 sq ft**
1991 ADAAG:	4.3.3	N	**Priority:**	**1**		**Base Cost:**	**$79**
2019 CBC:	11B-403.5.1 (Ex 3-Exterior)	N				**Estimated Year:**	**33/34**
			Severity:	**A**		**Total Project Cost:**	**$150**

Comment #: RENCC-11

Deficiency: Accessible Route - Clear Width - General

Accessible route widths do not provide minimum 48-inches clear. 47-1/4" wide route measured along the path to the playroom exit door.

Measurement: 47.25 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: Accessible Route

Code Compliance:

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

Priority: 5
Severity: D

Quantity: 80 sq ft
Base Cost: $1,586
Estimated Year: N/A
Total Project Cost: N/A

Comment #: RENCC-12

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). 3.0% to 4.3% cross slope measured along the route. Route is 10' long x 5' wide.

Measurement: 43 % grade

Recommended Remediation:

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

Floor/Area: Exterior
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: A

Quantity: 50 sq ft
Base Cost: $991
Estimated Year: 33/34
Total Project Cost: $1,780

Comment #: RENCC-13

Deficiency: Ramps - Slopes - Running Slope

The running slope of the ramp is steeper than 1:12 (8.33%). 11.7% to 12.2% running slope measured along the route to the playroom door.

Measurement: 12.2 % 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: Exterior
Room/Spot: Accessible Route

Code Compliance:

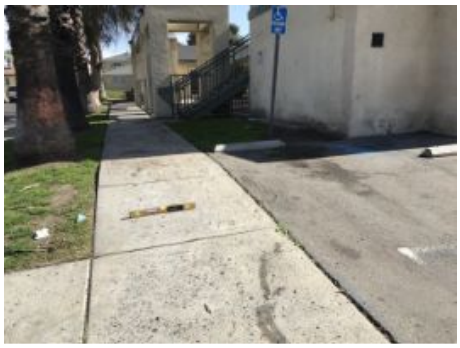
		Y/N/NA
2010 ADAS:	405.2	N
1991 ADAAG:	4.8.2	N
2019 CBC:	11B-406.3.1	N

Priority: 1
Severity: A

Quantity: 8 ln ft
Base Cost: $6,620
Estimated Year: 33/34
Total Project Cost: $11,890

Comment #: RENCC-14

Deficiency: Ramps - Slopes - Running Slope



The running slope of the ramp is steeper than 1:12 (8.33%). 9.3% to 9.9% running slope measured along the ramp. 3.3% cross slope measured along the ramp.

Measurement: 9.9 % 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: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	405.2	N
1991 ADAAG:	4.8.2	N
2019 CBC:	11B-406.3.1	N

Priority: 1
Severity: A

Quantity: 10 ln ft
Base Cost: $6,620
Estimated Year: 33/34
Total Project Cost: $11,890

Comment #: **RENCC-15**

Deficiency: Ramps - Slopes - Running Slope

The running slope of the ramp is steeper than 1:12 (8.33%). 15.2% to 16.1% running slope measured along the ramp

Measurement: 16.6 % 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: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	405.2	N
1991 ADAAG:	4.8.2	N
2019 CBC:	11B-406.3.1	N

Priority: 1
Severity: A

Quantity: 9 ln ft
Base Cost: $6,620
Estimated Year: 33/34
Total Project Cost: $11,890

Comment #: **RENCC-16**

Deficiency: Ramps - Landings - Slope

Slopes exceeding the maximum 1:48 in any direction on the landing. 7.7% running slope measured at the bottom ramp landing.
Install compliant ramp landings.

Measurement: 7.7 % grade

Recommended Remediation:

Regrade and provide a ramp with level landings. Slopes not steeper than 1:48 shall be permitted.

Floor/Area: Exterior
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	405.7.1	N
1991 ADAAG:	4.8.4	N
2019 CBC:	11B-405.7.1	N

Priority: 1
Severity: C

Quantity: 6 ln ft
Base Cost: $8,606
Estimated Year: 33/34
Total Project Cost: $15,460

Comment #: **RENCC-17**

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: Exterior
Room/Spot: Accessible Route

Code Compliance:

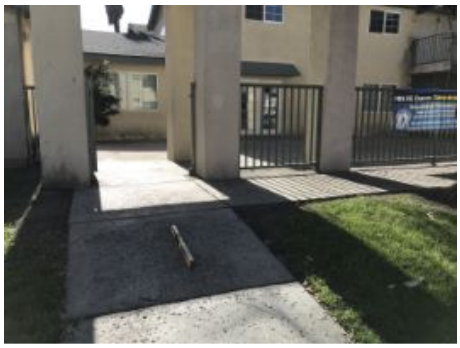
		Y/N/NA
2010 ADAS:	505.2	N
1991 ADAAG:	4.8.5 (1)	N
2019 CBC:	11B-505.2	N

Priority: 6
Severity: C

Quantity: 24 ln ft
Base Cost: $3,912
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **RENCC-18**

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: Exterior
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	505.2	N
1991 ADAAG:	4.8.5 (1)	N
2019 CBC:	11B-505.2	N

Priority: 6
Severity: C

Quantity: 22 ln ft
Base Cost: $3,912
Estimated Year: N/A
Total Project Cost: N/A

Comment #: RENCC-19

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: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A				**Quantity:**	**2 each**
1991 ADAAG:	N/A	N/A	**Priority:**	**5**		**Base Cost:**	**$246**
2019 CBC:	11B-504.4.1	N	**Severity:**	**D**		**Estimated Year:**	**N/A**
						Total Project Cost:	**N/A**

Comment #: RENCC-20

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: 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: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A				**Quantity:**	**15 each**
1991 ADAAG:	N/A	N/A	**Priority:**	**5**		**Base Cost:**	**$246**
2019 CBC:	11B-504.4.1	N	**Severity:**	**D**		**Estimated Year:**	**N/A**
						Total Project Cost:	**N/A**

Comment #: **RENCC-21**

Deficiency: Stairs - Handrails - Both Sides

Handrails are not provided on both sides of the staircase. Handrails with compliant extensions are not provided along the stairs leading to the playroom exit door.

Measurement: 0 count

Recommended Remediation:

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

Floor/Area: Exterior
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	505.2	N			**Quantity:**	**44**	**ln ft**
1991 ADAAG:	4.9.4	N	**Priority:**	**6**	**Base Cost:**		**$3,260**
2019 CBC:	11B-505.2	N			**Estimated Year:**		**N/A**
			Severity:	**B**	**Total Project Cost:**		**N/A**

ENTRY DOOR

Comment #: **RENCC-22**

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. 76-1/2" AFF vertical clearance measured to the door stop at the entry doors.

Measurement: 76.5 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: Exterior
Room/Spot: Entry Door

Code Compliance:		Y/N/NA					
2010 ADAS:	307.4	N			**Quantity:**	**2**	**each**
1991 ADAAG:	4.4.2	N	**Priority:**	**1**	**Base Cost:**		**$5,200**
2019 CBC:	11B-307.4	N			**Estimated Year:**		**33/34**
			Severity:	**C**	**Total Project Cost:**		**$9,340**

Comment #: RENCC-23

Floor/Area: Exterior
Room/Spot: Entry Door

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

Lower 10 inches of door is not smooth. 6-3/4" to 8-1/4" AFF smooth surface measured on the push side of the front entry and playroom doors.

Measurement: 8.25 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.

Code Compliance:

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

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: $400
Estimated Year: N/A
Total Project Cost: N/A

Comment #: RENCC-24

Floor/Area: Exterior
Room/Spot: Entry Door

Deficiency: Exterior Doors/Doorways/Gates - Landing - Slopes

Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings. 3.0% running slope measured in the maneuvering clearance on the pull side of the front entry door. 4.3% running slope measured in the maneuvering clearance on the pull side of the playroom door.

Measurement: 4.3 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.4.4	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-404.2.4.4	N

Priority: 1
Severity: B

Quantity: 2 sq ft
Base Cost: $1,750
Estimated Year: 33/34
Total Project Cost: $3,150

ENTRY GATE

Comment #: RENCC-25

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
Room/Spot: Entry Gate

Code Compliance:

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

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $400
Estimated Year: N/A
Total Project Cost: N/A

PLAYROOM EXIT DOOR

Comment #: RENCC-26

Deficiency: Exterior Doors/Doorways/Gates - Threshold - Height

The threshold height exceeds the allowable tolerances.

Measurement: 4.5 inches

Recommended Remediation:

Thresholds, if provided at doorways, shall be ½ inch (12.7 mm) high maximum.

Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between ¼ inch (6.4 mm) high minimum and ½ 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: Playroom Exit Door

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 404.2.5	N
1991 ADAAG:	4.13.8	N
2019 CBC:	11B-303.2, 11B-404.2.5	N

Priority: 1
Severity: C

Quantity: 5 each
Base Cost: $895
Estimated Year: 33/34
Total Project Cost: $1,610

20 .2 - GOODS AND SERVICES

ACCESSIBLE ROUTE

CLEAR WIDTH

Comment #: RENCC-27

Deficiency: Accessible Route - Clear Width - General

24-1/2" to 25-3/4" wide routes measures between the furniture. Accessible route widths do not provide minimum 36 or 44 inches clear as applicable.

Measurement: 25.75 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: Accessible Route
Room/Spot: Clear Width

Code Compliance:		Y/N/NA					
2010 ADAS:	403.5.1	N	**Priority:**	**2**	**Quantity:**	**1**	**sq ft**
1991 ADAAG:	4.3.3	N			**Base Cost:**		**$165**
2019 CBC:	11B-403.5.1 (Ex 3-Exterior)	N	**Severity:**	**B**	**Estimated Year:**		**33/34**
					Total Project Cost:		**$300**

ART /COMPUTER ROOMS

INTERIOR DOORS/DOORWAYS/GATES

Comment #: RENCC-28

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

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

Measurement: 30 inches

Recommended Remediation:

Remove and replace with a door that has a minimum clear opening of 32". 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.

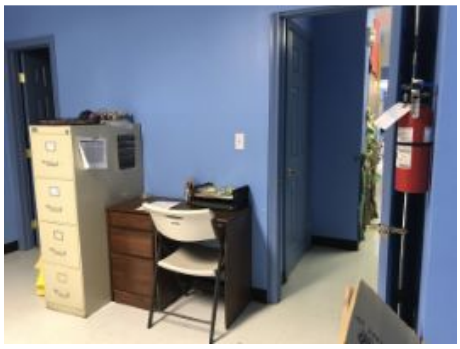
Floor/Area: Art /Computer Rooms
Room/Spot: Interior Doors/Doorways/Gates

Code Compliance:		Y/N/NA					
2010 ADAS:	404.2.3	N	**Priority:**	**1**	**Quantity:**	**2**	**each**
1991 ADAAG:	4.13.5	N			**Base Cost:**		**$0**
2019 CBC:	11B-404.2.3	N	**Severity:**	**C**	**Estimated Year:**		**33/34**
					Total Project Cost:		**$0**

ART ROOM

INTERIOR DOORS/DOORWAYS/GATES

Comment #: **RENCC-29**



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

Maneuvering space beyond the pull side of the door is not provided for a distance of 18-inches minimum strike side clearance on latch side of door.

Measurement: 7 inches

Recommended Remediation:

Relocate the desk to provide the required maneuvering clearance at the pull side of the door to provide a minimum depth door maneuvering space for a distance of 18-inches minimum.

Floor/Area: Art Room
Room/Spot: Interior Doors/Doorways/Gates

Code Compliance:		Y/N/NA					
2010 ADAS:	404.2.4.1	N				**Quantity:**	**1 each**
1991 ADAAG:	4.13.6	N	**Priority:**	**1**		**Base Cost:**	**$0**
2019 CBC:	11B-404.2.4.1	N	**Severity:**	**C**		**Estimated Year:**	**33/34**
						Total Project Cost:	**$0**

ART ROOM CORRIDOR

ACCESSIBLE ROUTE

Comment #: **RENCC-30**

Deficiency: Accessible Route - Protrusion - Depth

Elements in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. Fire extinguisher protrudes 4-1/4" into the accessible route 39-1/2" AFF.

Measurement: 4.25 inches

Recommended Remediation:

Provide a cane detectable barrier under object or relocate items outside of circulation path.

Protruding objects are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF.

Floor/Area: Art Room Corridor
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	404.2.9	N				**Quantity:**	**2 each**
1991 ADAAG:	4.4.1	N	**Priority:**	**6**		**Base Cost:**	**$728**
2019 CBC:	11B-404.2.9	N	**Severity:**	**A**		**Estimated Year:**	**N/A**
						Total Project Cost:	**N/A**

Comment #: **RENCC-31**

Deficiency: Accessible Route - Reach Ranges - Side Reach

Fire extinguisher is located 53-inches and 57-inches AFF. Element for side reach is not located within 15-inches minimum to 48-inches maximum AFF (to to a 10-inch depth).

Measurement: 57 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: Art Room Corridor
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	308.3.2	N
1991 ADAAG:	4.2.6	N
2019 CBC:	11B-308.3.2	N

Priority: 2
Severity: C

Quantity: 3 each
Base Cost: $0
Estimated Year: 34/35
Total Project Cost: $0

ART/COMPUTER/CLASSROOM/PLAYROOMS

TYPICAL

Comment #: **RENCC-32**

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

The door locking mechanism 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: Art/Computer/Classroom/Playroo
Room/Spot: Typical

Code Compliance:

		Y/N/NA
2010 ADAS:	309	N
1991 ADAAG:	4.13.9	N
2019 CBC:	11B-309	N

Priority: 1
Severity: C

Quantity: 2 each
Base Cost: $0
Estimated Year: 33/34
Total Project Cost: $0

BUILDING ENTRANCE DOOR

INTERIOR DOORS/DOORWAYS/GATES

Comment #: RENCC-33

Floor/Area: Building Entrance Door
Room/Spot: Interior Doors/Doorways/Gates

Deficiency: Interior Doors/Doorways/Gates - Threshold - Height

The threshold height exceeds the allowable tolerances. 1" to 1-1/4" high threshold measured at the entry doors.

Measurement: 1.25 inches

Recommended Remediation:

Thresholds, if provided at doorways, shall be ½ inch (12.7 mm) high maximum.

Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between ¼ inch (6.4 mm) high minimum and ½ 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:

		Y/N/NA
2010 ADAS:	303.2, 404.2.5	N
1991 ADAAG:	4.13.8	N
2019 CBC:	11B-303.2, 11B-404.2.5	N

Priority: 1
Severity: B

Quantity: 4 each
Base Cost: $0
Estimated Year: 33/34
Total Project Cost: $0

CLASSROOM

INTERIOR DOORS/DOORWAYS/GATES

Comment #: RENCC-34

Floor/Area: Classroom
Room/Spot: Interior Doors/Doorways/Gates

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

Maneuvering space beyond the pull side of the door is not provided for a distance of 18-inches minimum strike side clearance on latch side of door. 7 -1/2" maneuvering clearance measured adjacent to the latch on the pull side of the computer room door.

Measurement: 7.5 inches

Recommended Remediation:

Reconfigure doorway / relocate furniture at latch side of door to provide a minimum maneuvering space for a distance of 18-inches minimum strike side clearance for a depth of 60-inches minimum.

Typical for CBC and ADA whether a door closer and latch is provided or not.

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.4.1	N
1991 ADAAG:	4.13.6	N
2019 CBC:	11B-404.2.4.1	N

Priority: 2
Severity: B

Quantity: 1 each
Base Cost: $0
Estimated Year: 33/34
Total Project Cost: $0

Comment #: **RENCC-35**

Floor/Area: Classroom
Room/Spot: Interior Doors/Doorways/Gates

Deficiency: Interior Doors/Doorways/Gates - Landing - Slopes

Slopes more than 1:48 (2%) grade, or changes in elevation are located at door landings. 2.7% to 4.6% running slope measured in the maneuvering clearance on the pull side of the entry door.

Measurement: 4.6 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.4.4	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-404.2.4.4	N

Priority: 2
Severity: B

Quantity: 1 each
Base Cost: $500
Estimated Year: 33/34
Total Project Cost: $900

EXIT DOORS

TYPICAL

Comment #: **RENCC-36**

Floor/Area: Exit Doors
Room/Spot: Typical

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

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:

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

Priority: 1
Severity: C

Quantity: 3 each
Base Cost: $275
Estimated Year: 33/34
Total Project Cost: $500

PLAYROOM

ACCESSIBLE ROUTE

Comment #: RENCC-37

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: 62.5 inches

Recommended Remediation:

Adjust height of coat hook, or install a second coat hook to provide one a maximum reach range of 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground.

Floor/Area: Playroom
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA
2010 ADAS:	308.3.2	N
1991 ADAAG:	4.2.6	N
2019 CBC:	11B-308.3.2	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $0
Estimated Year: 34/35
Total Project Cost: $0

WORK SURFACE

Comment #: RENCC-38

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: 8 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: Playroom
Room/Spot: Work Surface

Code Compliance:		Y/N/NA
2010 ADAS:	306, 902	N
1991 ADAAG:	4.32.3	N
2019 CBC:	11B-306	N

Priority: 2
Severity: B

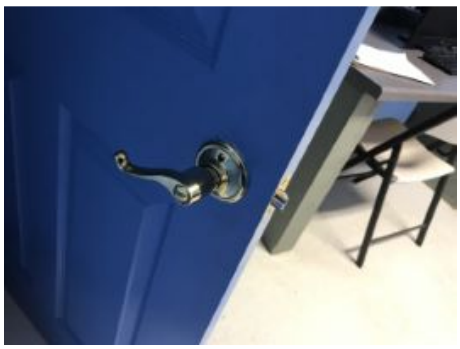
Quantity: 1 EA
Base Cost: $794
Estimated Year: 33/34
Total Project Cost: $1,430

PLAYROOM/CLASSROOM DOORS

INTERIOR DOORS/DOORWAYS/GATES

Comment #: **RENCC-39**

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



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

Measurement: 4 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: Playroom/Classroom Doors
Room/Spot: Interior Doors/Doorways/Gates

Code Compliance:		Y/N/NA					
2010 ADAS:	309	N	**Priority:**	**1**	**Quantity:**	**4**	**each**
1991 ADAAG:	4.13.9	N			**Base Cost:**		**$0**
2019 CBC:	11B-309	N	**Severity:**	**C**	**Estimated Year:**		**33/34**
					Total Project Cost:		**$0**

20 .3B - PUBLIC TOILET ROOMS (SINGLE_USER)

RESTROOM

ACCESSIBLE TOILET STALL

Comment #: RENCC-40

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location

The toilet paper dispenser is outside of the allowable reach range. Toilet paper dispensers located 12" to 13" in front of the water closet.

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: Restroom
Room/Spot: Accessible Toilet Stall

Code Compliance:		Y/N/NA
2010 ADAS:	604.7	N
1991 ADAAG:	4.17.3	N
2019 CBC:	11B-604.7	N

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: $280
Estimated Year: N/A
Total Project Cost: N/A

Comment #: RENCC-41

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: 45.25 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: Restroom
Room/Spot: Accessible Toilet Stall

Code Compliance:		Y/N/NA
2010 ADAS:	604.5.1	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.1	N

Priority: 3
Severity: C

Quantity: 2 each
Base Cost: $355
Estimated Year: 34/35
Total Project Cost: $670

Comment #: RENCC-42

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

The dispenser does not provide minimum 1.5 inch hand clearance to the ends or bottom of the rear grab bar. Toilet seat cover dispensers measured 7-3/4" and 8-1/4" above the rear wall grab bars.

Measurement: 8.25 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: Restroom
Room/Spot: Accessible Toilet Stall

Code Compliance:		Y/N/NA
2010 ADAS:	609.3	N
1991 ADAAG:	4.26.4	Y
2019 CBC:	11B-609.3	N

Priority: 7
Severity: C

Quantity: 2 each
Base Cost: $100
Estimated Year: N/A
Total Project Cost: N/A

Comment #: RENCC-43

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. Rear wall grab bars extend 9" to 10" to the closed side of the water closet.

Measurement: 10 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: Restroom
Room/Spot: Accessible Toilet Stall

Code Compliance:		Y/N/NA
2010 ADAS:	604.5.2	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.2	N

Priority: 3
Severity: C

Quantity: 2 each
Base Cost: $1,420
Estimated Year: 34/35
Total Project Cost: $2,680

LAVATORY

Comment #: RENCC-44

Deficiency: Lavatory - Covered Pipes/Hose Bib - General

The pipe insulation does not cover everything under the sink including both water supply lines.

Measurement: 2 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: Restroom
Room/Spot: Lavatory

Code Compliance:

		Y/N/NA
2010 ADAS:	606.5	N
1991 ADAAG:	4.19.4	N
2019 CBC:	11B-606.5	N

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: $65
Estimated Year: N/A
Total Project Cost: N/A

Comment #: RENCC-45

Deficiency: Lavatory - Counter Surface - Height

The height of the lavatory counter surface exceeds the allowable 34 inches AFF. 35-1/2" to 35-5/8" AFF measured to the lavatory rim.

Measurement: 35.625 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: Restroom
Room/Spot: Lavatory

Code Compliance:

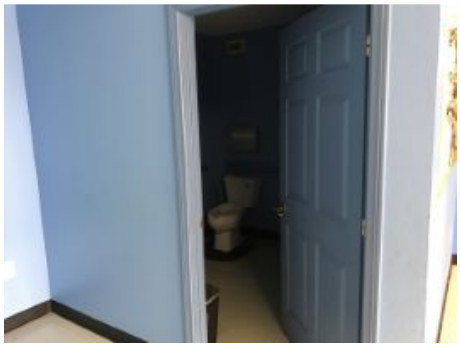
		Y/N/NA
2010 ADAS:	606.3	N
1991 ADAAG:	4.19.2	N
2019 CBC:	11B-606.3	N

Priority: 3
Severity: C

Quantity: 2 each
Base Cost: $1,440
Estimated Year: 34/35
Total Project Cost: $2,720

RESTROOM DOORS

Comment #: RENCC-46



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.

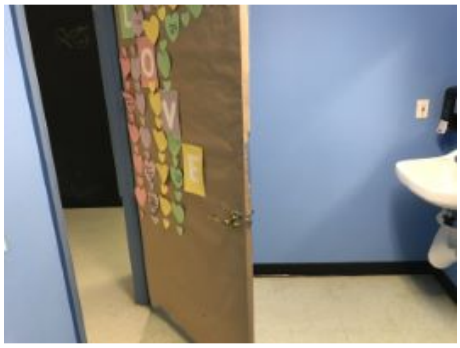
Floor/Area: Restroom
Room/Spot: Restroom Doors

Code Compliance:		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216.8.1	N

Priority: 5
Severity: D

Quantity: 2 each
Base Cost: $220
Estimated Year: N/A
Total Project Cost: N/A

Comment #: RENCC-47



Deficiency: Restroom Doors - Hardware - Operation

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

Measurement: 2 count

Recommended Remediation:

Remove and replace door hardware with one that has operable parts that are 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: Restroom
Room/Spot: Restroom Doors

Code Compliance:		Y/N/NA
2010 ADAS:	309	N
1991 ADAAG:	4.13.9	N
2019 CBC:	11B-309	N

Priority: 3
Severity: C

Quantity: 2 each
Base Cost: $586
Estimated Year: 34/35
Total Project Cost: $1,110

RESTROOM INTERIOR SPACE

Comment #: RENCC-48

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

Deficiency: Restroom Interior Space - Amenities - Soap Dispenser Height

The soap dispenser exceeds the maximum allowable height.

Measurement: 41 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	308.2.2	Y
1991 ADAAG:	4.23.7	N
2019 CBC:	603.5	N

Priority: 5
Severity: D

Quantity: 2 each
Base Cost: $200
Estimated Year: N/A
Total Project Cost: N/A

Comment #: RENCC-49

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

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.

Measurement: 50 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.

ADA allows accessories to meet reach ranges 15" minimum to 48" maximum AFF, or as noted below when reaching over an obstruction.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	308.2.2	N
1991 ADAAG:	4.23.7	N
2019 CBC:	603.5	N

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: $200
Estimated Year: N/A
Total Project Cost: N/A

Comment #: RENCC-50

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

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;

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:

		Y/N/NA
2010 ADAS:	308.2.2	Y
1991 ADAAG:	4.19.6	N
2019 CBC:	603.5	N

Priority: 5
Severity: D

Quantity: 2 each
Base Cost: $400
Estimated Year: N/A
Total Project Cost: N/A

Comment #: RENCC-51

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

Deficiency: Restroom Interior Space - Amenities - Mirror Height

The mirror height exceeds the allowable 40 inches above the finished floor.
Measurement: 49 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	603.3	N
1991 ADAAG:	4.19.6	N
2019 CBC:	11B-603.3	N

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: $200
Estimated Year: N/A
Total Project Cost: N/A

WATER CLOSET

Comment #: **RENCC-52**

Floor/Area: Restroom
Room/Spot: Water Closet

Deficiency: Water Closet - Clearance - Dimensions

56-3/4" wide clearance measured to the paper towel dispenser at the water closet. Dispenser protrudes 8-3/4" into the clear floor space at 40" AFF.

Measurement: 56.75

Recommended Remediation:

Relocate paper towel dispenser. 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	604.3.1	N
1991 ADAAG:	4.17.3	N
2019 CBC:	11B-604.3.1	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $1,368
Estimated Year: 34/35
Total Project Cost: $2,580

CENTENNIAL PARK

21.0 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	12	$16,091	**$30,390**
Priority 2	6	$9,555	**$18,060**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	1	$13,440	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	0	$0	**N/A**
Total	**19**	**$39,086**	**$48,450**

* 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.

21 .1 - APPROACH AND ENTRANCE

ACCESSIBLE ROUTE

HAZARDOUS VEHICULAR AREAS

Comment #: **CENT-01**

Deficiency: Accessible Route - Hazardous Vehicular Areas - Detectable Warning

The detectable warning surface is not installed at hazardous vehicular area boundary. Flush transition between entire row of parking at south side of park, approximately 80 linear feet.

Measurement: 80 feet

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

Code Compliance:

			Y/N/NA
2010 ADAS:	N/A		N/A
1991 ADAAG:	N/A		N/A
2019 CBC:	11B-247.1.2.5	11B-705.1.2.5	N

Priority: 5
Severity: D

Quantity: 20 EA
Base Cost: $13,440
Estimated Year: N/A
Total Project Cost: N/A

SLOPES

Comment #: **CENT-02**

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%. At 16’ headed north on north-south route #1 there is a pavement displacement creating a slope of 14.5% in direction of travel.

Measurement: 14.9 % 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:

			Y/N/NA
2010 ADAS:	402.2		N
1991 ADAAG:	4.3.7		N
2019 CBC:	11B-402.2		N

Priority: 1
Severity: C

Quantity: 25 ln ft
Base Cost: $496
Estimated Year: 34/35
Total Project Cost: $940

Comment #: CENT-03

Floor/Area: Accessible Route
Room/Spot: Slopes

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). 20' and at 27' proceeding east along the South walk (52' total length)

Measurement: 2.8 % grade

Recommended Remediation:

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

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 52 ln ft
Base Cost: $1,031
Estimated Year: 34/35
Total Project Cost: $1,950

VERTICAL DISPLACMENT

Comment #: CENT-04

Floor/Area: Accessible Route
Room/Spot: Vertical Displacment

Deficiency: Accessible Route - Vertical Displacment - Height

Walk leading to parking has a change in elevation of 2-inches.

Measurement: 2 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.

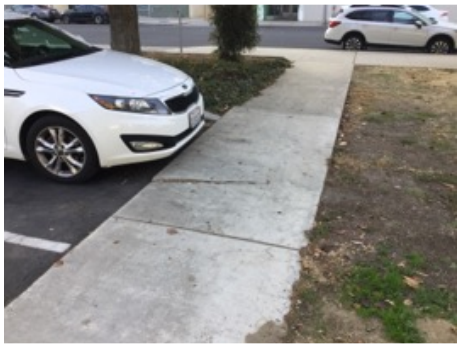
Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: A

Quantity: 50 sq ft
Base Cost: $50
Estimated Year: 34/35
Total Project Cost: $100

Comment #: CENT-05



Floor/Area: Accessible Route
Room/Spot: Vertical Displacment

Deficiency: Accessible Route - Vertical Displacment - Height

At change in elevation of 1-inch in walk at south side of park, in front of west end parking space

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: B

Quantity: 25 sq ft
Base Cost: $25
Estimated Year: 34/35
Total Project Cost: $50

ACCESSIBLE ROUTES

ALL ROUTES

Comment #: CENT-06

Floor/Area: Accessible Routes
Room/Spot: All Routes

Deficiency: Accessible Routes - All Routes - Benches

There is not an accessible route that connects accessible buildings or facility, elements within the same site. Metal benches near planter do not provide wheelchair spaces or connection to an accessible route.

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. Title II entities shall make all programs accessible. Benches provide space for companion seating.

Code Compliance:

		Y/N/NA
2010 ADAS:	206.2, 206.3	N
1991 ADAAG:	4.1.2(1), 4.3.2(1)	N
2019 CBC:	11B-206.2, 11B-206.3	N

Priority: 1
Severity: B

Quantity: 1 each
Base Cost: $20
Estimated Year: 34/35
Total Project Cost: $40

Comment #: CENT-07

Deficiency: Accessible Routes - All Routes - Flag Pole

There is not an accessible route that connects area to flag pole.

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. Title II requires all programs to be accessible.

Floor/Area: Accessible Routes
Room/Spot: All Routes

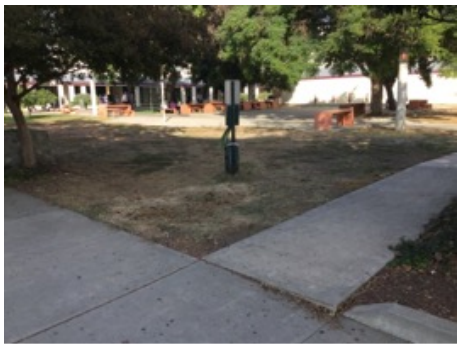
Code Compliance:		Y/N/NA
2010 ADAS:	206.2, 206.3	N
1991 ADAAG:	4.1.2(1), 4.3.2(1)	N
2019 CBC:	11B-206.2, 11B-206.3	N

Priority: 1
Severity: B

Quantity: 1 each
Base Cost: $20
Estimated Year: 34/35
Total Project Cost: $40

Comment #: CENT-08

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. Doggy bag station, near SW corner f park - No accessible path to it.

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 Routes
Room/Spot: All Routes

Code Compliance:		Y/N/NA
2010 ADAS:	206.2, 206.3	N
1991 ADAAG:	4.1.2(1), 4.3.2(1)	N
2019 CBC:	11B-206.2, 11B-206.3	N

Priority: 1
Severity: B

Quantity: 1 each
Base Cost: $20
Estimated Year: 34/35
Total Project Cost: $40

CONCRETE PAVING BETWEEN BASKETBALL COURT AND TREE, NEAR CONCRETE TRASH

ACCESSIBLE ROUTE

Comment #: CENT-09

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%. 7.4% running slope with 3.8% cross slope.

Measurement: 7.4 % 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: Concrete paving between
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 300 sq ft
Base Cost: $5,946
Estimated Year: 34/35
Total Project Cost: $11,220

NORTH-SOUTH WALK BETWEEN BASKETBALL COURT AND ROW OF PARKING AT SOUTH SIDE

ACCESSIBLE ROUTE

Comment #: CENT-10

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%.

Measurement: 14.8 % 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: North-South walk between
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 400 sq ft
Base Cost: $7,928
Estimated Year: 34/35
Total Project Cost: $14,950

Comment #: CENT-11

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: North-South walk between
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 25 ln ft
Base Cost: $496
Estimated Year: 34/35
Total Project Cost: $940

RECTANGULAR TABLES, WITH BENCHES, AROUND BASKETBALL COURT.

ACCESSIBLE ROUTES

Comment #: CENT-12

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.

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: Rectangular tables, with
Room/Spot: Accessible Routes

Code Compliance:

		Y/N/NA
2010 ADAS:	206.2, 206.3	N
1991 ADAAG:	4.1.2(1), 4.3.2(1)	N
2019 CBC:	11B-206.2, 11B-206.3	N

Priority: 1
Severity: B

Quantity: 2 each
Base Cost: $40
Estimated Year: 34/35
Total Project Cost: $80

SOUTH WALK FROM PUBLIC SIDEWALK TO WALK TO PARK PLAZA

ACCESSIBLE ROUTES

Comment #: **CENT-13**

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.

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: South walk from public sidewalk
Room/Spot: Accessible Routes

Code Compliance:

		Y/N/NA
2010 ADAS:	206.2, 206.3	N
1991 ADAAG:	4.1.2(1), 4.3.2(1)	N
2019 CBC:	11B-206.2, 11B-206.3	N

Priority: 1
Severity: B

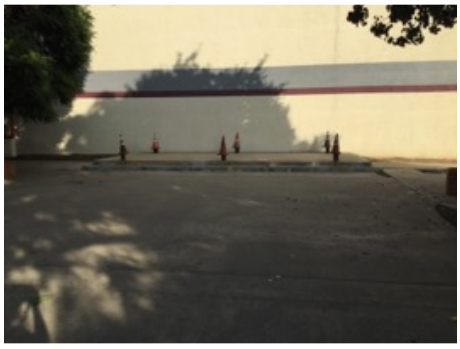
Quantity: 1 each
Base Cost: $20
Estimated Year: 34/35
Total Project Cost: $40

21 .2 - GOODS AND SERVICES

PERFORMANCE AREAS

ACCESSIBLE ROUTE

Comment #: CENT-14



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. No pedestrian ramp to 13” H concrete platform - 2 steps each 6.6” H. Also no warning stripes or handrails at steps. Added as a record because unsure of platforms’s use. Platform 32’ W x 15’ D.

Measurement: 1 count

Recommended Remediation:

Provide an accessible route, a ramp, directly connecting the performance area to the adjacent area.

Floor/Area: Performance Areas
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	206.2.6, 402	N	**Priority:**	**2**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.1.3(2), 4.3.2(2)	N			**Base Cost:**		**$1,000**
2019 CBC:	11B-206.2.6, 11B-402	N	**Severity:**	**B**	**Estimated Year:**		**34/35**
					Total Project Cost:		**$1,890**

RECTANGULAR TABLES, WITH BENCHES, AROUND BASKETBALL COURT.

DINING AREA

Comment #: CENT-15

Deficiency: Dining Area - Clear Floor Space - Slopes

Clear floor space is not provided at the operable part.

Measurement: 3.1 % 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: Rectangular tables, with
Room/Spot: Dining Area

Code Compliance:		Y/N/NA					
2010 ADAS:	305, 309	N	**Priority:**	**2**	**Quantity:**	**40**	**SF**
1991 ADAAG:	4.33.4	N			**Base Cost:**		**$755**
2019 CBC:	11B-305, 11B-309	N	**Severity:**	**C**	**Estimated Year:**		**34/35**
					Total Project Cost:		**$1,430**

SEATING

Comment #: CENT-16

Deficiency: Seating - Non-Booth Table - Knee Clearance

Compliant knee clearance height is not provided at the non-booth tables.

Measurement: 13.5 inches

Recommended Remediation:

At dining and work surfaces required to be accessible, knee clearance shall extend 19 inches (483 mm) deep minimum at 27 inches (686 mm) above the finish floor or ground. Knee clearance shall be 30 inches (762 mm) wide minimum.

Floor/Area: Rectangular tables, with
Room/Spot: Seating

Code Compliance:

		Y/N/NA
2010 ADAS:	306.3.3, 306.3.5	N
1991 ADAAG:	4.32.3	N
2019 CBC:	11B-306.3.3, 306.5	N

Priority: 2
Severity: C

Quantity: 2 each
Base Cost: $2,600
Estimated Year: 34/35
Total Project Cost: $4,910

Comment #: CENT-17

Deficiency: Seating - Non-Booth Table - Count

There are not a minimum of 5% accessible seats provided at all types of tables. 10 tables provided with no accessible tables in two separate areas.

Measurement: 10 count

Recommended Remediation:

Provide a minimum of one accessible table in each area.

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: Rectangular tables, with
Room/Spot: Seating

Code Compliance:

		Y/N/NA
2010 ADAS:	226.1, 226.3, 902	N
1991 ADAAG:	4.1.3(18)	N
2019 CBC:	11B-226.1, 11B-902	N

Priority: 2
Severity: C

Quantity: 2 each
Base Cost: $2,600
Estimated Year: 34/35
Total Project Cost: $4,910

ROUND TABLE, WITH 4 SEATS, AWAY FROM BASKETBALL COURT. (DIFFERENT TYPE OF

SEATING

Comment #: CENT-18

Deficiency: Seating - Non-Booth Table - Count

There are not a minimum of 5% accessible seats provided at all types of tables.

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: Round table, with 4 seats, away
Room/Spot: Seating

Code Compliance:

		Y/N/NA
2010 ADAS:	226.1, 226.3, 902	N
1991 ADAAG:	4.1.3(18)	N
2019 CBC:	11B-226.1, 11B-902 11B-226.3	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $1,300
Estimated Year: 34/35
Total Project Cost: $2,460

Comment #: CENT-19

Deficiency: Seating - Non-Booth Table - Knee/Toe Clear Width

Compliant knee clearance width is not provided at the non-booth tables.

Measurement: 0 inches

Recommended Remediation:

At dining and work surfaces required to be accessible, knee clearance shall extend 19 inches (483 mm) deep minimum at 27 inches (686 mm) above the finish floor or ground. Knee clearance shall be 30 inches (762 mm) wide minimum.

Floor/Area: Round table, with 4 seats, away
Room/Spot: Seating

Code Compliance:

		Y/N/NA
2010 ADAS:	306.3.3, 306.3.5	N
1991 ADAAG:	4.32.3	N
2019 CBC:	11B-306.3.3, 306.5	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $1,300
Estimated Year: 34/35
Total Project Cost: $2,460

CESAR CHAVEZ PARK

22.0 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	6	$7,603	**$14,370**
Priority 2	5	$82,575	**$155,720**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	2	$9,827	**N/A**
Priority 6	3	$9,712	**N/A**
Priority 7	0	$0	**N/A**
Total	**16**	**$109,717**	**$170,090**

* 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.

22 .1 - APPROACH AND ENTRANCE

ALL WALKS AROUND PLAY EQUIPMENT AREAS

ACCESSIBLE ROUTE

Comment #: CCHVZ-01

Floor/Area: All walks around play equipment
Room/Spot: Accessible Route

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. Play equipment areas have engineered wood fibers (“fiber”) between edges of surrounding walks and rubberized surfaces in middles of areas. But fiber is so low that drop offs at edges of walks and rubberized surfaces much greater than 4”.

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.

Add more wood chips to playground area to avoid 4-inch changes of elevation. This needs to be maintained.

Code Compliance:		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-303.5	N

Priority: 5
Severity: D

Quantity: 25 ln ft
Base Cost: $9,792
Estimated Year: N/A
Total Project Cost: N/A

ALL WALKS WITH IN PARK

ACCESSIBLE ROUTE

Comment #: CCHVZ-02

Floor/Area: All walks with in park
Room/Spot: Accessible Route

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). 3 panels 15’ LW x 6’ W have slopes from entry of park along path.

Measurement: 2.7 % grade

Recommended Remediation:

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

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

Priority: 1
Severity: C

Quantity: 270 sq ft
Base Cost: $5,351
Estimated Year: 34/35
Total Project Cost: $10,100

LOCATIONS 2

ACCESSIBLE ROUTE

Comment #: CCHVZ-03

Deficiency: Accessible Route - Protrusion - Height

Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. Box extends 9-inches from pole and is located 36-inches AFF to bottom of box.

Measurement: 38.9 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: Locations 2
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.9	N
1991 ADAAG:	4.4.1	N
2019 CBC:	11B-404.2.9	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $728
Estimated Year: 34/35
Total Project Cost: $1,380

Comment #: CCHVZ-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. Tree branches hang over circulation path 57 to 67 inches from walk surface.

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: Locations 2
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.9	N
1991 ADAAG:	4.4.1	N
2019 CBC:	11B-404.2.9	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $728
Estimated Year: 34/35
Total Project Cost: $1,380

LOCATIONS 4 & 5, BUT AT BENCH AT S SIDE OF TOT PLAY AREA

ACCESSIBLE ROUTE

Comment #: CCHVZ-05

Deficiency: Accessible Route - Vertical Displacment - Height

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

Measurement: 2 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: Locations 4 & 5, but at bench at
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: A

Quantity: 3 each
Base Cost: $3
Estimated Year: 34/35
Total Project Cost: $10

NORTH SLOPING WALK TO BOTH PLAY EQUIPMENT AREAS

ACCESSIBLE ROUTE

Comment #: CCHVZ-06

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: North sloping walk to both play
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 20 sq ft
Base Cost: $396
Estimated Year: 34/35
Total Project Cost: $750

SOUTH SLOPING WALK TO BOTH PLAY EQUIPMENT AREAS

ACCESSIBLE ROUTE

Comment #: **CCHVZ-07**

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 6.5 % grade

Recommended Remediation:

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

Floor/Area: South sloping walk to both play
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 20 sq ft
Base Cost: $396
Estimated Year: 34/35
Total Project Cost: $750

22 .2 - GOODS AND SERVICES

CLIMBING STRUCTURE

PLAYGROUNDS

Comment #: CCHVZ-08

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: 10.3 % 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: Climbing structure
Room/Spot: Playgrounds

Code Compliance:		Y/N/NA
2010 ADAS:	11B-1008.2.5.1	N
1991 ADAAG:	4.5.1	N
2019 CBC:	11B-1008.2.5.1	N

Priority: 2
Severity: B

Quantity: 10 ln ft
Base Cost: $66,200
Estimated Year: 34/35
Total Project Cost: $124,830

Comment #: CCHVZ-09

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. Transfer platform is 14-inches in height and has slopes of 2.9%.

Measurement: 14

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: Climbing structure
Room/Spot: Playgrounds

Code Compliance:		Y/N/NA
2010 ADAS:	1008.3.1.2, 1008.3.1.3	N
1991 ADAAG:	15.6.5.1.2	N
2019 CBC:	11B-1008.3.1.2 11B-1008.3.1.3	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 34/35
Total Project Cost: $9,430

Comment #: CCHVZ-10

Deficiency: Playgrounds - Transfer System - Transfer Steps - Size

Trasnfer step exceeds 8" maximum height.

Measurement: 12 inches

Recommended Remediation:

Each transfer step shall be 8 inches (203 mm) high maximum.

Floor/Area: Climbing structure
Room/Spot: Playgrounds

Code Compliance:

		Y/N/NA
2010 ADAS:	1008.3.2	N
1991 ADAAG:	15.6.5.2	N
2019 CBC:	11B-1008.3.2	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $3,255
Estimated Year: 34/35
Total Project Cost: $6,140

TOT LOT

Comment #: CCHVZ-11

Deficiency: Tot Lot - Transfer System - Contrast Striping

Transfer step does not provide contrast striping, or contrast striping is not compliant.

Measurement: inches

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: Climbing structure
Room/Spot: Tot Lot

Code Compliance:

		Y/N/NA
2010 ADAS:		
1991 ADAAG:	N/A	N/A
2019 CBC:		

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $35
Estimated Year: N/A
Total Project Cost: N/A

LOCATION 2

DRINKING FOUNTAIN

Comment #: CCHVZ-12

Deficiency: Drinking Fountain - Wheelchair Compliance - Clear Floor Space

30" x 48" clear floor space positioned for a forward approach is not centered on the unit.

Measurement: 26.52 count

Recommended Remediation:

Adjust layout to provide a 30" x 48" clear floor space positioned for a forward approach centered on the unit that provides a minimum 27-inch knee clearance.

Floor/Area: Location 2
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	305, 602.2	N
1991 ADAAG:	4.15.5	N
2019 CBC:	11B-305	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $980
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CCHVZ-13

Deficiency: Drinking Fountain - Typical at Both - Operable Parts-Force

Is the force required to activate operable parts exceeds 5 pounds maximum. Lower drinking fountain button doesn't depress (no water flow). 10 lbs to activate high drinking fountain.

Measurement: 10 pound

Recommended Remediation:

The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Floor/Area: Location 2
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	309.4 / -602.3	N
1991 ADAAG:	4.15.4, 4.27.4	N
2019 CBC:	11B-309.4 / 11B-602.3	N

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: $732
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **CCHVZ-14**

Floor/Area: Location 2
Room/Spot: Drinking Fountain

Deficiency: Drinking Fountain - Typical at Both - Pedestrian Protection

Pedestrian protection 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	307.4.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-307.4.1	N

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: $8,000
Estimated Year: N/A
Total Project Cost: N/A

LOCATIONS 4 & 5, BUT 4 BENCHES IN DIFFERENT LOCATIONS AROUND SWING SET AND TOT ASSEMBLY AREAS

Comment #: **CCHVZ-15**

Floor/Area: Locations 4 & 5, but 4 benches in
Room/Spot: Assembly Areas

Deficiency: Assembly Areas - 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.

A minimum of one of the 4 bench locations needs to provide wheelchair space with shoulder alignment adjacent to the park benches. Title II requires all programs be accessible.

Code Compliance:

		Y/N/NA
2010 ADAS:	802.3.1	N
1991 ADAAG:	4.33.3	N
2019 CBC:	11B-802.3.1	N

Priority: 2
Severity: B

Quantity: 1 each
Base Cost: $1,500
Estimated Year: 34/35
Total Project Cost: $2,830

PLAYGROUNDS

ACCESSIBLE ROUTE

Comment #: CCHVZ-16

Floor/Area: Playgrounds
Room/Spot: Accessible Route

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. Rubberized walking surface from walk to both swings, which are of the same type. But rubberized surface is pulled away from walk and worn at swings

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	206.2.2	N
1991 ADAAG:	4.5.1	N
2019 CBC:	11B-206.2.2	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $6,620
Estimated Year: 34/35
Total Project Cost: $12,490

COUNTRY CROSSINGS PARK

23.0 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	35	$29,328	**$55,390**
Priority 2	10	$26,120	**$51,590**
Priority 3	16	$9,736	**$19,350**
Priority 4	0	$0	**$0**
Priority 5	17	$19,949	**N/A**
Priority 6	9	$15,582	**N/A**
Priority 7	8	$3,311	**N/A**
Total	**87**	**$104,026**	**$126,330**

* 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.

23 .1 - APPROACH AND ENTRANCE

A1

PARKING

Comment #: CCP-01

Deficiency: Parking - Signage - Van Stall

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

Measurement: 1 count

Recommended Remediation:

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

Floor/Area: A1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $560
Estimated Year: 34/35
Total Project Cost: $1,060

Comment #: CCP-02

Deficiency: Parking - Signage - Minimum Fine

The parking identification sign does not includes 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: A1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: CCP-03

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: 2929 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: A1
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A				**Quantity:**	**1 each**
1991 ADAAG:	N/A	N/A	**Priority:**	**5**		**Base Cost:**	**$420**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**		**Estimated Year:**	**N/A**
						Total Project Cost:	**N/A**

Comment #: CCP-04

Deficiency: Parking - ISA Marking - 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: 5 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: A1
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A				**Quantity:**	**1 each**
1991 ADAAG:	N/A	N/A	**Priority:**	**5**		**Base Cost:**	**$250**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**		**Estimated Year:**	**N/A**
						Total Project Cost:	**N/A**

Comment #: CCP-05

Floor/Area: A1
Room/Spot: Parking

Deficiency: Parking - Accessible Stall - Length

The accessible van/car stall is less than 216 inches (18 ft. or 5486 mm) long.
Measurement: 164 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CCP-06

Floor/Area: A1
Room/Spot: Parking

Deficiency: Parking - Accessible Stall - Slopes

The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.
Measurement: 7.9 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 34/35
Total Project Cost: $11,880

Comment #: CCP-07

Floor/Area: A1
Room/Spot: Parking

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: 65 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.

ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CCP-08

Floor/Area: A1
Room/Spot: Parking

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: 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.

ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 34/35
Total Project Cost: $800

Comment #: **CCP-09**

Floor/Area: A1
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 5.8 % 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.

Code Compliance:		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity:	1 each
Base Cost:	$5,000
Estimated Year:	34/35
Total Project Cost:	$9,430

VAN ACCESSIBLE STALL

Comment #: **CCP-10**

Floor/Area: A1
Room/Spot: Van Accessible Stall

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. Access aisle not full depth of parking at front and does not provide full width for van access aisle.

Measurement: 65 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.

ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Code Compliance:		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.3	N

Priority: 7
Severity: C

Quantity:	1 each
Base Cost:	$0
Estimated Year:	N/A
Total Project Cost:	N/A

Comment #: CCP-11

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: inches

Recommended Remediation:

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

Floor/Area: A1
Room/Spot: Van Accessible Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.2	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $0
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CCP-12

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: A1
Room/Spot: Van Accessible Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	Y
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CCP-13

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: 1 count

Recommended Remediation:

The 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: A1
Room/Spot: Van Accessible Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	Y
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CCP-14

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: A1
Room/Spot: Van Accessible Stall
Notes: Curb Ramp

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	4.7.7	N
2019 CBC:	11B-247.1.2.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $672
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CCP-15

Deficiency: At Grade Transitions - Perpendicular Curb Ramp - Landing Slope

The slope of the landing at the top of the curb ramp near the drive thru ordering location is steeper than 1:48 (2.0%) in any direction.

Measurement: 3.1 % grade

Recommended Remediation:

Replace landing.

The slope of the landing in all directions shall be 1:48 maximum.

Floor/Area: A1
Room/Spot: Van Accessible Stall
Notes: Curb Ramp

Code Compliance:

		Y/N/NA
2010 ADAS:	405.7.1	N
1991 ADAAG:	4.7.5	N
2019 CBC:	11B-406.5.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $0
Estimated Year: 34/35
Total Project Cost: $0

Comment #: CCP-16

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: 1 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: A1
Room/Spot: Van Accessible Stall
Notes: Curb Ramp

Code Compliance:

		Y/N/NA
2010 ADAS:	406.2	N
1991 ADAAG:	4.7.2	N
2019 CBC:	11B-406.5.6, 11B-406.5.8	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $0
Estimated Year: 34/35
Total Project Cost: $0

Comment #: CCP-17

Deficiency: At Grade Transitions - Perpendicular Curb Ramp - Cross Slopes

The cross slope of the curb ramp exceeds 1:48 (2.0 %) perpendicular to the direction of travel.

Measurement: 2.7 % grade

Recommended Remediation:

Replace curb ramp to provide cross slope of curb ramps and blended transitions are 1:48 maximum.

Floor/Area: A1
Room/Spot: Van Accessible Stall
Notes: Curb Ramp

Code Compliance:

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

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $1,750
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CCP-18

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: 6 % 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: A1
Room/Spot: Van Accessible Stall
Notes: Curb Ramp

Code Compliance:

		Y/N/NA
2010 ADAS:	406.2	N
1991 ADAAG:	4.7.2	N
2019 CBC:	11B-406.5.8	N

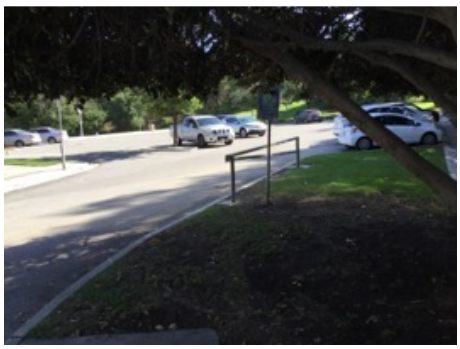
Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $1,750
Estimated Year: 34/35
Total Project Cost: $3,300

E1 - ONLY 1 VEHICULAR ENTRANCE TO PARKING LOT AT LOWER LEVEL. NO PARKING LOT AT

PARKING

Comment #: CCP-19



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: E1 - Only 1 vehicular entrance to
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

Comment #: CCP-20

Deficiency: Parking - Tow Away Sign - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2019 CBC.

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: E1 - Only 1 vehicular entrance to
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8.2	N

Priority: 5
Severity: D

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

L1

ACCESSIBLE ROUTE

Comment #: CCP-21

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%.

Measurement: 7.7 % 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: L1
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	402.2	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$20**
2019 CBC:	11B-402.2	N	**Severity:**	**C**	**Estimated Year:**		**34/35**
					Total Project Cost:		**$40**

Comment #: CCP-22

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3.2 % grade

Recommended Remediation:

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

Floor/Area: L1
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$20**
2019 CBC:	11B-406.5.7	N	**Severity:**	**A**	**Estimated Year:**		**34/35**
					Total Project Cost:		**$40**

Comment #: CCP-23

Floor/Area: L1
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: A

Quantity: 10 sq ft
Base Cost: $10
Estimated Year: 34/35
Total Project Cost: $20

Comment #: CCP-24

Floor/Area: L1
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: A

Quantity: 10 sq ft
Base Cost: $10
Estimated Year: 34/35
Total Project Cost: $20

L1 CONT

ACCESSIBLE ROUTE

Comment #: CCP-25

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%.

Measurement: 7.7 % 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: L1 cont
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $20
Estimated Year: 34/35
Total Project Cost: $40

Comment #: CCP-26

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 4.6 % grade

Recommended Remediation:

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

Floor/Area: L1 cont
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: A

Quantity: 1 each
Base Cost: $20
Estimated Year: 34/35
Total Project Cost: $40

L10 OR SA2 - PEDESTRIAN SITE APPROACH OR SIT ENTRY AT PUBLIC SIDEWALK AT SANTA

ACCESSIBLE ROUTE

Comment #: **CCP-27**

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%.

Measurement: 14.1 % 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: L10 or SA2 - pedestrian site
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	402.2	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$20**
2019 CBC:	11B-402.2	N	**Severity:**	**C**	**Estimated Year:**		**34/35**
					Total Project Cost:		**$40**

Comment #: **CCP-28**

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 11 % grade

Recommended Remediation:

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

Floor/Area: L10 or SA2 - pedestrian site
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$20**
2019 CBC:	11B-406.5.7	N	**Severity:**	**A**	**Estimated Year:**		**34/35**
					Total Project Cost:		**$40**

L2

ACCESSIBLE ROUTE

Comment #: CCP-29

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: L2
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $20
Estimated Year: 34/35
Total Project Cost: $40

Comment #: CCP-30

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3.2 % grade

Recommended Remediation:

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

Floor/Area: L2
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: A

Quantity: 1 each
Base Cost: $20
Estimated Year: 34/35
Total Project Cost: $40

L3

ACCESSIBLE ROUTE

Comment #: CCP-31

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%.

Measurement: 5.3 % 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: L3
Room/Spot: Accessible Route

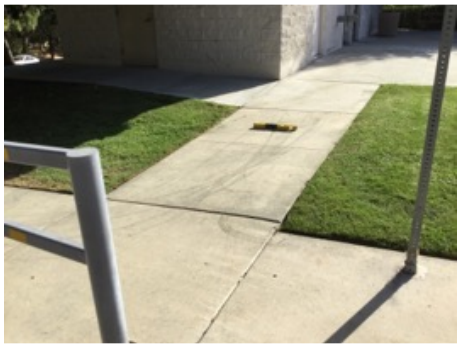
Code Compliance:

		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $20
Estimated Year: 34/35
Total Project Cost: $40

Comment #: CCP-32



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: L3
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: A

Quantity: 1 each
Base Cost: $20
Estimated Year: 34/35
Total Project Cost: $40

L4

AT GRADE TRANSITIONS

Comment #: CCP-33

Deficiency: At Grade Transitions - Perpendicular Curb Ramp - Detectable Warning Surface

Detectable warnings are not provided at the curb ramps.

Measurement: count

Recommended Remediation:

Install detectable warnings at all curb ramps where missing.

Floor/Area: L4
Room/Spot: At Grade Transitions

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**1**	**sq ft**
1991 ADAAG:	4.7.7	N			**Base Cost:**		**$672**
2019 CBC:	11B-247.1.2.2	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: CCP-34

Deficiency: At Grade Transitions - Perpendicular Curb Ramp - Clear Space

The diagonal curb ramp does not provide a clear space of minimum 48 inches (1219 mm) outside of the active traffic lanes.

Measurement: 42 inches

Recommended Remediation:

Floor/Area: L4
Room/Spot: At Grade Transitions

Code Compliance:		Y/N/NA					
2010 ADAS:			**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.7.10	N			**Base Cost:**		**$1,750**
2019 CBC:			**Severity:**	**B**	**Estimated Year:**		**34/35**
					Total Project Cost:		**$3,300**

L5

ACCESSIBLE ROUTE

Comment #: CCP-35

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: L5
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: A

Quantity: 1 each
Base Cost: $20
Estimated Year: 34/35
Total Project Cost: $40

L6

ACCESSIBLE ROUTE

Comment #: CCP-36

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: L6
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $20
Estimated Year: 34/35
Total Project Cost: $40

L7

ACCESSIBLE ROUTE

Comment #: CCP-37

Floor/Area: L7
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - Height

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

Measurement: .75125 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.

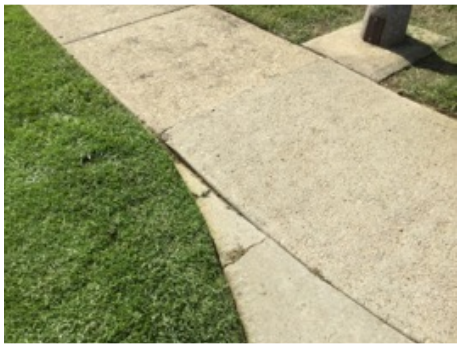
Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: A

Quantity: 10 sq ft
Base Cost: $10
Estimated Year: 34/35
Total Project Cost: $20

Comment #: CCP-38



Floor/Area: L7
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - Height

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

Measurement: 1.25 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

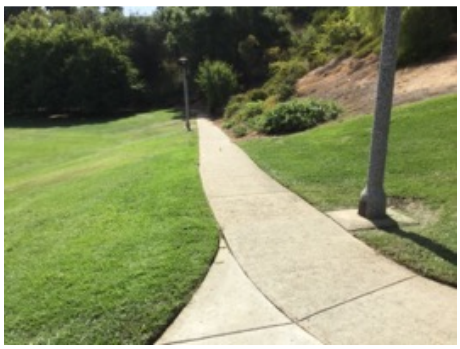
Priority: 1
Severity: A

Quantity: 10 sq ft
Base Cost: $10
Estimated Year: 34/35
Total Project Cost: $20

L8

ACCESSIBLE ROUTE

Comment #: CCP-39



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: L8
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $20
Estimated Year: 34/35
Total Project Cost: $40

LU (LOCATION UPPER PARK) 1

ACCESSIBLE ROUTE

Comment #: CCP-40

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%.

Measurement: 6.2 % 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: LU (Location Upper Park) 1
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 128 each
Base Cost: $2,537
Estimated Year: 34/35
Total Project Cost: $4,790

LU2

ACCESSIBLE ROUTE

Comment #: CCP-41

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: LU2
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	402.2	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$20**
2019 CBC:	11B-402.2	N	**Severity:**	**C**	**Estimated Year:**		**34/35**
					Total Project Cost:		**$40**

Comment #: CCP-42

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 6.6 % grade

Recommended Remediation:

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

Floor/Area: LU2
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$20**
2019 CBC:	11B-406.5.7	N	**Severity:**	**A**	**Estimated Year:**		**34/35**
					Total Project Cost:		**$40**

LU3

ACCESSIBLE ROUTE

Comment #: CCP-43

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: LU3
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 200 each
Base Cost: $3,964
Estimated Year: 34/35
Total Project Cost: $7,480

LU4

ACCESSIBLE ROUTE

Comment #: CCP-44

Deficiency: Accessible Route - Vertical Displacment - Height

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

Measurement: 1.25 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: LU4
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: A

Quantity: 10 sq ft
Base Cost: $10
Estimated Year: 34/35
Total Project Cost: $20

LU5

ACCESSIBLE ROUTE

Comment #: CCP-45

Floor/Area: LU5
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - Height

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

Measurement: 2.25 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: A

Quantity: 10 sq ft
Base Cost: $10
Estimated Year: 34/35
Total Project Cost: $20

LU7

ACCESSIBLE ROUTE

Comment #: CCP-46

Floor/Area: LU7
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: A

Quantity: 10 sq ft
Base Cost: $10
Estimated Year: 34/35
Total Project Cost: $20

PARKING LOT

PARKING

Comment #: CCP-47

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: 1 % grade

Recommended Remediation:

Reconfigure parking to provide minimum number of parking stalls.

Floor/Area: Parking Lot
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $840
Estimated Year: 34/35
Total Project Cost: $1,590

Comment #: CCP-48

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 Lot
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $840
Estimated Year: 34/35
Total Project Cost: $1,590

Comment #: **CCP-49**

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 Lot
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	208.3.1	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-208.3.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 34/35
Total Project Cost: $9,430

23 .2 - GOODS AND SERVICES

D1 (AT RESTROOM BUILDING)

DRINKING FOUNTAIN

Comment #: CCP-50

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: D1 (at restroom building)
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	204.2	N
1991 ADAAG:	4.1.3 (10) (a)	N
2019 CBC:	11B-204.2	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $5,439
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CCP-51

Deficiency: Drinking Fountain - Wheelchair Compliance - Water Flow

The spout does not provide a flow of water 4 high minimum. No water when pad at front pushed.

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: D1 (at restroom building)
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	602.6	N
1991 ADAAG:	4.15.3	N
2019 CBC:	11B-602.6	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $366
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CCP-52

Deficiency: Drinking Fountain - Wheelchair Compliance - Spout Height

The spout outlets exceeds 36 inches maximum above FF or ground.

Measurement: 39 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: D1 (at restroom building)
Room/Spot: Drinking Fountain

Code Compliance:		Y/N/NA					
2010 ADAS:	602.4	N	**Priority:**	**6**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.15.2	N			**Base Cost:**		**$0**
2019 CBC:	11B-602.4	N	**Severity:**	**C**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: CCP-53

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 count

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: D1 (at restroom building)
Room/Spot: Drinking Fountain

Code Compliance:		Y/N/NA					
2010 ADAS:	602.7	N	**Priority:**	**6**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$0**
2019 CBC:	11B-602.7	N	**Severity:**	**C**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: **CCP-54**

Deficiency: Drinking Fountain - Typical at Both - Depth

Wall- and post-mounted cantilevered drinking fountains are not located 18" minimum and 19" maximum in depth.

Measurement: 20 inches

Recommended Remediation:

Replace drinking fountain and provide wall- and post-mounted cantilevered drinking fountains that are located 18" minimum and 19" maximum in depth.

Floor/Area: D1 (at restroom building)
Room/Spot: Drinking Fountain

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A			**Quantity:**	**1**	**each**
1991 ADAAG:	4.15.5	N	**Priority:**	**5**	**Base Cost:**		**$8,000**
2019 CBC:	11B-602.8	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: **CCP-55**

Deficiency: Drinking Fountain - Typical at Both - Depth

Wall- and post-mounted cantilevered drinking fountains are not located 18" minimum and 19" maximum in depth?

Measurement: 20 inches

Recommended Remediation:

Replace drinking fountain and provide wall- and post-mounted cantilevered drinking fountains that are located 18" minimum and 19" maximum in depth.

Floor/Area: D1 (at restroom building)
Room/Spot: Drinking Fountain

Code Compliance:		Y/N/NA					
2010 ADAS:	305.7	N			**Quantity:**	**1**	**each**
1991 ADAAG:	4.15.5	N	**Priority:**	**6**	**Base Cost:**		**$8,000**
2019 CBC:	11B-602.8	N	**Severity:**	**C**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

L11 - AREA WITH CONCRETE TABLES / +

ASSEMBLY AREAS

Comment #: CCP-56

Deficiency: Assembly Areas - Wheelchair seating - Required number

Wheelchair spaces complying with Section 11B-802.1 are not provided in accordance with Table 11B-221.2.1.1.

Measurement: count

Recommended Remediation:

Provide wheelchair spaces complying with Section 11B-802.1 in accordance with Table 11B-221.2.1.1.

Floor/Area: L11 - area with concrete tables /
Room/Spot: Assembly Areas

Code Compliance:

		Y/N/NA
2010 ADAS:	221-2.1.1	
1991 ADAAG:	4.1.3(19)	N
2019 CBC:	11B-221-2.1.1	

Priority: 2
Severity: B

Quantity: 1 each
Base Cost: $20
Estimated Year: 35/36
Total Project Cost: $40

Comment #: CCP-57

Deficiency: Assembly Areas - Wheelchair seating - Floor and ground surface

The floor or ground surface of wheelchair spaces do not have a slope of less than 2.08% (1:48)? Changes in level are not permitted.

Measurement: 3.5 % grade

Recommended Remediation:

Modify the floor or ground surface of wheelchair spaces to have a slope of less than 2.08% (1:48)? Changes in level are not permitted.

Floor/Area: L11 - area with concrete tables /
Room/Spot: Assembly Areas

Code Compliance:

		Y/N/NA
2010 ADAS:	802.1.1	
1991 ADAAG:	4.33.4	N
2019 CBC:	11B-802.1.1	

Priority: 2
Severity: B

Quantity: 1 each
Base Cost: $20
Estimated Year: 35/36
Total Project Cost: $40

Comment #: CCP-58

Deficiency: Assembly Areas - Wheelchair seating - Approach

Wheelchair spaces do not adjoin accessible routes. Accessible routes do overlap wheelchair spaces.

Measurement: 15 adjoin and

Recommended Remediation:

Ensure that wheelchair spaces adjoin accessible routes and accessible routes do not overlap wheelchair spaces.

Floor/Area: L11 - area with concrete tables /
Room/Spot: Assembly Areas

Code Compliance:

		Y/N/NA
2010 ADAS:	11B-802.1.4	
1991 ADAAG:	4.33.3	N
2019 CBC:	11B-802.1.4	

Priority: 2
Severity: B

Quantity: 1 each
Base Cost: $1,500
Estimated Year: 34/35
Total Project Cost: $2,830

SEATING

Comment #: CCP-59

Deficiency: Seating - Non-Booth Table - Knee/Toe Clear Width

Compliant knee clearance width is not provided at the non-booth tables.

Measurement: 13.5 inches

Recommended Remediation:

At dining and work surfaces required to be accessible, knee clearance shall extend 19 inches (483 mm) deep minimum at 27 inches (686 mm) above the finish floor or ground. Knee clearance shall be 30 inches (762 mm) wide minimum.

Floor/Area: L11 - area with concrete tables /
Room/Spot: Seating

Code Compliance:

		Y/N/NA
2010 ADAS:	306.3.3, 306.3.5	N
1991 ADAAG:	4.32.3	N
2019 CBC:	11B-306.3.3, 306.5	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $1,300
Estimated Year: 35/36
Total Project Cost: $2,580

LU6

DRINKING FOUNTAIN

Comment #: CCP-60

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: inches

Recommended Remediation:

Provide each units a 30" x 48" clear floor or ground space.

Floor/Area: LU6
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	602.2	N
1991 ADAAG:	4.15.5	N
2019 CBC:	11B-602.2	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $980
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CCP-61

Deficiency: Drinking Fountain - Wheelchair Compliance - Operable Parts-Force

Is the force required to activate operable parts 5 pounds maximum?

Measurement: 14 pound

Recommended Remediation:

The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Floor/Area: LU6
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	309.4 / -602.3	N
1991 ADAAG:	4.15.4, 4.27.4	N
2019 CBC:	11B-309.4 / 11B-602.3	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $366
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CCP-62

Deficiency: Drinking Fountain - Wheelchair Compliance - Water Flow

The spout does not provide a flow of water 4 high minimum.

Measurement: 4 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: LU6
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	602.6	N
1991 ADAAG:	4.15.3	Y
2019 CBC:	11B-602.6	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $366
Estimated Year: N/A
Total Project Cost: N/A

LU8

ASSEMBLY AREAS

Comment #: CCP-63

Deficiency: Assembly Areas - Wheelchair seating - Floor and ground surface

The floor or ground surface of wheelchair spaces do not have a slope of less than 2.08% (1:48)? Changes in level are not permitted.

Measurement: 2.4 % grade

Recommended Remediation:

Modify the floor or ground surface of wheelchair spaces to have a slope of less than 2.08% (1:48)? Changes in level are not permitted.

Floor/Area: LU8
Room/Spot: Assembly Areas

Code Compliance:

		Y/N/NA
2010 ADAS:	802.1.1	
1991 ADAAG:	4.33.4	N
2019 CBC:	11B-802.1.1	

Priority: 2
Severity: B

Quantity: 1 each
Base Cost: $20
Estimated Year: 35/36
Total Project Cost: $40

Comment #: CCP-64

Deficiency: Assembly Areas - Wheelchair seating - Floor and ground surface

The floor or ground surface of wheelchair spaces do not have a slope of less than 2.08% (1:48)? Changes in level are not permitted.

Measurement: 40 % grade

Recommended Remediation:

Modify the floor or ground surface of wheelchair spaces to have a slope of less than 2.08% (1:48)? Changes in level are not permitted.

Floor/Area: LU8
Room/Spot: Assembly Areas

Code Compliance:		Y/N/NA					
2010 ADAS:	802.1.1					**Quantity:**	1 each
1991 ADAAG:	4.33.4	N	**Priority:**	2		**Base Cost:**	$20
2019 CBC:	11B-802.1.1		**Severity:**	B		**Estimated Year:**	35/36
						Total Project Cost:	$40

PALA MESA DRIVE, UPPER PART OF PARK

PLAYGROUNDS

Comment #: CCP-65

Deficiency: Playgrounds - Accessible Route - Play Area - Ground Level

One 60-inch minimum wide accessible route is not provided within the play area.

Measurement: .5 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" ma. 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: Pala Mesa Drive, upper part of
Room/Spot: Playgrounds

Code Compliance:		Y/N/NA					
2010 ADAS:	11B-206.2.17.1 / 11B-1008.2					**Quantity:**	1 each
1991 ADAAG:	4.5.1	N	**Priority:**	2		**Base Cost:**	$6,620
2019 CBC:	11B-206.2.17.1 / 11B-1008.2	N	**Severity:**	C		**Estimated Year:**	35/36
						Total Project Cost:	$13,110

Comment #: CCP-66

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:

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: Pala Mesa Drive, upper part of
Room/Spot: Playgrounds

Code Compliance:

	Y/N/NA				
2010 ADAS:				**Quantity:**	**1 each**
1991 ADAAG: 15.6.5.1.2	N	**Priority:**	**2**	**Base Cost:**	**$5,000**
2019 CBC:		**Severity:**	**C**	**Estimated Year:**	**35/36**
				Total Project Cost:	**$9,900**

Comment #: CCP-67

Deficiency: Playgrounds - Transfer System - Transfer Space

A 30" x 48" level transfer space is not provided.

Measurement: 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: Pala Mesa Drive, upper part of
Room/Spot: Playgrounds

Code Compliance:

	Y/N/NA				
2010 ADAS:				**Quantity:**	**1 each**
1991 ADAAG: 15.6.5.1.3	N	**Priority:**	**2**	**Base Cost:**	**$5,000**
2019 CBC:		**Severity:**	**C**	**Estimated Year:**	**35/36**
				Total Project Cost:	**$9,900**

Comment #: CCP-68

Deficiency: Playgrounds - Accessible Route - Play Area - Ground Level

Ground level play area: Accessible play tables not provided.

Measurement:

Recommended Remediation:

Floor/Area: Pala Mesa Drive, upper part of
Room/Spot: Playgrounds

Code Compliance:	Y/N/NA				
2010 ADAS:				Quantity:	1 each
1991 ADAAG: 4.5.1	N	Priority:	2	Base Cost:	$6,620
2019 CBC:		Severity:	C	Estimated Year:	35/36
				Total Project Cost:	$13,110

TOT LOT

Comment #: CCP-69

Deficiency: Tot Lot - Transfer System - Contrast Striping

Transfer step does not provide contrast striping, or contrast striping is not compliant.

Measurement: inches

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: Pala Mesa Drive, upper part of
Room/Spot: Tot Lot

Code Compliance:	Y/N/NA				
2010 ADAS:				Quantity:	1 each
1991 ADAAG: N/A	N/A	Priority:	5	Base Cost:	$35
2019 CBC:		Severity:	D	Estimated Year:	N/A
				Total Project Cost:	N/A

Comment #: CCP-70

Deficiency: Tot Lot - Transfer System - Contrast Striping

Transfer step does not provide contrast striping, or contrast striping is not compliant.

Measurement:

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: Pala Mesa Drive, upper part of
Room/Spot: Tot Lot

Code Compliance:	Y/N/NA				
2010 ADAS:				Quantity:	1 each
1991 ADAAG: N/A	N/A	Priority:	5	Base Cost:	$35
2019 CBC:		Severity:	D	Estimated Year:	N/A
				Total Project Cost:	N/A

Comment #: CCP-71

Deficiency: Tot Lot - Transfer System - Contrast Striping

Transfer step does not provide contrast striping, or contrast striping is not compliant.

Measurement:

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: Pala Mesa Drive, upper part of
Room/Spot: Tot Lot

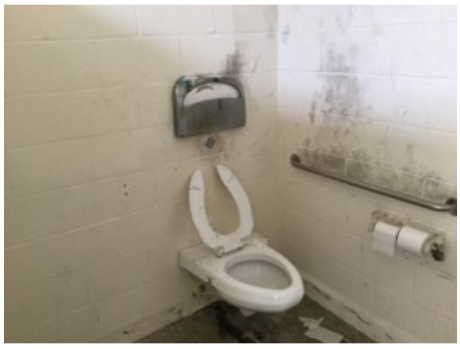
Code Compliance:	Y/N/NA				
2010 ADAS:				Quantity:	1 each
1991 ADAAG: N/A	N/A	Priority:	5	Base Cost:	$35
2019 CBC:		Severity:	D	Estimated Year:	N/A
				Total Project Cost:	N/A

23 .3A - PUBLIC TOILET ROOMS (MULTI_USER)

ACCESSIBLE TOILET STALL

DISPENSERS

Comment #: CCP-72



Floor/Area: Accessible Toilet Stall
Room/Spot: Dispensers

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: 52 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.

Code Compliance:		Y/N/NA					
2010 ADAS:	603	Y	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.2.5	N			**Base Cost:**		**$280**
2019 CBC:	11B-603.5	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

DOOR

Comment #: CCP-73

Floor/Area: Accessible Toilet Stall
Room/Spot: Door

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

The stall door is not self closing.

Measurement: 1 count

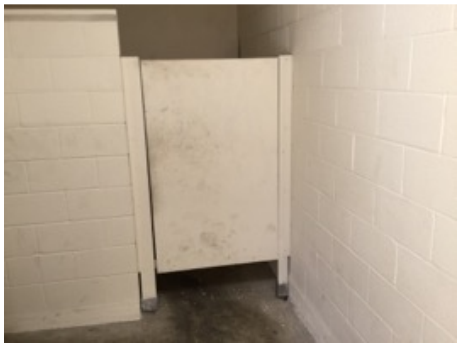
Recommended Remediation:

The door shall be self-closing.

Code Compliance:		Y/N/NA					
2010 ADAS:	604.8.3	N	**Priority:**	**7**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$293**
2019 CBC:	11B-604.8.3	N	**Severity:**	**C**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

DOOR HARDWARE

Comment #: CCP-74



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

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

Measurement: 2 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: Accessible Toilet Stall
Room/Spot: Door Hardware

Code Compliance:

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

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $293
Estimated Year: N/A
Total Project Cost: N/A

REAR GRAB BAR

Comment #: CCP-75

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: 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: Accessible Toilet Stall
Room/Spot: Rear Grab Bar

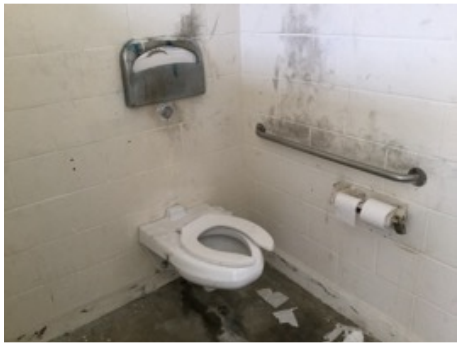
Code Compliance:

		Y/N/NA
2010 ADAS:	609.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-609.3	N

Priority: 7
Severity: C

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

Comment #: CCP-76



Deficiency: Accessible Toilet Stall - Rear Grab Bar - Total Length

The rear grab bar does not provide a minimum length of 36 inches (914 mm).

Measurement: 0 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: Accessible Toilet Stall
Room/Spot: Rear Grab Bar

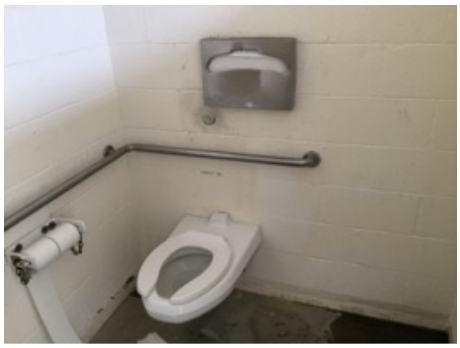
Code Compliance:

		Y/N/NA
2010 ADAS:	604.5.2	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: 35/36
Total Project Cost: $710

Comment #: CCP-77



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: Accessible Toilet Stall
Room/Spot: Rear Grab Bar

Code Compliance:

		Y/N/NA
2010 ADAS:	604.5.2	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: 35/36
Total Project Cost: $710

SIDE GRAB BAR

Comment #: CCP-78

Deficiency: Accessible Toilet Stall - Side Grab Bar - Height

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

Measurement: 34 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: Accessible Toilet Stall
Room/Spot: Side Grab Bar

Code Compliance:

		Y/N/NA
2010 ADAS:	609.4, 609.8	N
1991 ADAAG:	4.17.6	Y
2019 CBC:	11B-609.4, 11B-609.8	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CCP-79

Deficiency: Accessible Toilet Stall - Side Grab Bar - Total Length

The side grab bar is not minimum 42 inches in length.

Measurement: 1.36 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
2010 ADAS:	604.5.1	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.1	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: 35/36
Total Project Cost: $710

Comment #: **CCP-80**

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: 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:

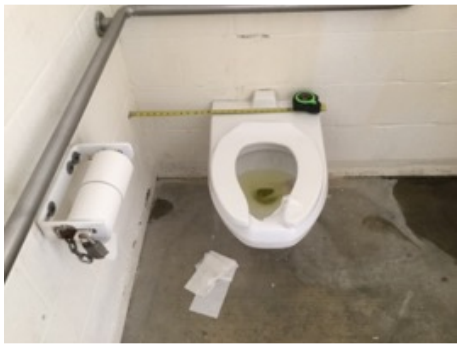
		Y/N/NA
2010 ADAS:	604.5.1	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.1	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: 35/36
Total Project Cost: $710

WATER CLOSET

Comment #: **CCP-81**



Deficiency: Accessible Toilet Stall - Water Closet - Location

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

Measurement: 20 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

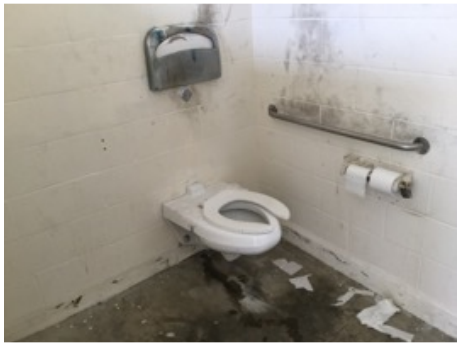
Code Compliance:

		Y/N/NA
2010 ADAS:	604.2	N
1991 ADAAG:	4.16.2	N
2019 CBC:	11B-604.2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $2,736
Estimated Year: 35/36
Total Project Cost: $5,420

Comment #: CCP-82



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: 0 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: Accessible Toilet Stall
Room/Spot: Water Closet

Code Compliance:

		Y/N/NA
2010 ADAS:	604.6	N
1991 ADAAG:	4.16.5	N
2019 CBC:	11B-604.6	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $1,368
Estimated Year: 35/36
Total Project Cost: $2,710

LAVATORY

CONTROLS

Comment #: CCP-83

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: 2 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: Lavatory
Room/Spot: Controls

Code Compliance:

		Y/N/NA
2010 ADAS:	309, 606.4	N
1991 ADAAG:	4.19.5	N
2019 CBC:	11B-309, 11B-606.4	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $366
Estimated Year: 35/36
Total Project Cost: $730

COVERED PIPES/HOSE BIB

Comment #: CCP-84

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: 2 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:

		Y/N/NA
2010 ADAS:	606.5	N
1991 ADAAG:	4.19.4	N
2019 CBC:	11B-606.5	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $65
Estimated Year: N/A
Total Project Cost: N/A

PARKING LOT

RESTROOM ACCESS

Comment #: CCP-85

Deficiency: Restroom Access - Signage - Directional Signage

The restroom is not accessible and does not provide directional signage to accessible restroom.

Measurement: count

Recommended Remediation:

Floor/Area: Parking Lot
Room/Spot: Restroom Access

Code Compliance:

		Y/N/NA
2010 ADAS:	216.8	N
1991 ADAAG:	4.1.2(7)(d)	N
2019 CBC:	11B-216.8	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $110
Estimated Year: 35/36
Total Project Cost: $220

RESTROOM ACCESS

DIRECTIONAL SIGNAGE

Comment #: CCP-86

Deficiency: Restroom Access - Directional Signage - General

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

Measurement: 2 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: Restroom Access
Room/Spot: Directional Signage

Code Compliance:

		Y/N/NA
2010 ADAS:	216.8	N
1991 ADAAG:	4.1.2(7)(d)	N
2019 CBC:	11B-216.8	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $110
Estimated Year: 35/36
Total Project Cost: $220

RESTROOM DOORS

GEOMETRIC SIGN

Comment #: CCP-87

Deficiency: Restroom Doors - Geometric Sign - General

There is no geometric sign on the exterior door to the restrooms.

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: Geometric Sign

Code Compliance:

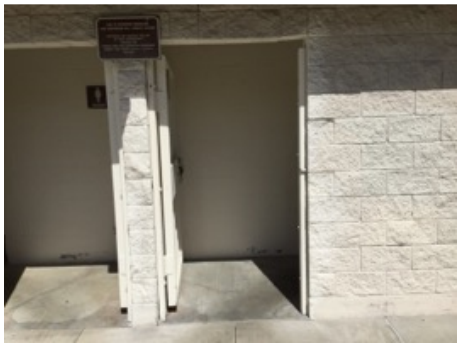
		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216.8.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $110
Estimated Year: N/A
Total Project Cost: N/A

TACTILE SIGN

Comment #: CCP-88



Floor/Area: Restroom Doors
Room/Spot: Tactile Sign

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

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.

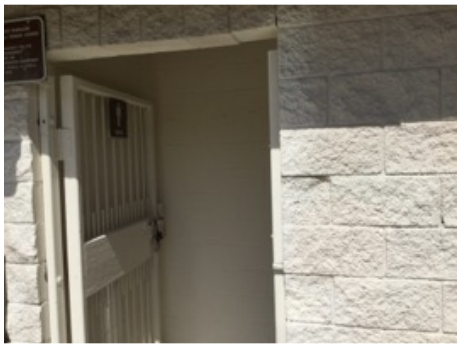
Code Compliance:

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

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $150
Estimated Year: 35/36
Total Project Cost: $300

Comment #: CCP-89



Floor/Area: Restroom Doors
Room/Spot: Tactile Sign

Deficiency: Restroom Doors - Tactile Sign - ISA General

Where restrooms are not accessible the accessible restroom is not identified by the ISA.

Measurement: 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	216.8	N
1991 ADAAG:	4.1.2(7)(d)	N
2019 CBC:	11B-216.8	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $150
Estimated Year: 35/36
Total Project Cost: $300

Comment #: CCP-90

Deficiency: Restroom Doors - Tactile Sign - ISA General

Where restrooms are not accessible the accessible restroom is not identified by the ISA.

Measurement: 2 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: Restroom Doors
Room/Spot: Tactile Sign

Code Compliance:

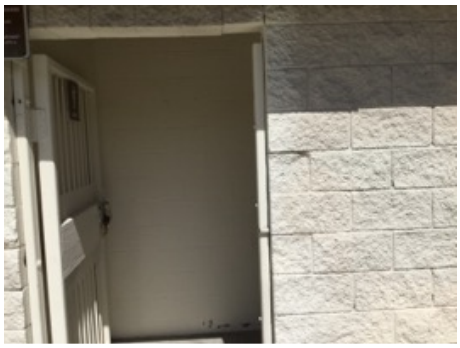
		Y/N/NA
2010 ADAS:	216.8	N
1991 ADAAG:	4.1.2(7)(d)	N
2019 CBC:	11B-216.8	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $150
Estimated Year: 35/36
Total Project Cost: $300

Comment #: CCP-91

Deficiency: Restroom Doors - Tactile Sign - Pictogram Field Size



The provided pictogram field height is less than the allowanble 6 inches.

Measurement: inches

Recommended Remediation:

Pictograms shall have a field height of 6 inches (152 mm) minimum.

Floor/Area: Restroom Doors
Room/Spot: Tactile Sign

Code Compliance:

		Y/N/NA
2010 ADAS:	703.6.1	N
1991 ADAAG:	4.30.4	N
2019 CBC:	11B-703.6.1	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $150
Estimated Year: 35/36
Total Project Cost: $300

RESTROOM INTERIOR SPACE

AMENITIES

Comment #: CCP-92

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

Deficiency: Restroom Interior Space - Amenities - Soap Dispenser Height

The soap dispenser exceeds the maximum allowable height.

Measurement: 40.5 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;

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:

		Y/N/NA
2010 ADAS:	308.2.2	Y
1991 ADAAG:	4.23.7	N
2019 CBC:	603.5	N

Priority: 5
Severity: D

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

FLOOR SURFACE

Comment #: CCP-93

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

Deficiency: Restroom Interior Space - Floor Surface - Slopes

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

Measurement: 5.5 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	215.1	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-215.1	N

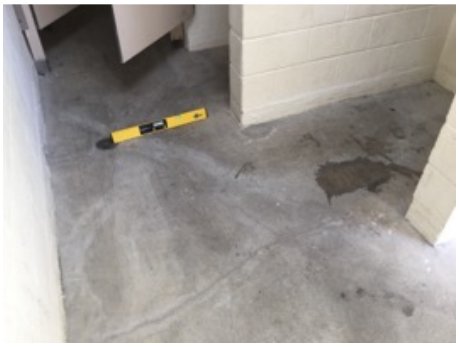
Priority: 3
Severity: C

Quantity: 50 sq ft
Base Cost: $991
Estimated Year: 35/36
Total Project Cost: $1,970

URINAL

CLEAR FLOOR SPACE

Comment #: CCP-94



Deficiency: Urinal - Clear Floor Space - General

A clear floor space minimum 30 inches by 48 inches is not provided at the urinal.

Measurement: 4.7 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: Urinal
Room/Spot: Clear Floor Space

Code Compliance:

		Y/N/NA
2010 ADAS:	605.20000000000005	N
1991 ADAAG:	4.18.3	N
2019 CBC:	11B-605.2	N

Priority: 3
Severity: C

Quantity: 1 sq ft
Base Cost: $1,100
Estimated Year: 35/36
Total Project Cost: $2,180

RIM DIMENSIONS

Comment #: CCP-95

Deficiency: Urinal - Rim Dimensions - Height

The urinal rim height is greater than the allowable 17 inches AFF.

Measurement: 21 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: Urinal
Room/Spot: Rim Dimensions

Code Compliance:

		Y/N/NA
2010 ADAS:	605.2	N
1991 ADAAG:	4.18.2	N
2019 CBC:	11B-605.2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $935
Estimated Year: 35/36
Total Project Cost: $1,860

ESPERANZA Y ALEGRIA PARK

24.0 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	4	$17,609	**$34,880**
Priority 2	6	$2,762	**$5,490**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	4	$8,610	**N/A**
Priority 6	6	$11,672	**N/A**
Priority 7	2	$2,578	**N/A**
Total	**20**	**$43,231**	**$40,370**

* 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.

24 .1 - APPROACH AND ENTRANCE

ACCESSIBLE ROUTE

SURFACE

Comment #: EYAP-01

Floor/Area: Accessible Route
Room/Spot: Surface

Deficiency: Accessible Route - Surface - Continuity

Accessible route does not provide a firm, stable and slip resistant surface. Decomposed granite not compacted anymore in some locations to provide a firm and stable walking surface.

Measurement: 1 count

Recommended Remediation:

Replace and provide floor and/or ground surfaces that is stable, firm, and slip resistant

Code Compliance:		Y/N/NA
2010 ADAS:	302.1, 403.2	N
1991 ADAAG:	4.5.1	N
2019 CBC:	11B-302.1, 11B-403.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $9
Estimated Year: 35/36
Total Project Cost: $20

VERTICAL DISPLACMENT

Comment #: EYAP-02

Floor/Area: Accessible Route
Room/Spot: Vertical Displacment

Deficiency: Accessible Route - Vertical Displacment - Height

Accessible route has multiple locations where changes in level over ¼" vertical or ½" beveled occur. Transitions between concrete and decomposed granite walking surfaces. At front walk and at basketball court edges to DG. Areas need to be maintained.

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.

Code Compliance:		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 2
Severity: C

Quantity: 2 each
Base Cost: $2
Estimated Year: 35/36
Total Project Cost: $10

IN FRONT OF ACCESS AISLE FOR SET OF 2 ACCESSIBLE PARKING SPACES IN PUBLIC STREET.

AT GRADE TRANSITIONS

Comment #: EYAP-03

Deficiency: At Grade Transitions - Parallel Curb Ramp - Cross Slope

The cross slope of the curb ramp exceeds 1:48 (2.0 %) perpendicular to the direction of travel.

Measurement: 2.5 % grade

Recommended Remediation:

Replace curb ramp and provide cross slope 1:48 maximum.

Floor/Area: In front of access aisle for set of
Room/Spot: At Grade Transitions

Code Compliance:

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

Priority: 7
Severity: A

Quantity: 1 each
Base Cost: $1,289
Estimated Year: N/A
Total Project Cost: N/A

Comment #: EYAP-04

Deficiency: At Grade Transitions - Parallel Curb Ramp - Cross Slope

The cross slope of the curb ramp exceeds 1:48 (2.0 %) perpendicular to the direction of travel.

Measurement: 3.2 % grade

Recommended Remediation:

Replace curb ramp and provide cross slope 1:48 maximum.

Floor/Area: In front of access aisle for set of
Room/Spot: At Grade Transitions

Code Compliance:

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

Priority: 7
Severity: A

Quantity: 1 each
Base Cost: $1,289
Estimated Year: N/A
Total Project Cost: N/A

NEAR PAVILLION

ACCESSIBLE ROUTES

Comment #: EYAP-05

Deficiency: Accessible Routes - All Routes - Connection

There is not an accessible route that connects accessible buildings or facility, elements within the same site. No accessible route to bench and trash receptacle locations.

Measurement: 1 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: Near Pavillion
Room/Spot: Accessible Routes

Code Compliance:		Y/N/NA					
2010 ADAS:	206.2, 206.3	N	**Priority:**	**2**	**Quantity:**	**50**	**sq ft**
1991 ADAAG:	4.1.2(1), 4.3.2(1)	N			**Base Cost:**		**$1,000**
2019 CBC:	11B-206.2, 11B-206.3	N	**Severity:**	**C**	**Estimated Year:**		**35/36**
					Total Project Cost:		**$1,980**

PARKING

ACCESSIBLE STALL

Comment #: EYAP-06

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 2.6 % 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					
2010 ADAS:	502.4	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.3	N			**Base Cost:**		**$6,300**
2019 CBC:	11B-502.4	N	**Severity:**	**C**	**Estimated Year:**		**35/36**
					Total Project Cost:		**$12,480**

TOW AWAY SIGN

Comment #: EYAP-07

Floor/Area: Parking
Room/Spot: Tow Away Sign

Deficiency: Parking - Tow Away Sign - Verbiage

The "tow-away" sign is not provided.

Measurement: 0 count

Recommended Remediation:

Install a sign at the entrance of the parking lot 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 _____."

The additional information needs to be an integral part of the sign and to be provided at installation.

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8.2	N

Priority: 5
Severity: D

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

SET OF 2 ACCESSIBLE PARKING SPACES IN PUBLIC STREET.

PARKING

Comment #: EYAP-08

Floor/Area: Set of 2 accessible parking
Room/Spot: Parking

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 189 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: EYAP-09

Floor/Area: Set of 2 accessible parking
Room/Spot: Parking

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 35/36
Total Project Cost: $12,480

Comment #: EYAP-10

Floor/Area: Set of 2 accessible parking
Room/Spot: Parking

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	Y
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **EYAP-11**

Floor/Area: Set of 2 accessible parking
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade. Slope at front 1/3 of area is 3.90%, where asphalt paving drops downward toward gutter at front of curb of walk. Slope at gutter is 5.5%.

Measurement: 5.5 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 35/36
Total Project Cost: $9,900

24 .2 - GOODS AND SERVICES

AT PAVILION

ASSEMBLY AREAS

Comment #: EYAP-12

Deficiency: Assembly Areas - Wheelchair seating - Floor and ground surface

The floor or ground surface of wheelchair spaces do not have a slope of less than 2.08% (1:48)? Changes in level are not permitted. Walking surface is compacted decomposed granite. Slope at wheelchair seating space is unven due to a hole dug into the DG.

Measurement: 1 count

Recommended Remediation:

Modify the floor or ground surface of wheelchair spaces to have a slope of less than 2.08% (1:48)? Changes in level are not permitted.

Floor/Area: At pavilion
Room/Spot: Assembly Areas

Code Compliance:		Y/N/NA					
2010 ADAS:	802.1.1	N			**Quantity:**	**7**	**sq ft**
1991 ADAAG:	4.33.4	N	**Priority:**	**2**	**Base Cost:**		**$140**
2019 CBC:	11B-802.1.1	N	**Severity:**	**B**	**Estimated Year:**		**35/36**
					Total Project Cost:		**$280**

Comment #: EYAP-13

Deficiency: Assembly Areas - Wheelchair seating - Approach

Wheelchair spaces do not adjoin accessible routes. Accessible routes do overlap wheelchair spaces. Rain running and dripping off edges of roof have caused deep rut at approach to wheelchair seating space. Also a wide hole.

Measurement: 16 square feet

Recommended Remediation:

Ensure that wheelchair spaces adjoin accessible routes and accessible routes do not overlap wheelchair spaces.

Floor/Area: At pavilion
Room/Spot: Assembly Areas

Code Compliance:		Y/N/NA					
2010 ADAS:	11B-802.1.4	N			**Quantity:**	**16**	**sq ft**
1991 ADAAG:	4.33.3	N	**Priority:**	**2**	**Base Cost:**		**$320**
2019 CBC:	11B-802.1.4	N	**Severity:**	**B**	**Estimated Year:**		**35/36**
					Total Project Cost:		**$640**

SEATING

Comment #: EYAP-14

Deficiency: Seating - Non-Booth Table - Knee/Toe Clear Width

Compliant knee clearance width is not provided at exterior covered non-booth tables. For wheelchair seating area at table - Greater than 30” W (41”), greater than minimum 27” H (30.5”), but less than 19” deep (11”)

Measurement: inches

Recommended Remediation:

At dining and work surfaces required to be accessible, knee clearance shall extend 19 inches (483 mm) deep minimum at 27 inches (686 mm) above the finish floor or ground. Knee clearance shall be 30 inches (762 mm) wide minimum.

Floor/Area: At pavilion
Room/Spot: Seating

Code Compliance:

		Y/N/NA
2010 ADAS:	306.3.3, 306.3.5	N
1991 ADAAG:	4.32.3	N
2019 CBC:	11B-306.3.3, 306.5	N

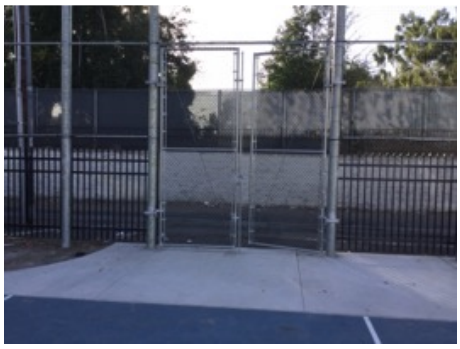
Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $1,300
Estimated Year: 35/36
Total Project Cost: $2,580

GATE AT REAR OF PARK, OFF ALLEY - MULTIPLE ISSUES

ACCESSIBLE ROUTE

Comment #: EYAP-15



Deficiency: Accessible Route - Hazardous Vehicular Areas - Detectable Warning

The detectable warning surface is not installed at hazardous vehicular area boundary between basketball court and alley when door is in open position.

Measurement: 15 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: Gate at rear of park, off alley -
Room/Spot: Accessible Route

Code Compliance:

			Y/N/NA
2010 ADAS:	N/A		N/A
1991 ADAAG:	N/A		N/A
2019 CBC:	11B-247.1.2.5	11B-705.1.2.5	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $350
Estimated Year: N/A
Total Project Cost: N/A

INTERIOR DOORS/DOORWAYS/GATES

Comment #: EYAP-16

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

32-inch clear opening is not provided when door is open at 90 degrees. Pair of 60” W (120” W total) chain-link gate off alley is locked in open position, but maybe 15 degrees open, not in 90 degrees.

Measurement: 15 degree

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: Gate at rear of park, off alley -
Room/Spot: Interior Doors/Doorways/Gates

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.3	N
1991 ADAAG:	4.13.5	N
2019 CBC:	11B-404.2.3	N

Priority: 2
Severity: B

Quantity: 1 each
Base Cost: $0
Estimated Year: 35/36
Total Project Cost: $0

Comment #: EYAP-17

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

Lower 10 inches of door is not smooth.

Measurement: 15 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: Gate at rear of park, off alley -
Room/Spot: Interior Doors/Doorways/Gates

Code Compliance:

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

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $2,800
Estimated Year: N/A
Total Project Cost: N/A

NEAR HALF-COURT BASKETBALL COURT

DRINKING FOUNTAIN

Comment #: EYAP-18

Deficiency: Drinking Fountain - Wheelchair Compliance - Clear Floor Grades

30" x 48" clear floor space slopes is not firm and stable due to water leaking into the area.

Measurement: 1 count

Recommended Remediation:

Provide a surface at the 30" x 48" clear floor or ground surface so it remains firm and stable at all time.

Changes in level are not permitted with the exception that slopes not steeper than 1:48 shall be permitted.

Floor/Area: Near half-court basketball court
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	305.2	N
1991 ADAAG:	4.15.5	N
2019 CBC:	11B-305.2	N

Priority: 6
Severity: C

Quantity: 7 sq ft
Base Cost: $140
Estimated Year: N/A
Total Project Cost: N/A

Comment #: EYAP-19

Deficiency: Drinking Fountain - Wheelchair Compliance - Operable Parts-Force

The force required to activate operable parts exceed 5 pounds maximum. Button at “lo” drinking fountain sticks, so is greater than 5 lbs force to get water to flow. Then water goes over bowl onto ground.

Measurement: 1 count

Recommended Remediation:

The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Floor/Area: Near half-court basketball court
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	309.4 / -602.3	N
1991 ADAAG:	4.15.4, 4.27.4	Y
2019 CBC:	11B-309.4 / 11B-602.3	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $366
Estimated Year: N/A
Total Project Cost: N/A

Comment #: EYAP-20

Floor/Area: Near half-court basketball court
Room/Spot: Drinking Fountain

Deficiency: Drinking Fountain - Wheelchair Compliance - Water Flow

The spout does not provide a flow of water 4 high minimum. Spout turned -15 degrees toward front instead of +15 degrees toward back. Water flow within reach of persons in wheelchairs, but water goes past edge of round bowl.

Measurement: 1 count

Recommended Remediation:

Adjust water spout angle. 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	602.6	N
1991 ADAAG:	4.15.3	N
2019 CBC:	11B-602.6	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $366
Estimated Year: N/A
Total Project Cost: N/A

Comment #: EYAP-21

Floor/Area: Near half-court basketball court
Room/Spot: Drinking Fountain

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 depth is not located a minimum of 15-inches from the vertical support, or a maximum of 5-inches from front edge of the unit.

Measurement: 1 count

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	602.5	N
1991 ADAAG:	4.15.3	N
2019 CBC:	11B-602.5	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $0
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **EYAP-22**

Floor/Area: Near half-court basketball court
Room/Spot: Drinking Fountain

Deficiency: Drinking Fountain - Typical at Both - Pedestrian Protection

Pedestrian protection provided at drinking fountains. “Lo” DF protrudes18” into path at DG walking surface, but no barriers.

Measurement: 1 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	307.4	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-602	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $8,000
Estimated Year: N/A
Total Project Cost: N/A

HAMILTON PARK

25.0 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	12	$125	**$300**
Priority 2	3	$4,500	**$8,910**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	0	$0	**N/A**
Priority 6	3	$14,419	**N/A**
Priority 7	4	$4	**N/A**
Total	**18**	**$19,048**	**$9,210**

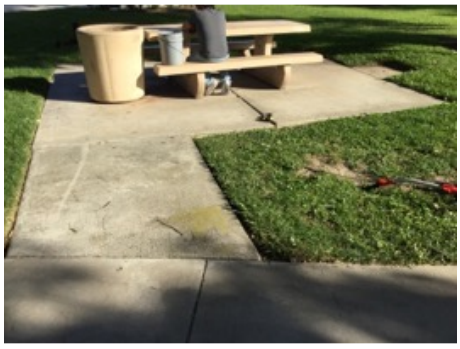
* Project costs includes soft cost allowance, GC cost & fee, escalation and contingency, priority 5, 6, and 7 are not included in the transition plan and therefore have o calculated Project Costs.

25 .1 - APPROACH AND ENTRANCE

PICNIC #2

ACCESSIBLE ROUTE

Comment #: HP-01



Floor/Area: Picnic #2
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - Height

Accessible route has multiple locations where changes in level over ¼" vertical or ½" beveled occur. The route to the accessible seat location for picnic area 2 has a pavement displacement.

Measurement: .5 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.

Code Compliance:		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	Y
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 7
Severity: C

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

WALK #1

ACCESSIBLE ROUTE

Comment #: HP-02

Floor/Area: Walk #1
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - Height

Accessible route has multiple locations where changes in level over ¼" vertical or ½" beveled occur. For the first 54' of walk #1 headed north from the public walk along Monterey street, several places of vertical displacement exist, including some that exceed .5" area "A".

Measurement: .5 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.

Code Compliance:		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	Y
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 7
Severity: C

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

WALK #2

ACCESSIBLE ROUTE

Comment #: HP-03

Floor/Area: Walk #2
Room/Spot: Accessible Route

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). For an appropriate 10' length starting at 28' north of light post #2, along the left or west fork of walk #2, the slope exceeds 2%. Area "B".

Measurement: 2.8 % grade

Recommended Remediation:

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

Code Compliance:

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

Priority: 1
Severity: A

Quantity: 1 each
Base Cost: $20
Estimated Year: 35/36
Total Project Cost: $40

Comment #: HP-04

Floor/Area: Walk #2
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - Height

Accessible route has multiple locations where changes in level over ¼" vertical or ½" beveled occur. The left or west branch of walk #2 has a vertical displacement at 22' north of light post #2. Area "F".

Measurement: 38 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $1
Estimated Year: 35/36
Total Project Cost: $10

Comment #: **HP-05**

Floor/Area: Walk #2
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - Height

Accessible route has multiple locations where changes in level over ¼" vertical or ½" beveled occur. The left or west branch of walk #2 has a vertical displacement at 37', north of light post #2, around the circumference of a piece of patch cement(plant area fill-in?) of 1/4" to 1/2" in places. Area "E".

Measurement: .5 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	Y
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 7
Severity: C

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

Comment #: **HP-06**

Floor/Area: Walk #2
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - Height

Accessible route has multiple locations where changes in level over ¼" vertical or ½" beveled occur. The right or east branch of walk #2 has a vertical displacement at 47' north of light post #2, of 1/4", area "D".

Measurement: .25 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	Y
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 7
Severity: C

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

Comment #: **HP-07**

Floor/Area: Walk #2
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - Height

Accessible route has multiple locations where changes in level over ¼" vertical or ½" beveled occur. There is an area "C" on the map, of pavement sunken from the adjoining walk and curb to a displacement of 1"+ about 62' north of light post #2 on the west side of the east walk.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $1
Estimated Year: 35/36
Total Project Cost: $10

Comment #: **HP-08**

Floor/Area: Walk #2
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - Height

Accessible route has multiple locations where changes in level over ¼" vertical or ½" beveled occur. The right or east branch of walk #2 has a vertical displacement of 3/4" at the entry to picnic area 1

Measurement: 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: C

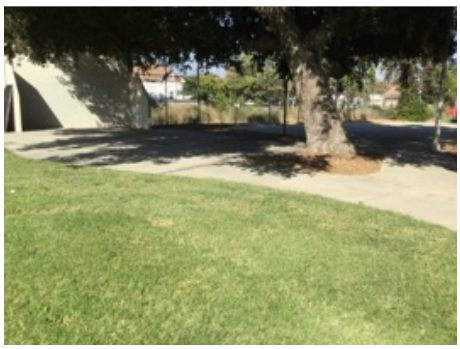
Quantity: 1 each
Base Cost: $1
Estimated Year: 35/36
Total Project Cost: $10

WALK #3

ACCESSIBLE ROUTE

Comment #: HP-09

Deficiency: Accessible Route - Slopes - Cross Slope



The cross slope of accessible routes exceeds 1:48 (2.0 %). The north end of walk #3, encircling a tree just south of the handball court has very uneven pavement displacement due to an approximately 250 year old CA live oak. Suggest moving walk and handball court to save this tree.

Measurement: % grade

Recommended Remediation:

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

Floor/Area: Walk #3
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $20
Estimated Year: 35/36
Total Project Cost: $40

Comment #: HP-10

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%. Walk #3 encircling the tree at the north end of walk #3 has areas exceeding 5% slope in the direction of travel. 5.6% to 13.5% running slopes.

Measurement: 13.5 % 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: Walk #3
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $20
Estimated Year: 35/36
Total Project Cost: $40

Comment #: HP-11

Floor/Area: Walk #3
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - Height

Accessible route has multiple locations where changes in level over ¼" vertical or ½" beveled occur. Walk #3 has vertical pavement displacement at 23' north of light post #4, and at several locations at the end of the walk surrounding the live ca oak tree.

Measurement: 1.5 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $1
Estimated Year: 35/36
Total Project Cost: $10

WALK #4

ACCESSIBLE ROUTE

Comment #: HP-12

Floor/Area: Walk #4
Room/Spot: Accessible Route

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). At 59' east of the north end of walk #3, the pavement displacement creates an excessive slope for walk #4 and the adjoining basketball court, area "H".

Measurement: 6.5 % grade

Recommended Remediation:

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

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $20
Estimated Year: 35/36
Total Project Cost: $40

Comment #: HP-13

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%. At a location 59' east of the north end of walk #3, the slope is 16.2%

Measurement: 16.2 % 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: Walk #4
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	402.2	N			**Quantity:**	**1**	**each**
1991 ADAAG:	4.3.7	N	**Priority:**	**1**	**Base Cost:**		**$20**
2019 CBC:	11B-402.2	N			**Estimated Year:**		**35/36**
			Severity:	**C**	**Total Project Cost:**		**$40**

WALK #5

ACCESSIBLE ROUTE

Comment #: HP-14

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). For an appropriate 7' length, walk #5 going north from light post #4, 59' to 66', the slope exceeds 2%. Area "G".

Measurement: 2.6 % grade

Recommended Remediation:

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

Floor/Area: Walk #5
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N			**Quantity:**	**1**	**each**
1991 ADAAG:	4.3.7	N	**Priority:**	**1**	**Base Cost:**		**$20**
2019 CBC:	11B-406.5.7	N			**Estimated Year:**		**35/36**
			Severity:	**C**	**Total Project Cost:**		**$40**

Comment #: **HP-15**

Floor/Area: Walk #5
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - Height

Accessible route has multiple locations where changes in level over ¼" vertical or ½" beveled occur. The right or east branch of walk #5 has three places of vertical pavement displacement at 29', 52' and 66' north of light post #4, ranging from .5" to .75".

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: C

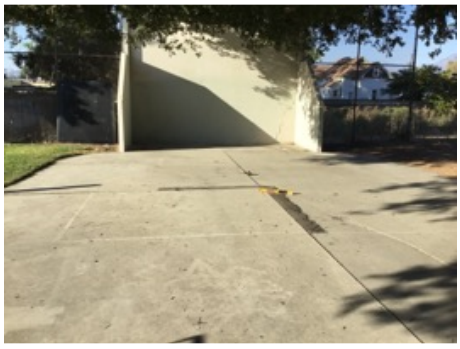
Quantity: 1 each
Base Cost: $1
Estimated Year: 35/36
Total Project Cost: $10

25 .2 - GOODS AND SERVICES

AREA OF SPORT ACTIVITY

ACCESSIBLE ROUTE

Comment #: HP-16



Floor/Area: Area of Sport Activity
Room/Spot: Accessible Route

Deficiency: Area of Sport Activity - Accessible Route - Connection

An accessible route is not provided to the boundary of each area of sport activity. Around its central area, the handball exceeds 2% slope with running slopes of 9.8%

Measurement: 9.8 % grade

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

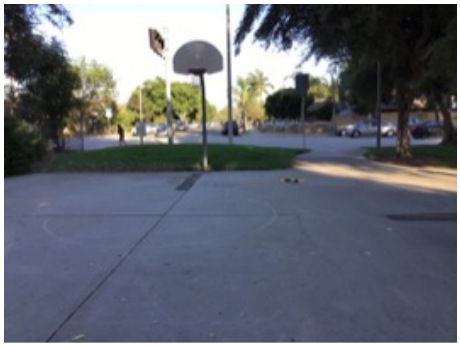
Code Compliance:

		Y/N/NA
2010 ADAS:	206.2.18 / 206.2.2	N
1991 ADAAG:	4.1.3(2), 4.3.2(2)	N
2019 CBC:	11B-206.2.18 / 11B-206.2.2	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $1,500
Estimated Year: 35/36
Total Project Cost: $2,970

Comment #: HP-17



Floor/Area: Area of Sport Activity
Room/Spot: Accessible Route

Deficiency: Area of Sport Activity - Accessible Route - Connection

An accessible route is not provided to the boundary of each area of sport activity. The south west area of the basketball court has excessive slopes and vertical pavement displacement.

Measurement: 5.2 % grade

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

Code Compliance:

		Y/N/NA
2010 ADAS:	206.2.18 / 206.2.2	N
1991 ADAAG:	4.1.3(2), 4.3.2(2)	N
2019 CBC:	11B-206.2.18 / 11B-206.2.2	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $1,500
Estimated Year: 35/36
Total Project Cost: $2,970

DF 1

DRINKING FOUNTAIN

Comment #: HP-18

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: DF 1
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	204.2	N
1991 ADAAG:	4.1.3 (10) (a)	N
2019 CBC:	11B-204.2	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $5,439
Estimated Year: N/A
Total Project Cost: N/A

Comment #: HP-19

Deficiency: Drinking Fountain - Wheelchair Compliance - Knee Clearance

30" x 48" clear floor space positioned for a forward approach is not centered on the unit. Knee Clearance of 27-inches is not provided.

Measurement: 25.5 count

Recommended Remediation:

Replace unit with one that provides a 30" x 48" clear floor space positioned for a forward approach centered on the unit. Minimum 27 inch knee and toe clearance is required for a width of 30" and a depth of 18-inches minimum.

Floor/Area: DF 1
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	602.2	N
1991 ADAAG:	4.15.5	N
2019 CBC:	11B-602.2	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $980
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **HP-20**

Floor/Area: DF 1
Room/Spot: Drinking Fountain

Deficiency: Drinking Fountain - Typical at Both - Pedestrian Protection

Pedestrian protection 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	307.4	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-602	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $8,000
Estimated Year: N/A
Total Project Cost: N/A

HANDBALL COURT

AREA OF SPORT ACTIVITY

Comment #: **HP-21**

Floor/Area: Handball court
Room/Spot: Area of Sport Activity

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: 0 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	206.7.9	
1991 ADAAG:	4.1.3(2), 4.3.2(2)	N
2019 CBC:	11B-206.7.9	

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $1,500
Estimated Year: 35/36
Total Project Cost: $2,970

WALK #1

ACCESSIBLE ROUTE

Comment #: **HP-22**

Floor/Area: Walk #1
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - Height

Accessible route has multiple locations where changes in level over ¼" vertical or ½" beveled occur approximately 5' north of the south public sidewalk on Monterey st

Measurement: .5 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $1
Estimated Year: 35/36
Total Project Cost: $10

KELLOGG PARK

26.0 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	$96,490	**$192,010**
Priority 2	7	$67,220	**$139,780**
Priority 3	32	$40,072	**$83,470**
Priority 4	0	$0	**$0**
Priority 5	8	$7,165	**N/A**
Priority 6	5	$7,345	**N/A**
Priority 7	5	$4,240	**N/A**
Total	**68**	**$222,532**	**$415,260**

* 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.

26 .1 - APPROACH AND ENTRANCE

ACCESSIBLE ROUTE

SLOPES

Comment #: **KP-01**

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). From where the western loop end of walk #3, where it joins walk #2, to a distance of 470' going around the loop to the south east, the walk does not exceed 2%. The remaining distance of the walk, ending at walk #2 at a total distance of 500' exceeds 2% slope in patches, however the whole walk is about level.

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:		Y/N/NA					
2010 ADAS:	405.2	N				**Quantity:**	**150 sq ft**
1991 ADAAG:	4.3.7	N	**Priority:**	**1**		**Base Cost:**	**$2,973**
2019 CBC:	11B-406.5.7	N	**Severity:**	**B**		**Estimated Year:**	**35/36**
						Total Project Cost:	**$5,890**

Comment #: **KP-02**

Deficiency: Accessible Route - Slopes - Cross Slope

The path around the restroom building until it meets the plaza, approximately 40', has cross slopes exceeding 2% cross slope

Measurement: 4.4 % 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					
2010 ADAS:	405.2	N				**Quantity:**	**240 sq ft**
1991 ADAAG:	4.3.7	N	**Priority:**	**1**		**Base Cost:**	**$4,757**
2019 CBC:	11B-406.5.7	N	**Severity:**	**A**		**Estimated Year:**	**35/36**
						Total Project Cost:	**$9,420**

Comment #: KP-03

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). The shaded pavement area adjacent to the restroom building, at its south side, does not exceed 2% slope in any direction until the pavement joint along the center line of the support column.

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:		Y/N/NA					
2010 ADAS:	405.2	N	**Priority:**	**1**	**Quantity:**	**100**	**sq ft**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$1,982**
2019 CBC:	11B-406.5.7	N	**Severity:**	**C**	**Estimated Year:**		**35/36**
					Total Project Cost:		**$3,930**

Comment #: KP-04

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). Walk#1 from 16' distance from curb ramp #1 to 43' distance from curb ramp #1 exceeds 2% cross slope.

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:		Y/N/NA					
2010 ADAS:	405.2	N	**Priority:**	**1**	**Quantity:**	**20**	**sq ft**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$396**
2019 CBC:	11B-406.5.7	N	**Severity:**	**B**	**Estimated Year:**		**35/36**
					Total Project Cost:		**$790**

CR #1

AT GRADE TRANSITIONS

Comment #: **KP-05**

Floor/Area: CR #1
Room/Spot: At Grade Transitions

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: 13.7 % grade

Recommended Remediation:

Remove and replace the curb ramp so that the provided flares are not steeper than the allowable 1:10 (10%) grade.

Code Compliance:		Y/N/NA					
2010 ADAS:	406.3	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.7.5	N			**Base Cost:**		**$1,750**
2019 CBC:	11B-406.2.2	N	**Severity:**	**C**	**Estimated Year:**		**36/37**
					Total Project Cost:		**$3,640**

Comment #: **KP-06**

Floor/Area: CR #1
Room/Spot: At Grade Transitions

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: 14.6 % grade

Recommended Remediation:

Remove and replace the curb ramp so that the provided flares are not steeper than the allowable 1:10 (10%) grade.

Code Compliance:		Y/N/NA					
2010 ADAS:	406.3	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.7.5	N			**Base Cost:**		**$1,750**
2019 CBC:	11B-406.2.2	N	**Severity:**	**C**	**Estimated Year:**		**36/37**
					Total Project Cost:		**$3,640**

Comment #: KP-07

Floor/Area: CR #1
Room/Spot: At Grade Transitions

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: 47.5 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	406.4	Y
1991 ADAAG:	4.7.3	Y
2019 CBC:	11B-406.5.2	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $1,750
Estimated Year: N/A
Total Project Cost: N/A

Comment #: KP-08

Floor/Area: CR #1
Room/Spot: At Grade Transitions

Deficiency: At Grade Transitions - Perpendicular Curb Ramp - Landing Slope

The slope of the landing at the top of the curb ramp near the drive thru ordering location is steeper than 1:48 (2.0%) in any direction.

Measurement: 3 % grade

Recommended Remediation:

Replace landing. The slope of the landing in all directions shall be 1:48 maximum.

Code Compliance:

		Y/N/NA
2010 ADAS:	405.7.1	N
1991 ADAAG:	4.7.5	N
2019 CBC:	11B-406.5.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $0
Estimated Year: 36/37
Total Project Cost: $0

Comment #: KP-09

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: 8.9 % 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: CR #1
Room/Spot: At Grade Transitions

Code Compliance:		Y/N/NA					
2010 ADAS:	406.2	N				**Quantity:**	**1 each**
1991 ADAAG:	4.7.2	N	**Priority:**	**1**		**Base Cost:**	**$1,750**
2019 CBC:	11B-406.5.8	N	**Severity:**	**C**		**Estimated Year:**	**36/37**
						Total Project Cost:	**$3,640**

WALK #1

ACCESSIBLE ROUTE

Comment #: KP-10

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). The next portion of walk #1 up to a distance of 51' distance from curb ramp #1 exceeds 2% slope.

Measurement: 2.4 % grade

Recommended Remediation:

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

Floor/Area: Walk #1
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N				**Quantity:**	**306 sq ft**
1991 ADAAG:	4.3.7	N	**Priority:**	**1**		**Base Cost:**	**$6,065**
2019 CBC:	11B-406.5.7	N	**Severity:**	**B**		**Estimated Year:**	**35/36**
						Total Project Cost:	**$12,010**

Comment #: **KP-11**

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). Walk #2, from where the western end connec with the eastern end of walk #1 does not exceed 2% slope for a distance starting to the south east, continuing around in its loop to distance of 490'. Then there is a length of excessive cross slope from 490' to 500'. Then it does not exceed slope from 500' to 554' distance from origin. The

Measurement: 2.4 % grade

Recommended Remediation:

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

Floor/Area: Walk #1
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: A

Quantity: 3000 sq ft
Base Cost: $59,460
Estimated Year: 35/36
Total Project Cost: $117,730

Comment #: **KP-12**

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). At a length 23' going north east from curb ramp #1 the slope changes from level to exceeding 2%.

Measurement: 3 % grade

Recommended Remediation:

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

Floor/Area: Walk #1
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 20 sq ft
Base Cost: $396
Estimated Year: 35/36
Total Project Cost: $790

Comment #: KP-13

Deficiency: Accessible Route - Vertical Displacment - Height

Accessible route has multiple locations where changes in level over ¼" vertical or ½" beveled occur. At 90' headed north east on walk #1 from curb ramp #1, there is a vertical displacement. Area "A".

Measurement: .5 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: Walk #1
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	303.2, 303.3	N	**Priority:**	**7**	**Quantity:**	**10**	**In ft**
1991 ADAAG:	4.5.2	Y			**Base Cost:**		**$10**
2019 CBC:	11B-303.2, 11B-303.3	N	**Severity:**	**C**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

WALK #1A

ACCESSIBLE ROUTE

Comment #: KP-14

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). The first 35' of walk #1a, headed south west does not exceed 2% cross slope. The next distance to 45' exceeds 2% cross slope.

Measurement: 2.4 % grade

Recommended Remediation:

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

Floor/Area: Walk #1a
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N	**Priority:**	**1**	**Quantity:**	**60**	**sq ft**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$1,189**
2019 CBC:	11B-406.5.7	N	**Severity:**	**C**	**Estimated Year:**		**35/36**
					Total Project Cost:		**$2,360**

WALK #2

ACCESSIBLE ROUTE

Comment #: **KP-15**

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: Walk #2
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$20**
2019 CBC:	11B-406.5.7	N	**Severity:**	**A**	**Estimated Year:**		**35/36**
					Total Project Cost:		**$40**

WALK #2 @ 139'

ACCESSIBLE ROUTE

Comment #: **KP-16**

Deficiency: Accessible Route - Openings - Width

Accessible route grates / openings exceed ½" in the direction of travel. At 139' distance from where walk #2 meets the east end of walk #1, there is a deep horizontal break. The vertical depth ranges from .75" to 1.5" and the horizontal distance of discontinuity ranges from 3" to 6" at the northern edge. The break extends away from the north edge about 30" to the south. A

Measurement: 1.5 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of ½" 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: Walk #2 @ 139'
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	302.3	N	**Priority:**	**1**	**Quantity:**	**20**	**In ft**
1991 ADAAG:	4.5.4	N			**Base Cost:**		**$179**
2019 CBC:	11B-302.3	N	**Severity:**	**B**	**Estimated Year:**		**35/36**
					Total Project Cost:		**$360**

WALK #5

ACCESSIBLE ROUTE

Comment #: **KP-17**

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). Walk #5 exceeds 2% cross slope it's whole length.

Measurement: 3 % grade

Recommended Remediation:

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

Floor/Area: Walk #5
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 500 sq ft
Base Cost: $9,910
Estimated Year: 35/36
Total Project Cost: $19,630

26 .2 - GOODS AND SERVICES

AGES 2-12

PLAYGROUNDS

Comment #: KP-18

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. Accessible Route- Connecting Elements: There is no accessible route from walk to stairs, or the slide.

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: Ages 2-12
Room/Spot: Playgrounds

Code Compliance:

		Y/N/NA
2010 ADAS:	206.2.2	N
1991 ADAAG:	4.5.1	N
2019 CBC:	11B-206.2.2	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $6,620
Estimated Year: 36/37
Total Project Cost: $13,770

Comment #: KP-19

Deficiency: Playgrounds - Accessible Route - Ground Surface

It is unknown if the ground surface complie with ASTM F 1951. This will need to be verified with the client.

Measurement: 2

Recommended Remediation:

Ground surface comply with ASTM F 1951, Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951.

Floor/Area: Ages 2-12
Room/Spot: Playgrounds

Code Compliance:

		Y/N/NA
2010 ADAS:	11B-1008.2.6.1	N
1991 ADAAG:	4.5.1	N
2019 CBC:	11B-1008.2.6.1	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $50,000
Estimated Year: 36/37
Total Project Cost: $103,950

TOT LOT

Comment #: KP-20

Deficiency: Ramps - Handrails - Both Sides

Handrails are not provided on both sides of the ramp and required landings.

Measurement: 7.3 % grade

Recommended Remediation:

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

Floor/Area: Ages 2-12
Room/Spot: Tot Lot

Code Compliance:

		Y/N/NA
2010 ADAS:	505.2	N
1991 ADAAG:	4.8.5 (1)	N
2019 CBC:	11B-505.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $3,912
Estimated Year: 36/37
Total Project Cost: $8,140

Comment #: KP-21

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: Ages 2-12
Room/Spot: Tot Lot

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-1008.3.2.4	N

Priority: 5
Severity: D

Quantity: 5 each
Base Cost: $175
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **KP-22**

Deficiency: Playgrounds - Transfer System - Transfer Space

A 30" x 48" level transfer space is not provided.

Measurement: 1 count

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: Ages 2-12
Room/Spot: Tot Lot

Code Compliance:

		Y/N/NA
2010 ADAS:	1008.3.1.3	N
1991 ADAAG:	15.6.5.1.3	N
2019 CBC:	11B-1008.3.1.3	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 36/37
Total Project Cost: $10,400

Comment #: **KP-23**

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: 22 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: Ages 2-12
Room/Spot: Tot Lot

Code Compliance:

		Y/N/NA
2010 ADAS:	1008.3.1.2, 1008.3.1.3	N
1991 ADAAG:	15.6.5.1.2	N
2019 CBC:	11B-1008.3.1.2 11B-1008.3.1.3	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 36/37
Total Project Cost: $10,400

BENCH #2

BENCHES

Comment #: KP-24

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: 0 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: Bench #2
Room/Spot: Benches

Code Compliance:		Y/N/NA					
2010 ADAS:	802.3.1	N	**Priority:**	**2**	**Quantity:**	**10**	**sq ft**
1991 ADAAG:	4.33.3	N			**Base Cost:**		**$200**
2019 CBC:	11B-802.3.1	N	**Severity:**	**B**	**Estimated Year:**		**36/37**
					Total Project Cost:		**$420**

BENCH #3

PARK

Comment #: KP-25

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: 0 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: Bench #3
Room/Spot: Park

Code Compliance:		Y/N/NA					
2010 ADAS:	802.3.1	N	**Priority:**	**2**	**Quantity:**	**10**	**sq ft**
1991 ADAAG:	4.33.3	N			**Base Cost:**		**$200**
2019 CBC:	11B-802.3.1	N	**Severity:**	**B**	**Estimated Year:**		**36/37**
					Total Project Cost:		**$420**

DRINKING FOUNTAIN

DRINKING FOUNTAIN

Comment #: KP-26

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: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	204.2	N
1991 ADAAG:	4.1.3 (10) (a)	N
2019 CBC:	11B-204.2	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $5,439
Estimated Year: N/A
Total Project Cost: N/A

Comment #: KP-27

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.

Measurement: 26.5 count

Recommended Remediation:

Replace unit with one that provides a 30" x 48" clear floor space positioned for a forward approach centered on the unit. Minimum 27 inch knee and toe clearance fis required for a width of 30" and a depth of 18-inches minimum.

Floor/Area: Drinking fountain
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	602.2	N
1991 ADAAG:	4.15.5	N
2019 CBC:	11B-602.2	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $980
Estimated Year: N/A
Total Project Cost: N/A

Comment #: KP-28

Floor/Area: Drinking fountain
Room/Spot: Drinking Fountain

Deficiency: Drinking Fountain - Wheelchair Compliance - Water Flow

The spout does not provide a flow of water 4 high minimum. Angle appears to be 15 degrees.

Measurement: 1 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	602.6	N
1991 ADAAG:	4.15.3	N
2019 CBC:	11B-602.6	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $366
Estimated Year: N/A
Total Project Cost: N/A

WALK #2 EAST END

BENCHES

Comment #: KP-29

Floor/Area: Walk #2 east end
Room/Spot: Benches

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: 0 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	802.3.1	N
1991 ADAAG:	4.33.3	N
2019 CBC:	11B-802.3.1	N

Priority: 2
Severity: B

Quantity: 10 sq ft
Base Cost: $200
Estimated Year: 36/37
Total Project Cost: $420

26 .3A - PUBLIC TOILET ROOMS (MULTI_USER)

ACCESSIBLE TOILET STALL

DISPENSERS

Comment #: KP-30

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location

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

Measurement: 12 inches

Recommended Remediation:

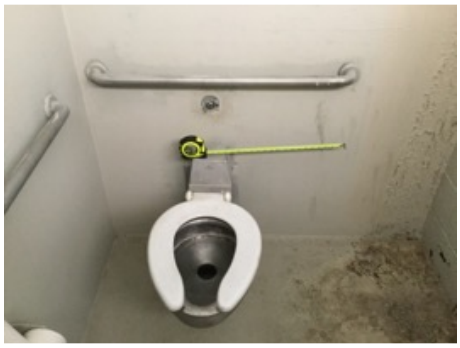
This requires relocation of the toilet paper dispenser so that center line is 7" minimum to 9" maximum from face of water closet in front of the water closet measured to the centerline of the dispenser, and located below the grab bar.

Floor/Area: Accessible Toilet Stall
Room/Spot: Dispensers

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

REAR GRAB BAR

Comment #: KP-31



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: Accessible Toilet Stall
Room/Spot: Rear Grab Bar

Code Compliance:		Y/N/NA					
2010 ADAS:	604.5.2	N	**Priority:**	**3**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.17.6	N			**Base Cost:**		**$355**
2019 CBC:	11B-604.5.2	N	**Severity:**	**C**	**Estimated Year:**		**36/37**
					Total Project Cost:		**$740**

SIDE GRAB BAR

Comment #: **KP-32**

Floor/Area: Accessible Toilet Stall
Room/Spot: Side Grab Bar

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	604.5.1	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.1	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $200
Estimated Year: 36/37
Total Project Cost: $420

Comment #: **KP-33**

Floor/Area: Accessible Toilet Stall
Room/Spot: Side Grab Bar

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	604.5.1	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.1	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $200
Estimated Year: 36/37
Total Project Cost: $420

LAVATORY

LOCATION

Comment #: KP-34

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 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: Lavatory
Room/Spot: Location

Code Compliance:

		Y/N/NA
2010 ADAS:	606	Y
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-606.6	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $3,000
Estimated Year: N/A
Total Project Cost: N/A

MEN'S RESTROOM

Comment #: KP-35

Deficiency: Restroom Doors - Tactile Sign - General

No permanent tactile restroom identification sign has been provided. Geometric sign shall be located on the door. Pictogram not correct size.

Measurement: 5 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
2010 ADAS:	216.2, 703.4.1&2	N
1991 ADAAG:	4.30.6	N
2019 CBC:	11B-216.2, 11B-703.1&2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $150
Estimated Year: 36/37
Total Project Cost: $320

Comment #: KP-36

Floor/Area: Men's Restroom

Deficiency: Restroom Doors - Geometric Sign - General

There is no geometric sign on the exterior door to the restrooms.

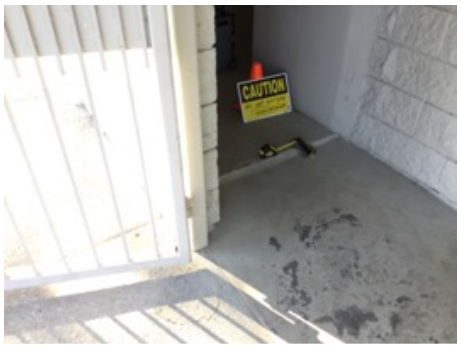
Measurement: 0 count

Recommended Remediation:

Relocate geometric sign with the appropriate geometric symbol. either Triangle, Circle or contrasting unisex geometric symbol to the door of the restroom. ADA does not require Geometric signs at restroom doors.

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$110**
2019 CBC:	11B-216.8.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: KP-37



Floor/Area: Men's Restroom

Deficiency: Restroom Doors - Threshold - Height

The threshold height exceeds the allowable tolerances.

Measurement: 1 inches

Recommended Remediation:

Thresholds, if provided at doorways, shall be ½ inch (12.7 mm) high maximum.

Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between ¼ inch (6.4 mm) high minimum and ½ 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:		Y/N/NA					
2010 ADAS:	303.2, 404.2.5	N	**Priority:**	**3**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.13.8	N			**Base Cost:**		**$358**
2019 CBC:	11B-303.2, 11B-404.2.5	N	**Severity:**	**C**	**Estimated Year:**		**36/37**
					Total Project Cost:		**$750**

Comment #: KP-38

Floor/Area: Men's Restroom

Deficiency: Restroom Doors - Threshold - Height

The threshold height exceeds the allowable tolerances.

Measurement: 1 inches

Recommended Remediation:

Thresholds, if provided at doorways, shall be ½ inch (12.7 mm) high maximum.

Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between ¼ inch (6.4 mm) high minimum and ½ 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.

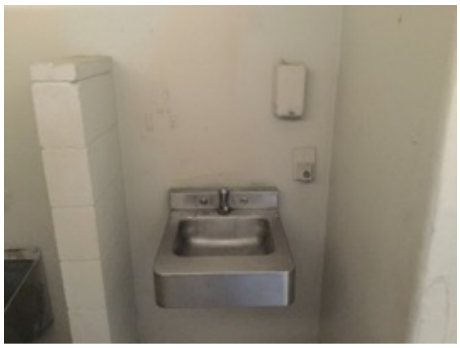
Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 404.2.5	N
1991 ADAAG:	4.13.8	N
2019 CBC:	11B-303.2, 11B-404.2.5	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $358
Estimated Year: 36/37
Total Project Cost: $750

Comment #: KP-39



Floor/Area: Men's Restroom

Deficiency: Restroom Interior Space - Amenities - Soap Dispenser Height

The soap dispenser exceeds the maximum allowable height.

Measurement: 50 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	308.2.2	Y
1991 ADAAG:	4.23.7	N
2019 CBC:	603.5	N

Priority: 5
Severity: D

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

Comment #: **KP-40**

Floor/Area: Men's Restroom

Deficiency: Lavatory - Location - Centerline Distance

The lavatory is not located so that the distance to the adjacent side wall is minimum 18 inches. 17" to left, 18" to right. Alcove is 35" W

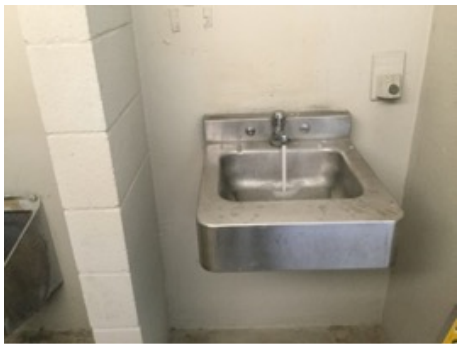
Measurement: 17 inches

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.

Code Compliance:		Y/N/NA					
2010 ADAS:	606	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 #: **KP-41**



Floor/Area: Men's Restroom

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: 7 seconds

Recommended Remediation:

Adjust self-closing valves to remain on for at least 10 seconds.

Code Compliance:		Y/N/NA					
2010 ADAS:	309, 606.4	N	**Priority:**	**3**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.19.5	N			**Base Cost:**		**$366**
2019 CBC:	11B-309, 11B-606.4	N	**Severity:**	**C**	**Estimated Year:**		**36/37**
					Total Project Cost:		**$770**

Comment #: KP-42

Floor/Area: Men's Restroom

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: 7 seconds

Recommended Remediation:

Adjust so self-closing valves remain on for at least 10 seconds.

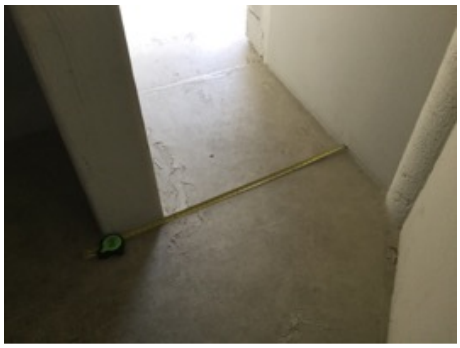
Code Compliance:

		Y/N/NA
2010 ADAS:	309, 606.4	N
1991 ADAAG:	4.19.5	N
2019 CBC:	11B-309, 11B-606.4	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $366
Estimated Year: 36/37
Total Project Cost: $770

Comment #: KP-43



Floor/Area: Men's Restroom

Deficiency: Accessible Toilet Stall - Access - 44-Inch Clearance

The required clear width of 44 inches to accessible stalls and/or urinals is not provided. Between men's restroom entrance and entrance to accessible water closet compartment.

Measurement: 37.5 inches

Recommended Remediation:

Reconfigure restroom to provide a minimum of 44" accessible route to accessible compartments and/or urinal. Baby changing tables when deployed shall not obstruct the required width of an accessible route.

ADA requires the clear width of walking surfaces to be 36 inches (914 mm) minimum with an exception to allow the clear width to be reduced to 32 inches (813 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1219 mm).

Code Compliance:

		Y/N/NA
2010 ADAS:	403.5.1	N
1991 ADAAG:	4.17.3	N
2019 CBC:	11B-226.4, 11B-403.5.1	N

Priority: 3
Severity: B

Quantity: 1 each
Base Cost: $2,750
Estimated Year: 36/37
Total Project Cost: $5,720

Comment #: **KP-44**

Floor/Area: Men's Restroom

Deficiency: Accessible Toilet Stall - Water Closet - Location

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

Measurement: 19 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)

Code Compliance:		Y/N/NA					
2010 ADAS:	604.2	N				**Quantity:**	**1 each**
1991 ADAAG:	4.16.2	N	**Priority:**	**3**		**Base Cost:**	**$2,736**
2019 CBC:	11B-604.2	N	**Severity:**	**C**		**Estimated Year:**	**36/37**
						Total Project Cost:	**$5,690**

Comment #: **KP-45**

Floor/Area: Men's Restroom

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.

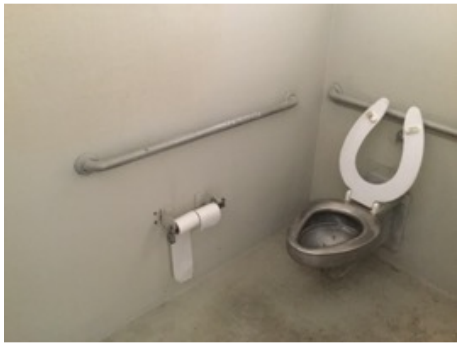
Measurement: 53 inches

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.

Code Compliance:		Y/N/NA					
2010 ADAS:	604.5.1	N				**Quantity:**	**1 each**
1991 ADAAG:	4.17.6	N	**Priority:**	**3**		**Base Cost:**	**$0**
2019 CBC:	11B-604.5.1	N	**Severity:**	**C**		**Estimated Year:**	**36/37**
						Total Project Cost:	**$0**

Comment #: **KP-46**



Floor/Area: Men's Restroom

Deficiency: Accessible Toilet Stall - Side Grab Bar - Total Length

The side grab bar is not minimum 42 inches in length.

Measurement: 41 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	604.5.1	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.1	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: 36/37
Total Project Cost: $740

Comment #: **KP-47**

Floor/Area: Men's Restroom

Deficiency: Accessible Toilet Stall - Grab bars - Allowable Stresses

The grab bars do not appear to allow for 250 lbf of stresses.

Measurement: 2 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	609.4, 609.8	N
1991 ADAAG:	4.26.3	N
2019 CBC:	11B-609.4, 11B-609.8	N

Priority: 3
Severity: A

Quantity: 2 each
Base Cost: $710
Estimated Year: 36/37
Total Project Cost: $1,480

Comment #: **KP-48**

Deficiency: Urinal - Alcove Dimensions - Width

The alcove is deeper than 24 inches on one side and does not provide the required minimum width of 36 inches. 48”D CMU wall between urinal an toilet

Measurement: 30.5 inches

Recommended Remediation:

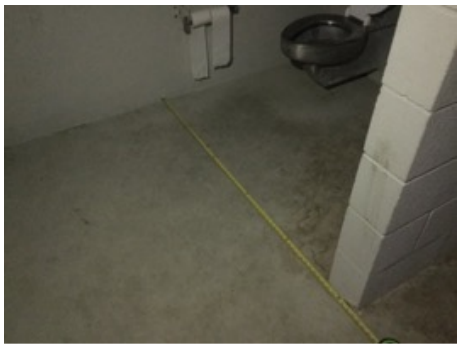
A 30” x 48” minimum clear floor or ground space positioned for forward approach shall be provided. Alcoves shall be 36 inches wide minimum where the depth exceeds 24 inches.

Floor/Area: Men's Restroom

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

Comment #: **KP-49**

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.

Measurement: 57 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: Men's Restroom

Code Compliance:		**Y/N/NA**					
2010 ADAS:	604.3.1	N	**Priority:**	**3**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.17.3	N			**Base Cost:**		**$1,368**
2019 CBC:	11B-604.3.1	N	**Severity:**	**C**	**Estimated Year:**		**36/37**
					Total Project Cost:		**$2,850**

RESTROOM DOORS

TACTILE SIGN

Comment #: KP-50

Floor/Area: Restroom Doors
Room/Spot: Tactile Sign

Deficiency: Restroom Doors - Tactile Sign - General

No permanent tactile restroom identification sign has been provided on latch side of door.

Measurement: 1 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 .

Code Compliance:

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

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $150
Estimated Year: 36/37
Total Project Cost: $320

RESTROOM INTERIOR SPACE

AMENITIES

Comment #: KP-51

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

Deficiency: Restroom Interior Space - Amenities - Light Switch Height

The light switch exceeds the maximum allowable height.

Measurement: 0 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	308.2.2	Y
1991 ADAAG:	4.19.6	Y
2019 CBC:	11B-308	N

Priority: 5
Severity: D

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

CLEAR FLOOR SPACE

Comment #: KP-52

Deficiency: Restroom Interior Space - Clear Floor Space - 60 Inch Turning Radius

The minimum required turning space for a restroom is not provided.

Measurement: inches

Recommended Remediation:

Turning space complying shall be provided within the restroom. The turning space shall be a space of 60 inches (1524 mm) diameter minimum and shall be permitted to include knee and toe clearance. Slopes not steeper than 1:48 shall be permitted.

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

Code Compliance:

		Y/N/NA
2010 ADAS:	603.2.1	N
1991 ADAAG:	4.23.3	N
2019 CBC:	11B-603.2.1	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 36/37
Total Project Cost: $590

FIRE STROBES

Comment #: KP-53

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: Restroom Interior Space
Room/Spot: Fire Strobes

Code Compliance:

		Y/N/NA
2010 ADAS:	215.2, 702.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-215.2, 11B-702.1, 11B-907.5.2.2, 11B-907.5.2.3.1	N

Priority: 7
Severity: A

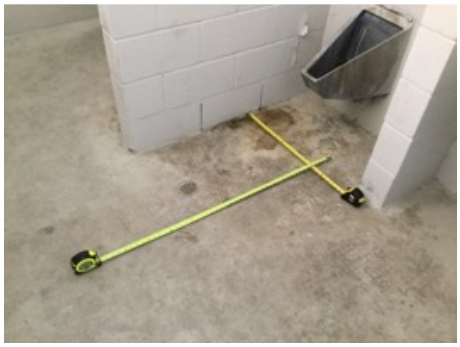
Quantity: 1 each
Base Cost: $280
Estimated Year: N/A
Total Project Cost: N/A

ROOM AND SPACE

URINAL

Comment #: KP-54

Deficiency: Urinal - Alcove Dimensions - Width



The alcove is deeper than 24 inches on one side and does not provide the required minimum width of 36 inches.

Measurement: 29.5 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: Room and Space
Room/Spot: Urinal

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

SIGN

TACTILE SIGN

Comment #: KP-55

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 .

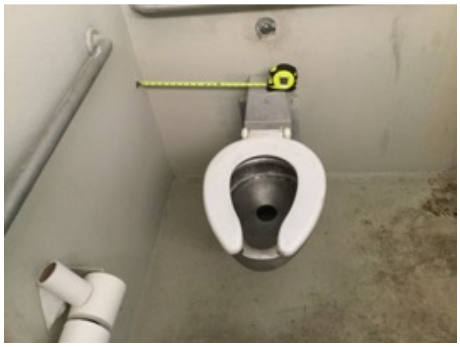
Floor/Area: Sign
Room/Spot: Tactile Sign

Code Compliance:		Y/N/NA					
2010 ADAS:	216.2, 703.4.1&2	N	**Priority:**	**3**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.30.6	N			**Base Cost:**		**$150**
2019 CBC:	11B-216.2, 11B-703.1&2	N	**Severity:**	**C**	**Estimated Year:**		**36/37**
					Total Project Cost:		**$320**

TOILET COMPARTMENT (STALLS)

WATER CLOSET (TOILET)

Comment #: **KP-56**



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: Toilet Compartment (Stalls)
Room/Spot: Water Closet (Toilet)

Code Compliance:

		Y/N/NA
2010 ADAS:	604.2	N
1991 ADAAG:	4.16.2	N
2019 CBC:	11B-604.2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $2,736
Estimated Year: 36/37
Total Project Cost: $5,690

Comment #: **KP-57**

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: Toilet Compartment (Stalls)
Room/Spot: Water Closet (Toilet)

Code Compliance:

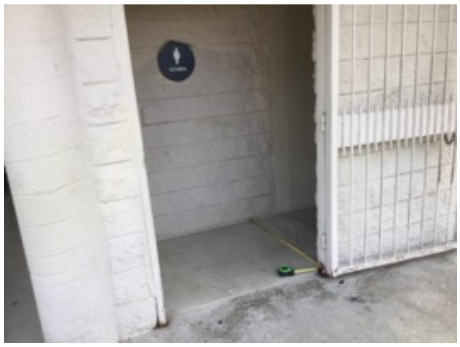
		Y/N/NA
2010 ADAS:	604.2	N
1991 ADAAG:	4.16.2	N
2019 CBC:	11B-604.2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $2,736
Estimated Year: 36/37
Total Project Cost: $5,690

WOMEN’S

Comment #: KP-58



Floor/Area: Women's

Deficiency: Accessible Toilet Stall - Access - 44-Inch Clearance

The required clear width of 44 inches to accessible stalls and/or urinals is not provided.

Measurement: 40 inches

Recommended Remediation:

Reconfigure restroom to provide a minimum of 44" accessible route to accessible compartments and/or urinal. Baby changing tables when deployed shall not obstruct the required width of an accessible route.

ADA requires the clear width of walking surfaces to be 36 inches (914 mm) minimum with an exception to allow the clear width to be reduced to 32 inches (813 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1219 mm).

Code Compliance:

		Y/N/NA
2010 ADAS:	403.5.1	N
1991 ADAAG:	4.17.3	N
2019 CBC:	11B-226.4, 11B-403.5.1	N

Priority: 3
Severity: B

Quantity: 4 each
Base Cost: $11,000
Estimated Year: 36/37
Total Project Cost: $22,870

ACCESSIBLE ROUTE

Comment #: KP-59

Floor/Area: Women's
Room/Spot: Accessible Route

Deficiency: Restroom Doors - Threshold - Height

The threshold height exceeds the allowable tolerances.

Measurement: .75 inches

Recommended Remediation:

Thresholds, if provided at doorways, shall be ½ inch (12.7 mm) high maximum. Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment. Changes in level between ¼ inch (6.4 mm) high minimum and ½ inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 404.2.5	N
1991 ADAAG:	4.13.8	N
2019 CBC:	11B-303.2, 11B-404.2.5	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $358
Estimated Year: 36/37
Total Project Cost: $750

ACCESSIBLE TOILET STALL

Comment #: **KP-60**

Deficiency: Accessible Toilet Stall - Dimensions - Stall Width

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

Measurement: 58.5 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: Women's
Room/Spot: Accessible Toilet Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	604.8.1.1	N
1991 ADAAG:	4.17.3	N
2019 CBC:	11B-604.8.1.1.3	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $2,750
Estimated Year: 36/37
Total Project Cost: $5,720

Comment #: **KP-61**

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: Women's
Room/Spot: Accessible Toilet Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	604.2	N
1991 ADAAG:	4.16.2	N
2019 CBC:	11B-604.2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $2,736
Estimated Year: 36/37
Total Project Cost: $5,690

Comment #: KP-62

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Height

The toilet paper dispenser outlet height is outside the allowable range.

Measurement: 18.5 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.

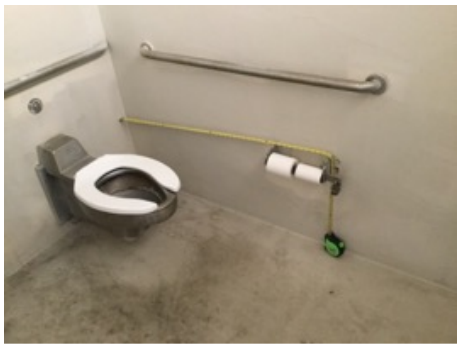
Floor/Area: Women's
Room/Spot: Accessible Toilet Stall

Code Compliance:		Y/N/NA
2010 ADAS:	604.7.1	Y
1991 ADAAG:	4.17.3	N
2019 CBC:	11B-604.7.1	N

Priority: 5
Severity: D

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

Comment #: KP-63



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.

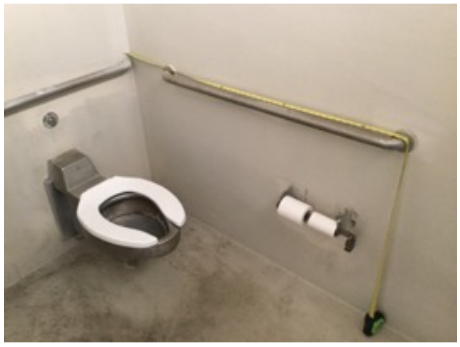
Floor/Area: Women's
Room/Spot: Accessible Toilet Stall

Code Compliance:		Y/N/NA
2010 ADAS:	604.7	N
1991 ADAAG:	4.17.3	N
2019 CBC:	11B-604.7	N

Priority: 6
Severity: C

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

Comment #: KP-64



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: 53.5 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: Women's
Room/Spot: Accessible Toilet Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	604.5.1	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.1	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $200
Estimated Year: 36/37
Total Project Cost: $420

Comment #: KP-65

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: 19 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 long minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches minimum on the other side

Floor/Area: Women's
Room/Spot: Accessible Toilet Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	604.5.2	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: 36/37
Total Project Cost: $740

LAVATORY

Comment #: **KP-66**

Floor/Area: Women's
Room/Spot: Lavatory

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	305, 306.2.3	N
1991 ADAAG:	4.19.2	N
2019 CBC:	11B-306.2.3	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $2,160
Estimated Year: 36/37
Total Project Cost: $4,500

Comment #: **KP-67**

Floor/Area: Women's
Room/Spot: Lavatory

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:

Adjust so self-closing valves remain on for at least 10 seconds.

Code Compliance:

		Y/N/NA
2010 ADAS:	309, 606.4	N
1991 ADAAG:	4.19.5	N
2019 CBC:	11B-309, 11B-606.4	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $366
Estimated Year: 36/37
Total Project Cost: $770

WOMEN'S RESTROOM

Comment #: KP-68

Floor/Area: Women's Restroom

Deficiency: Restroom Interior Space - Amenities - Soap Dispenser Height

The soap 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;

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:

		Y/N/NA
2010 ADAS:	308.2.2	Y
1991 ADAAG:	4.23.7	N
2019 CBC:	603.5	N

Priority: 5
Severity: D

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

Comment #: KP-69

Floor/Area: Women's Restroom

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: 3.5 seconds

Recommended Remediation:

Adjust so self-closing valves remains on for at least 10 seconds.

Code Compliance:

		Y/N/NA
2010 ADAS:	309, 606.4	N
1991 ADAAG:	4.19.5	N
2019 CBC:	11B-309, 11B-606.4	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $366
Estimated Year: 36/37
Total Project Cost: $770

Comment #: **KP-70**

Floor/Area: Women's Restroom

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: 19 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

Code Compliance:

		Y/N/NA
2010 ADAS:	604.5.2	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: 36/37
Total Project Cost: $740

26 .3B - PUBLIC TOILET ROOMS (SINGLE_USER)

MEN'S RESTROOM

Comment #: KP-71

Floor/Area: Men's Restroom

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.

Measurement: 57.5 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.

Code Compliance:		Y/N/NA
2010 ADAS:	604.3.1	N
1991 ADAAG:	4.17.3	N
2019 CBC:	11B-604.3.1	N

Priority: 3
Severity: C

Quantity:	1 each
Base Cost:	$1,368
Estimated Year:	36/37
Total Project Cost:	$2,850

WOMEN'S RESTROOM

Comment #: KP-72

Floor/Area: Women's Restroom

Deficiency: Accessible Toilet Stall - Water Closet - Flush Control Operating Force

The operational force of the flush valve exceeds the allowable 5 lbf. Women's restroom flush valve at compliant height. Pressure exceeds 5 lb.

Measurement: 6 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.

Code Compliance:		Y/N/NA
2010 ADAS:	309	N
1991 ADAAG:	4.16.5, 4.27.4	N
2019 CBC:	11B-309	N

Priority: 3
Severity: C

Quantity:	1 each
Base Cost:	$366
Estimated Year:	36/37
Total Project Cost:	$770

Comment #: **KP-73**

Floor/Area: Women's Restroom

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.

Measurement: 58.25 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	604.3.1	N
1991 ADAAG:	4.17.3	N
2019 CBC:	11B-604.3.1	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $1,368
Estimated Year: 36/37
Total Project Cost: $2,850

KIWANIS PARK & COMMUNITY CENTER

27 .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	$13,495	**$28,090**
Priority 2	4	$7,883	**$16,410**
Priority 3	4	$4,083	**$8,930**
Priority 4	0	$0	**$0**
Priority 5	3	$8,763	**N/A**
Priority 6	8	$10,692	**N/A**
Priority 7	2	$100	**N/A**
Total	**26**	**$45,016**	**$53,430**

* 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.

27 .2 - GOODS AND SERVICES

BOOK SHARING RECEPTACLE

ACCESSIBLE ROUTE

Comment #: **KWNS-01**

Deficiency: Accessible Route - Reach Ranges - Clear Floor Space

30" x 48" level clear ground space is not provided at the operable part. Clear ground space is not provided at the operable part. Ground surface is grass. 30" distance from edge of walk to the receptacle.

Measurement: 0 count

Recommended Remediation:

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

Floor/Area: Book Sharing Receptacle
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	305, 309	N	**Priority:**	**2**	**Quantity:**	**7**	**sq ft**
1991 ADAAG:	4.2.4.2	N			**Base Cost:**		**$150**
2019 CBC:	11B-305 11B-309	N	**Severity:**	**C**	**Estimated Year:**		**36/37**
					Total Project Cost:		**$320**

COMMUNITY CENTER

ACCESSIBLE ROUTE

Comment #: **KWNS-02**

Deficiency: Accessible Route - Protrusion - Depth

Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. Television protrudes 5" into to the circulation path at 68" AFF.

Measurement: 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: Accessible Route

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

DRINKING FOUNTAIN

Comment #: KWNS-03

Floor/Area: Community Center
Room/Spot: Drinking Fountain

Deficiency: Drinking Fountain - Wheelchair Compliance - Clear Floor Space-Centered

30" x 48" clear floor space positioned for a forward approach is not provided or centered on the unit.

Measurement: 1 count

Recommended Remediation:

Replace unit with one that provides a 30" x 48" clear floor space positioned for a forward approach centered on the unit. Minimum 27 inch knee and toe clearance fis required for a width of 30" and a depth of 18-inches minimum.

Code Compliance:

		Y/N/NA
2010 ADAS:	602.2	
1991 ADAAG:	4.15.5	N
2019 CBC:	11B-602.2	

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $980
Estimated Year: N/A
Total Project Cost: N/A

INTERIOR DOORS/DOORWAYS/GATES

Comment #: KWNS-04

Floor/Area: Community Center
Room/Spot: Interior Doors/Doorways/Gates

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

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:

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

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $275
Estimated Year: 36/37
Total Project Cost: $580

Comment #: **KWNS-05**

Floor/Area: Community Center
Room/Spot: Interior Doors/Doorways/Gates

Deficiency: Interior Doors/Doorways/Gates - Threshold - Height

The threshold height exceeds the allowable tolerances.
Measurement: 1 inches
Recommended Remediation:
Thresholds, if provided at doorways, shall be ½ inch (12.7 mm) high maximum.

Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between ¼ inch (6.4 mm) high minimum and ½ 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:

		Y/N/NA
2010 ADAS:	303.2, 404.2.5	N
1991 ADAAG:	4.13.8	N
2019 CBC:	11B-303.2, 11B-404.2.5	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $0
Estimated Year: 36/37
Total Project Cost: $0

Comment #: **KWNS-06**

Floor/Area: Community Center
Room/Spot: Interior Doors/Doorways/Gates

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.

Code Compliance:

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

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $2,800
Estimated Year: N/A
Total Project Cost: N/A

Comment #: KWNS-07

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

18-inches (exterior) not provided at latch side clearances. 5-1/4" maneuvering clearance measured adjacent to the latch on the pull side of the storage room door.

Measurement: 5.25

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

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $200
Estimated Year: 36/37
Total Project Cost: $420

KITCHEN

Comment #: KWNS-08

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: 60.5 inches

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:

		Y/N/NA
2010 ADAS:	804.5; 811	N
1991 ADAAG:	4.25.3	N
2019 CBC:	11B-804.5	N

Priority: 2
Severity: B

Quantity: 1 each
Base Cost: $2,533
Estimated Year: 36/37
Total Project Cost: $5,270

Comment #: KWNS-09

Deficiency: Kitchen - Sink - Knee/Toe Clearance

The knee clearance at the lavatory is less than the allowable 29 inches.

Measurement: inches

Recommended Remediation:

At sinks required to be accessible the knee clearance shall be 27-inch high for a minimum depth of 19-inches with a 30-inch clear width.

Floor/Area: Community Center
Room/Spot: Kitchen

Code Compliance:

		Y/N/NA
2010 ADAS:	305, 306.2.3	N
1991 ADAAG:	4.32.3	N
2019 CBC:	11B-306.2.3	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $2,160
Estimated Year: 37/38
Total Project Cost: $4,720

NORTHWEST CORNER ENTRANCE

Comment #: KWNS-10

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: Community Center
Room/Spot: Northwest Corner Entrance

Code Compliance:

		Y/N/NA
2010 ADAS:	204.2	N
1991 ADAAG:	4.1.3 (10) (a)	N
2019 CBC:	11B-204.2	N

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: $5,439
Estimated Year: N/A
Total Project Cost: N/A

Comment #: KWNS-11

Floor/Area: Community Center
Room/Spot: Northwest Corner Entrance

Deficiency: Drinking Fountain - Typical at Both - Pedestrian Protection

Pedestrian protection 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.

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$8,000**
2019 CBC:	11B-602	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

PICNIC AREA AND PICNIC SHELTER

ACCESSIBLE ROUTE

Comment #: KWNS-12

Floor/Area: Picnic Area and Picnic Shelter
Room/Spot: Accessible Route

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). 34-1/2" height measured to the grilling surface.

Measurement: 34.5 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.

Code Compliance:		Y/N/NA					
2010 ADAS:	308.3.2	N	**Priority:**	**7**	**Quantity:**	**2**	**each**
1991 ADAAG:	4.2.6	Y			**Base Cost:**		**$0**
2019 CBC:	11B-308.3.2	N	**Severity:**	**C**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

PLAYGROUND

PLAYGROUNDS

Comment #: KWNS-13

Deficiency: Playgrounds - Transfer System - Contrast Striping

Transfer step does not provide contrast striping, or contrast striping is not compliant.

Measurement: 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
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-1008.3.2.4	N

Priority: 5
Severity: D

Quantity: 4 each
Base Cost: $563
Estimated Year: N/A
Total Project Cost: N/A

Comment #: KWNS-14

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. A total of 9 elevated play components are provided. A minimum of 3 different types of ground level play components are required, but only 2 are provided. Typical at each playground.

Measurement: 0 count

Recommended Remediation:

Install a minimum of ground play components.

Number of Elevated Play Components Provided /Minimum No. of Different Types of Ground Level Play Components Required to be on an Accessible Route: 1 elevated component/not applicable; 2 to 4 elevated components provided/minimum 1 type of ground level component required to be on an accessible route; 5 to 7 elevated components provided/minimum 2 types of ground level component required to be on an accessible route; 8 to 10 elevated components provided/minimum 3 types of ground level component required to be on an accessible route; 11 to 19 elevated components provided/minimum 3 types of ground level component required to be on an accessible route; 20 to 25 elevated components provided/minimum 4 types of ground level component

Floor/Area: Playground
Room/Spot: Playgrounds

Code Compliance:

		Y/N/NA
2010 ADAS:	11B-240.2.1.2	N
1991 ADAAG:	15.6.2	N
2019 CBC:	11B-240.2.1.2	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 36/37
Total Project Cost: $10,400

ROUTE FROM NORTHEAST ENTRANCE

ACCESSIBLE ROUTE

Comment #: KWNS-15

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.7% to 3.4% cross slope measured along the route from the community center to the northeast park entrance.

Measurement: 3.4 % grade

Recommended Remediation:

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

Floor/Area: Route from Northeast Entrance
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N	**Priority:**	**1**	**Quantity:**	**1**	**In ft**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$4,955**
2019 CBC:	11B-406.5.7	N	**Severity:**	**C**	**Estimated Year:**		**36/37**
					Total Project Cost:		**$10,310**

ROUTE FROM NORTHWEST ENTRANCE

ACCESSIBLE ROUTE

Comment #: KWNS-16

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.4% to 4.8% cross slope measured along the route from the northwest entrance to the community center.

Measurement: 4.8 % grade

Recommended Remediation:

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

Floor/Area: Route from Northwest Entrance
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N	**Priority:**	**1**	**Quantity:**	**1**	**In ft**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$4,955**
2019 CBC:	11B-406.5.7	N	**Severity:**	**C**	**Estimated Year:**		**36/37**
					Total Project Cost:		**$10,310**

ROUTE IN FRONT OF THE COMMUNITY CENTER

ACCESSIBLE ROUTE

Comment #: KWNS-17

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.5% to 3.8% cross slope measured along the route in front of the community center.

Measurement: 3.8 % grade

Recommended Remediation:

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

Floor/Area: Route in Front of the Community
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N	**Priority:**	**1**	**Quantity:**	**1**	**In ft**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$2,775**
2019 CBC:	11B-406.5.7	N	**Severity:**	**C**	**Estimated Year:**		**36/37**
					Total Project Cost:		**$5,770**

ROUTE TO PLAYGROUND

ACCESSIBLE ROUTE

Comment #: KWNS-18

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.6% cross slope measured along the route to the playground.

Measurement: 2.6 % grade

Recommended Remediation:

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

Floor/Area: Route to Playground
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N	**Priority:**	**1**	**Quantity:**	**1**	**In ft**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$238**
2019 CBC:	11B-406.5.7	N	**Severity:**	**C**	**Estimated Year:**		**36/37**
					Total Project Cost:		**$500**

ROUTE TO THE PICNIC SHELTER

ACCESSIBLE ROUTE

Comment #: **KWNS-19**

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.6% cross slope measured along the route to the picnic shelter.

Measurement: 2.6 % grade

Recommended Remediation:

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

Floor/Area: Route to the Picnic Shelter
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $297
Estimated Year: 36/37
Total Project Cost: $620

27 .3B - PUBLIC TOILET ROOMS (SINGLE_USER)

COMMUNITY CENTER

ACCESSIBLE TOILET STALL

Comment #: KWNS-20

Deficiency: Accessible Toilet Stall - Dispensers - Toilet Paper Location

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

Measurement: 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: Accessible Toilet Stall

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

Comment #: KWNS-21

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 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: Accessible Toilet Stall

Code Compliance:		Y/N/NA					
2010 ADAS:	609.3	N	**Priority:**	**3**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.26.2	N			**Base Cost:**		**$200**
2019 CBC:	11B-609.3	N	**Severity:**	**C**	**Estimated Year:**		**37/38**
					Total Project Cost:		**$440**

Comment #: KWNS-22

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

The top of the toilet tank does not provide minimum 1.5 inch hand clearance to the ends or bottom of the rear grab bar, and the toilet seat cover does not provide 12-inches clearance above the grab bar.

Measurement: 6.5 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: Community Center
Room/Spot: Accessible Toilet Stall

Code Compliance:		Y/N/NA
2010 ADAS:	609.3	N
1991 ADAAG:	4.26.4	Y
2019 CBC:	11B-609.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $100
Estimated Year: N/A
Total Project Cost: N/A

Comment #: KWNS-23

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: Community Center
Room/Spot: Accessible Toilet Stall

Code Compliance:		Y/N/NA
2010 ADAS:	604.5.2	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: 37/38
Total Project Cost: $780

LAVATORY

Comment #: KWNS-24

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: Lavatory

Code Compliance:

		Y/N/NA
2010 ADAS:	606.5	N
1991 ADAAG:	4.19.4	N
2019 CBC:	11B-606.5	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $65
Estimated Year: N/A
Total Project Cost: N/A

RESTROOM INTERIOR SPACE

Comment #: KWNS-25

Deficiency: Restroom Interior Space - Amenities - Soap Dispenser Height

The soap dispenser exceeds the maximum allowable height. 40-1/2" AFF measured to the soap dispenser in the restroom. 47-1/2" AFF measured to the restroom paper towel dispenser.

Measurement: 40.5 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;

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: Community Center
Room/Spot: Restroom Interior Space

Code Compliance:

		Y/N/NA
2010 ADAS:	308.2.2	Y
1991 ADAAG:	4.23.7	N
2019 CBC:	603.5	N

Priority: 5
Severity: D

Quantity: 2 each
Base Cost: $200
Estimated Year: N/A
Total Project Cost: N/A

Comment #: KWNS-26

Floor/Area: Community Center
Room/Spot: Restroom Interior Space

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.

Measurement: 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.

ADA allows accessories to meet reach ranges 15" minimum to 48" maximum AFF, or as noted below when reaching over an obstruction.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	308.2.2	N
1991 ADAAG:	4.23.7	N
2019 CBC:	603.5	N

Priority: 6
Severity: C

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

Comment #: KWNS-27

Floor/Area: Community Center
Room/Spot: Restroom Interior Space

Deficiency: Restroom Interior Space - Amenities - Mirror Height

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

Measurement: 40.75 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.

Code Compliance:

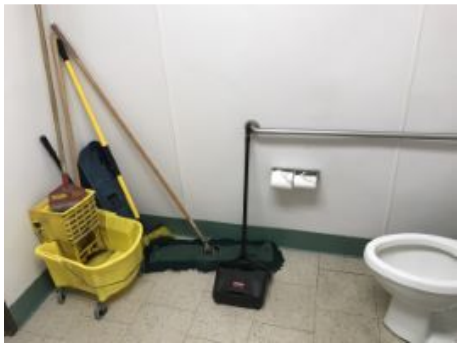
		Y/N/NA
2010 ADAS:	603.3	N
1991 ADAAG:	4.19.6	N
2019 CBC:	11B-603.3	N

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: $200
Estimated Year: N/A
Total Project Cost: N/A

WATER CLOSET

Comment #: **KWNS-28**



Floor/Area: Community Center
Room/Spot: Water Closet

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.

Measurement: 45 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	604.3.1	N
1991 ADAAG:	4.17.3	N
2019 CBC:	11B-604.3.1	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $1,368
Estimated Year: 37/38
Total Project Cost: $2,990

LINCOLN PARK

28.0 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	3	$179,247	**$391,280**
Priority 2	1	$1	**$10**
Priority 3	8	$23,421	**$53,740**
Priority 4	0	$0	**$0**
Priority 5	3	$18,282	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	0	$0	**N/A**
Total	**15**	**$220,951**	**$445,030**

* 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.

28 .1 - APPROACH AND ENTRANCE

MEN'S & WOMEN'S RESTROOM

ACCESSIBLE ROUTE

Comment #: LINC-01

Deficiency: Accessible Route - Openings - Width

Accessible route grates / openings exceed ½" in the direction of travel. There is an approximate 24 lineal feet of 3/4 inch wide gaps in the walking surface.

Measurement: 24 feet

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of ½" 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: Men's & Women's Restroom
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	302.3	N			**Quantity:**	**24**	**In ft**
1991 ADAAG:	4.5.4	N	**Priority:**	**1**	**Base Cost:**		**$215**
2019 CBC:	11B-302.3	N	**Severity:**	**B**	**Estimated Year:**		**37/38**
					Total Project Cost:		**$470**

PEDESTRIAN WALKWAYS

ACCESSIBLE ROUTE

Comment #: LINC-02

Deficiency: Accessible Route - Surface - Continuity

Accessible route does not provide a firm, stable and slip resistant surface. There is an approximate 19,900 square feet of pedestrian walking surface which is comprised of loose sand, is not stable and slip resistant.

Measurement: 1 count

Recommended Remediation:

Replace and provide floor and/or ground surfaces that is stable, firm, and slip resistant

Floor/Area: Pedestrian Walkways
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	302.1, 403.2	N			**Quantity:**	**19900**	**In ft**
1991 ADAAG:	4.5.1	N	**Priority:**	**1**	**Base Cost:**		**$178,304**
2019 CBC:	11B-302.1, 11B-403.2	N	**Severity:**	**C**	**Estimated Year:**		**37/38**
					Total Project Cost:		**$389,220**

PLAYGROUND

ACCESSIBLE ROUTE

Comment #: **LINC-03**

Floor/Area: Playground
Room/Spot: Accessible Route

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. There is an 8-1/2" change in vertical height adjacent to the walkway.

Measurement: 8.5 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.

Code Compliance:		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-303.5	N

Priority: 5
Severity: D

Quantity: 408 ln ft
Base Cost: $9,792
Estimated Year: N/A
Total Project Cost: N/A

SITE

ACCESSIBLE ROUTE

Comment #: **LINC-04**

Floor/Area: Site
Room/Spot: Accessible Route

Deficiency: Accessible Route - Protrusion - Height

Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. The underside of the tree branch is located 42 inches above the floor and protrudes 26 inches horizontally into the circulation path.

Measurement: 42 inches

Recommended Remediation:

Trim tree and maintaince minimum 80-inches to bottom of protruding objects.

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.

Code Compliance:		Y/N/NA
2010 ADAS:	404.2.9	N
1991 ADAAG:	4.4.1	N
2019 CBC:	11B-404.2.9	N

Priority: 1
Severity: A

Quantity: 1 each
Base Cost: $728
Estimated Year: 37/38
Total Project Cost: $1,590

28 .2 - GOODS AND SERVICES

MEN'S & WOMEN'S RESTROOM

DRINKING FOUNTAIN

Comment #: **LINC-05**

Deficiency: Drinking Fountain - Typical at Both - Pedestrian Protection

Pedestrian protection 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: Men's & Women's Restroom
Room/Spot: Drinking Fountain

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$8,000**
2019 CBC:	11B-602	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

PLAYGROUND

PLAYGROUNDS

Comment #: **LINC-06**

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 surface is comprised of wood mulch with changes in vertical height of 2-1/2".

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:		Y/N/NA					
2010 ADAS:	11B-1008.2.6.2	N	**Priority:**	**2**	**Quantity:**	**1**	**each**
1991 ADAAG:	15.6.7	N			**Base Cost:**		**$1**
2019 CBC:	11B-1008.2.6.2	N	**Severity:**	**C**	**Estimated Year:**		**38/39**
					Total Project Cost:		**$10**

Comment #: **LINC-07**

Deficiency: Playgrounds - Transfer System - Contrast Striping

Transfer step does not provide contrast striping, or contrast striping is not compliant.

Measurement: 1 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**				
2010 ADAS:	N/A	N/A			**Quantity:**	**14 each**
1991 ADAAG:	N/A	N/A	**Priority:**	**5**	**Base Cost:**	**$490**
2019 CBC:	11B-1008.3.2.4	N	**Severity:**	**D**	**Estimated Year:**	**N/A**
					Total Project Cost:	**N/A**

28 .3B - PUBLIC TOILET ROOMS (SINGLE_USER)

MEN'S & WOMEN'S RESTROOM

ACCESSIBLE TOILET STALL

Comment #: **LINC-08**

Deficiency: Accessible Toilet Stall - Water Closet - Location

The water closet is not a compliant distance from the adjacent wall. The centerline of the water closet is 24 & 19-1/2 inches from the side wall.

Measurement: 24 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: Men's & Women's Restroom
Room/Spot: Accessible Toilet Stall

Code Compliance:		Y/N/NA					
2010 ADAS:	604.2	N	**Priority:**	**3**	**Quantity:**	**2**	**each**
1991 ADAAG:	4.16.2	N			**Base Cost:**		**$2,736**
2019 CBC:	11B-604.2	N	**Severity:**	**C**	**Estimated Year:**		**38/39**
					Total Project Cost:		**$6,280**

DRINKING FOUNTAIN

Comment #: **LINC-09**

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:

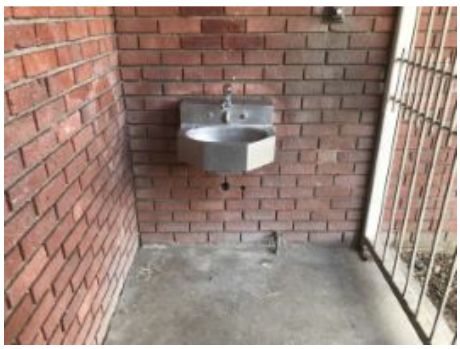
No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with meet requirements for a standing person and one drinking fountain shall be wheelchair accessible. A combo unit can be provided if all items are compliant.

Floor/Area: Men's & Women's Restroom
Room/Spot: Drinking Fountain

Code Compliance:		Y/N/NA					
2010 ADAS:	204.2	N	**Priority:**	**3**	**Quantity:**	**2**	**each**
1991 ADAAG:	4.1.3 (10) (a)	N			**Base Cost:**		**$16,000**
2019 CBC:	11B-204.2	N	**Severity:**	**C**	**Estimated Year:**		**38/39**
					Total Project Cost:		**$36,680**

LAVATORY

Comment #: LINC-10



Floor/Area: Men's & Women's Restroom
Room/Spot: Lavatory

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	305, 306.2.3	N
1991 ADAAG:	4.19.2	N
2019 CBC:	11B-306.2.3	N

Priority: 3
Severity: C

Quantity: 2 each
Base Cost: $1,440
Estimated Year: 38/39
Total Project Cost: $3,310

MEN'S RESTROOM

ACCESSIBLE TOILET STALL

Comment #: LINC-11

Floor/Area: Men's Restroom
Room/Spot: Accessible Toilet Stall

Deficiency: Accessible Toilet Stall - Grab Bars - General

Grab bars are missing.
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 shall be permitted.

Code Compliance:

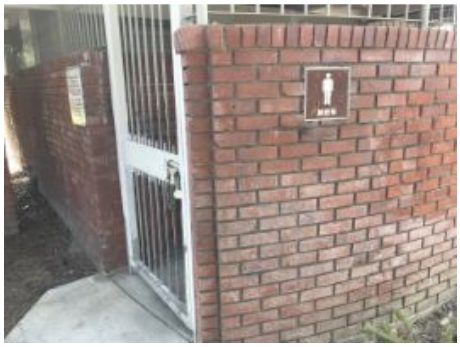
		Y/N/NA
2010 ADAS:	604.5, 609	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5	N

Priority: 3
Severity: C

Quantity: 2 each
Base Cost: $1,420
Estimated Year: 38/39
Total Project Cost: $3,260

RESTROOM DOORS

Comment #: LINC-12



Floor/Area: Men's Restroom
Room/Spot: Restroom Doors

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

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

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $110
Estimated Year: 38/39
Total Project Cost: $260

WOMEN'S RESTROOM

ACCESSIBLE TOILET STALL

Comment #: LINC-13

Floor/Area: Women's Restroom
Room/Spot: Accessible Toilet Stall

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: 49 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.

Code Compliance:		Y/N/NA
2010 ADAS:	604.5.1	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.1	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: 38/39
Total Project Cost: $820

RESTROOM DOORS

Comment #: LINC-14

Floor/Area: Women's Restroom
Room/Spot: Restroom Doors

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

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:

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

Priority: 3
Severity: C

Quantity: 1 sq ft
Base Cost: $110
Estimated Year: 38/39
Total Project Cost: $260

Comment #: LINC-15

Floor/Area: Women's Restroom
Room/Spot: Restroom Doors

Deficiency: Restroom Doors - Clearances - Opening

The accessible restroom entry door does not have compliant maneuvering clearances. The maneuvering clearance at the door opening is 39" perpendicular to the opening.

Measurement: 39 inches

Recommended Remediation:

Redesign to provide the required maneuvering clearance area so that the surface is level and clear with maximum slope 1:48 (2.08%) in any direction. Maneuvering clearance shall extend the full clear opening width of the doorway and the required latch side or hinge side clearance for a depth of 44-inches Changes in level are not permitted.

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.3	N
1991 ADAAG:	4.17.3	N
2019 CBC:	11B-404.2.4.3	N

Priority: 3
Severity: C

Quantity: 0 each
Base Cost: $1,250
Estimated Year: 38/39
Total Project Cost: $2,870

MARTIN LUTHER KING JR. PARK

29.0 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	8	$13,113	**$30,100**
Priority 2	1	$25,000	**$57,310**
Priority 3	5	$2,903	**$6,680**
Priority 4	0	$0	**$0**
Priority 5	4	$1,547	**N/A**
Priority 6	3	$24,240	**N/A**
Priority 7	0	$0	**N/A**
Total	**21**	**$66,803**	**$94,090**

* 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.

29 .1 - APPROACH AND ENTRANCE

MEN'S & WOMEN'S RESTROOM

ACCESSIBLE ROUTE

Comment #: MLK-01

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%. There is approximately 5 lineal feet of 5' wide walking surface with a running slope of 10.9 percent.

Measurement: 10.9 % 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: Men's & Women's Restroom
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	402.2	N	**Priority:**	**1**	**Quantity:**	**25**	**sq ft**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$496**
2019 CBC:	11B-402.2	N	**Severity:**	**C**	**Estimated Year:**		**38/39**
					Total Project Cost:		**$1,140**

PARKING LOT

AT GRADE TRANSITIONS

Comment #: MLK-02

Deficiency: At Grade Transitions - Detectable Warning - Federal Yellow

Detectable warnings are provided are not federal yellow.

Measurement: 0 count

Recommended Remediation:

Detectable warning surfaces at transit boarding platform edges, bus stops, hazardous vehicular areas, reflecting pools, and track crossings shall be yellow and approximate FS 33538 of Federal Standard 595C.

Floor/Area: Parking Lot
Room/Spot: At Grade Transitions

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.29.5	N			**Base Cost:**		**$672**
2019 CBC:	11B-705.1.1.3	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

PARKING

Comment #: MLK-03

Deficiency: Parking - Tow Away Sign - Verbiage

The "tow-away" sign is not provided.

Measurement: 0 count

Recommended Remediation:

Install sign at main entry to parking lot. 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 Lot
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$280**
2019 CBC:	11B-216 / 11B-502.8.2	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: MLK-04

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: Parking Lot
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	208.2	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.1	N			**Base Cost:**		**$840**
2019 CBC:	11B-208.2	N	**Severity:**	**C**	**Estimated Year:**		**38/39**
					Total Project Cost:		**$1,930**

Comment #: **MLK-05**

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:

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: Parking Lot
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $840
Estimated Year: 38/39
Total Project Cost: $1,930

Comment #: **MLK-06**

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 Lot
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 38/39
Total Project Cost: $650

SITE

ACCESSIBLE ROUTE

Comment #: **MLK-07**

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 underside of the tree branch is located 57 inches above the ground surface and protrudes horizontally into the circulation path.

Measurement: 57 inches

Recommended Remediation:

Trim tree and maintain 80-inch minimum clearance. 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: Site
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.9	N
1991 ADAAG:	4.4.1	N
2019 CBC:	11B-404.2.9	N

Priority: 1
Severity: A

Quantity: 1 each
Base Cost: $728
Estimated Year: 38/39
Total Project Cost: $1,670

Comment #: **MLK-08**

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). There is approximately 12 lineal feet of 6' wide walking surface with a cross slope of 6.1 percent.

Measurement: 6.1 % grade

Recommended Remediation:

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

Floor/Area: Site
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 72 sq ft
Base Cost: $1,427
Estimated Year: 38/39
Total Project Cost: $3,280

Comment #: MLK-09

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). There is approximately 12 lineal feet of 6' wide walking surface with a cross slope of 6.9 percent.

Measurement: 6.9 % grade

Recommended Remediation:

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

Floor/Area: Site
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N				**Quantity:**	**72 sq ft**
1991 ADAAG:	4.3.7	N	**Priority:**	**1**		**Base Cost:**	**$1,427**
2019 CBC:	11B-406.5.7	N	**Severity:**	**C**		**Estimated Year:**	**38/39**
						Total Project Cost:	**$3,280**

WALKWAY ADJACENT TO PARKING LOT

ACCESSIBLE ROUTE

Comment #: MLK-10

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). There is approximately 27 lineal feet of 5'6" wide walking surface with a cross slope of 6 percent.

Measurement: 6 % grade

Recommended Remediation:

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

Floor/Area: Walkway Adjacent to Parking Lot
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N				**Quantity:**	**357 sq ft**
1991 ADAAG:	4.3.7	N	**Priority:**	**1**		**Base Cost:**	**$7,076**
2019 CBC:	11B-406.5.7	N	**Severity:**	**C**		**Estimated Year:**	**38/39**
						Total Project Cost:	**$16,220**

29 .2 - GOODS AND SERVICES

MEN'S & WOMEN'S RESTROOM

DRINKING FOUNTAIN

Comment #: MLK-11

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: Men's & Women's Restroom
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	204.2	N
1991 ADAAG:	4.1.3 (10) (a)	N
2019 CBC:	11B-204.2	N

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: $16,000
Estimated Year: N/A
Total Project Cost: N/A

Comment #: MLK-12

Deficiency: Drinking Fountain - Wheelchair Compliance - Clear Floor Grades

30" x 48" clear floor space slopes exceed 1:48 (2.083%)

Measurement: 5.2 % 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: Men's & Women's Restroom
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	305.2	N
1991 ADAAG:	4.15.5	N
2019 CBC:	11B-305.2	N

Priority: 6
Severity: C

Quantity: 12 sq ft
Base Cost: $240
Estimated Year: N/A
Total Project Cost: N/A

Comment #: MLK-13

Floor/Area: Men's & Women's Restroom
Room/Spot: Drinking Fountain

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	304.7	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-602	N

Priority: 6
Severity: Y

Quantity: 1 each
Base Cost: $8,000
Estimated Year: N/A
Total Project Cost: N/A

PLAYGROUND

PLAYGROUNDS

Comment #: MLK-14

Floor/Area: Playground
Room/Spot: Playgrounds

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-1008.3.2.4	N

Priority: 5
Severity: D

Quantity: 5 each
Base Cost: $175
Estimated Year: N/A
Total Project Cost: N/A

Comment #: MLK-15

Floor/Area: Playground
Room/Spot: Playgrounds

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-1008.3.2.4	N

Priority: 5
Severity: D

Quantity: 12 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: MLK-16

Floor/Area: Playground
Room/Spot: Playgrounds

Deficiency: Playgrounds - Transfer System - Clear Width

The elevated route is 12" in width.

Measurement: 12 inches

Recommended Remediation:

The clear width of accessible routes connecting elevated play components shall be 36 inches (914 mm) minimum.
Exceptions: 1. The clear width of accessible routes connecting elevated play components shall be permitted to be reduced to 32 inches (813 mm) minimum for a distance of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1219 mm) long minimum and 36 inches (914 mm) wide minimum.
2. The clear width of transfer systems connecting elevated play components shall be permitted to be 24 inches (610 mm) minimum.

Code Compliance:

		Y/N/NA
2010 ADAS:	1008.2.4.2	N
1991 ADAAG:	15.6.5.1.2	N
2019 CBC:	11B-1008.2.4.2	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $25,000
Estimated Year: 38/39
Total Project Cost: $57,310

29 .3B - PUBLIC TOILET ROOMS (SINGLE_USER)

MEN'S & WOMEN'S RESTROOM

LAVATORY

Comment #: MLK-17

Floor/Area: Men's & Women's Restroom
Room/Spot: Lavatory

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.

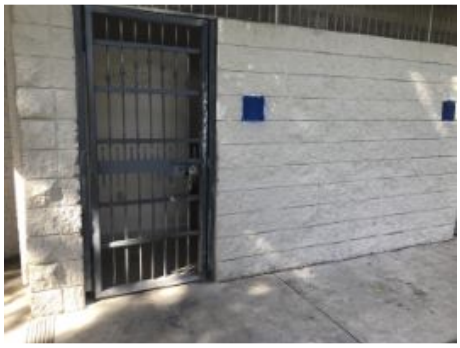
Code Compliance:		Y/N/NA
2010 ADAS:	305, 306.2.3	N
1991 ADAAG:	4.19.2	N
2019 CBC:	11B-306.2.3	N

Priority: 3
Severity: C

Quantity:	2 each
Base Cost:	$1,440
Estimated Year:	38/39
Total Project Cost:	$3,310

RESTROOM DOORS

Comment #: MLK-18



Floor/Area: Men's & Women's Restroom
Room/Spot: Restroom Doors

Deficiency: Restroom Doors - Tactile Sign - General

No permanent tactile restroom identification sign or geometric 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

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

Priority: 3
Severity: C

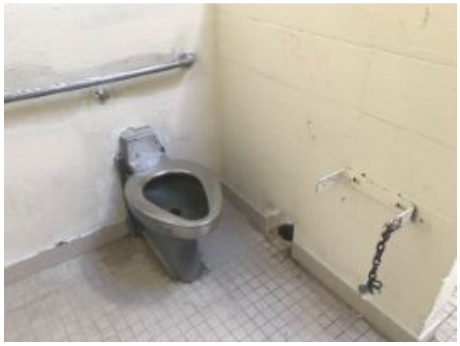
Quantity:	4 each
Base Cost:	$440
Estimated Year:	38/39
Total Project Cost:	$1,010

MEN'S RESTROOM

ACCESSIBLE TOILET STALL

Comment #: **MLK-19**

Deficiency: Accessible Toilet Stall - Grab Bars - General



Side wall grab bars is missing in Men's Restroom.

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 shall be permitted.

Floor/Area: Men's Restroom
Room/Spot: Accessible Toilet Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	604.5, 609	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: 38/39
Total Project Cost: $820

WOMEN'S RESTROOM

ACCESSIBLE TOILET STALL

Comment #: **MLK-20**

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 and is located above the grab bar.

Measurement: 1 count

Recommended Remediation:

Relocate the flush control so that it is on the open side of the water closet and located below the grab bar. 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: Women's Restroom
Room/Spot: Accessible Toilet Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	604.6	N
1991 ADAAG:	4.16.5	N
2019 CBC:	11B-604.6	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $313
Estimated Year: 38/39
Total Project Cost: $720

Comment #: **MLK-21**

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: 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: Women's Restroom
Room/Spot: Accessible Toilet Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	604.5.1	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.1	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: 38/39
Total Project Cost: $820

MEMORIAL PARK

30.0 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	9	$8,812	**$20,260**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	4	$1,825	**N/A**
Priority 6	1	$2,184	**N/A**
Priority 7	0	$0	**N/A**
Total	**14**	**$12,821**	**$20,260**

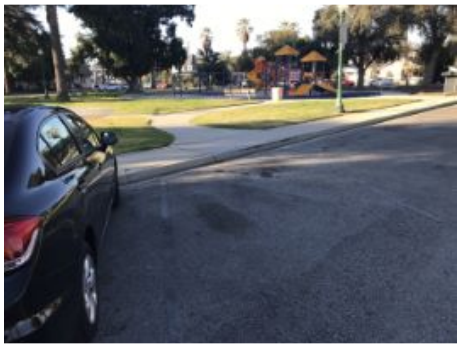
* Project costs includes soft cost allowance, GC cost & fee, escalation and contingency, priority 5, 6, and 7 are not included in the transition plan and therefore have o calculated Project Costs.

30 .1 - APPROACH AND ENTRANCE

PARKING LOT

AT GRADE TRANSITIONS

Comment #: MEM-01



Deficiency: At Grade Transitions - Perpendicular Curb Ramp - Accessible Route

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

Floor/Area: Parking Lot
Room/Spot: At Grade Transitions

Code Compliance:		Y/N/NA
2010 ADAS:	206.2	N
1991 ADAAG:	4.7.1	N
2019 CBC:	11B-206.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $1,750
Estimated Year: 38/39
Total Project Cost: $4,020

PARKING

Comment #: MEM-02

Deficiency: Parking - Tow Away Sign - Verbiage

The "tow-away" sign is not provided.

Measurement: 0 count

Recommended Remediation:

The 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 _____."

Missing items need to be filled in at time of installation and must be an integral part of the sign.

Floor/Area: Parking Lot
Room/Spot: Parking

Code Compliance:		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8.2	N

Priority: 5
Severity: D

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

Comment #: MEM-03

Deficiency: Parking - General Parking - Car Stall Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2. The parking lot contains 34 total parking stalls, including accessible stalls. The parking lot requires 1 van and 1 standard accessible stalls. 0 van and 0 standard car accessible stalls are provided.

Measurement: 0 count

Recommended Remediation:

Reconfigure parking to provide minimum number of parking stalls.

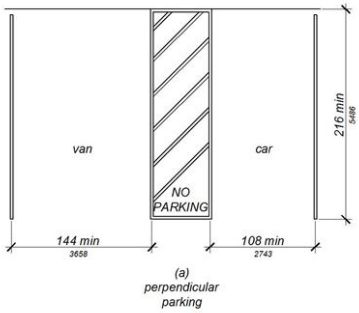
Floor/Area: Parking Lot
Room/Spot: Parking

Code Compliance:		Y/N/NA
2010 ADAS:	208.2	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2	N

Priority: 1
Severity: C

Quantity: 2 each
Base Cost: $1,680
Estimated Year: 38/39
Total Project Cost: $3,860

Comment #: MEM-04



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: Parking Lot
Room/Spot: Parking

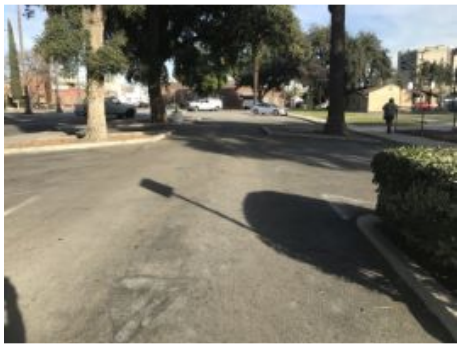
Code Compliance:		Y/N/NA
2010 ADAS:	208.2	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $840
Estimated Year: 38/39
Total Project Cost: $1,930

Comment #: MEM-05

Deficiency: Parking - General Parking - Van Stall Space Count



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

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: Parking Lot
Room/Spot: Parking

Code Compliance:

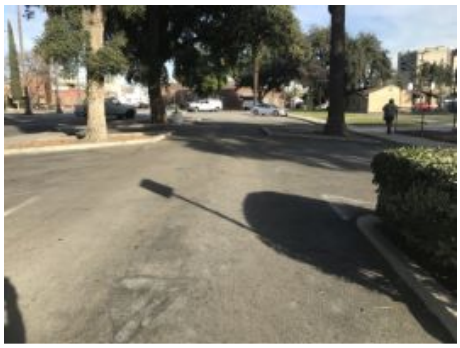
		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $840
Estimated Year: 38/39
Total Project Cost: $1,930

Comment #: MEM-06

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 Lot
Room/Spot: Parking

Code Compliance:

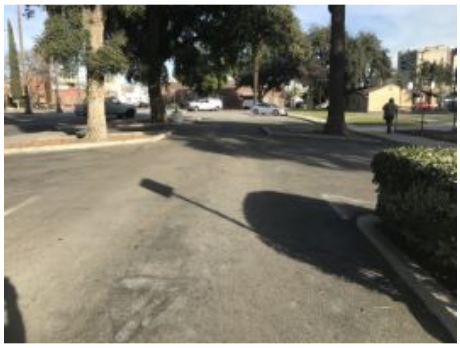
		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 38/39
Total Project Cost: $650

Comment #: MEM-07

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:

Install parking identification sign immediately adjacent or at the head of the space within the parking stall width along with "250.00 minimum fine" sign at each stall.

Floor/Area: Parking Lot
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A			**Quantity:**	**2**	**each**
1991 ADAAG:	4.6.4	N	**Priority:**	**5**	**Base Cost:**		**$560**
2019 CBC:	11B-502.6.3	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

SITE

ACCESSIBLE ROUTE

Comment #: MEM-08

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%. There is approximately 22 lineal feet of 4' wide walking surface with a running slope of 13.4 percent and a cross slope of 5.2 percent.

Measurement: 13.4 % 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: Site
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	402.2	N			**Quantity:**	**88**	**sq ft**
1991 ADAAG:	4.3.7	N	**Priority:**	**1**	**Base Cost:**		**$1,744**
2019 CBC:	11B-402.2	N	**Severity:**	**C**	**Estimated Year:**		**38/39**
					Total Project Cost:		**$4,000**

WALKWAY ADJACENT TO PARKING LOT

ACCESSIBLE ROUTE

Comment #: MEM-09

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). There is approximately 18 lineal feet of 4' wide walking surface with a running slope of 21.4 percent and a cross slope of 10.3 percent.

Measurement: 10.3 % grade

Recommended Remediation:

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

Floor/Area: Walkway Adjacent to Parking Lot
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: A

Quantity: 72 sq ft
Base Cost: $1,427
Estimated Year: 38/39
Total Project Cost: $3,280

Comment #: MEM-10

Deficiency: Accessible Route - Openings - Width

Accessible route grates / openings exceed ½" in the direction of travel. There is an approximate 24 lineal feet of 5/8 inch wide gaps in the walking surface.

Measurement: .625 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of ½" 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: Walkway Adjacent to Parking Lot
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	302.3	N
1991 ADAAG:	4.5.4	N
2019 CBC:	11B-302.3	N

Priority: 1
Severity: B

Quantity: 24 ln ft
Base Cost: $215
Estimated Year: 38/39
Total Project Cost: $500

30 .2 - GOODS AND SERVICES

PLAYGROUND

ACCESSIBLE ROUTE

Comment #: **MEM-11**

Floor/Area: Playground
Room/Spot: Accessible Route

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: 7 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.

Code Compliance:		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-303.5	N

Priority: 5
Severity: D

Quantity: 25 each
Base Cost: $600
Estimated Year: N/A
Total Project Cost: N/A

PLAYGROUNDS

Comment #: **MEM-12**

Floor/Area: Playground
Room/Spot: Playgrounds

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.

Code Compliance:		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-1008.3.2.4	N

Priority: 5
Severity: D

Quantity: 11 each
Base Cost: $385
Estimated Year: N/A
Total Project Cost: N/A

SITE

ACCESSIBLE ROUTE

Comment #: MEM-13

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 underside of the window security panel is located 30-1/2 inches above the floor and protrudes 9 inches horizontally into the circulation path.

Measurement: 9 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: Site
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.9	N
1991 ADAAG:	4.4.1	N
2019 CBC:	11B-404.2.9	N

Priority: 6
Severity: A

Quantity: 3 ln ft
Base Cost: $2,184
Estimated Year: N/A
Total Project Cost: N/A

Comment #: MEM-14

Deficiency: Accessible Route - Vertical Displacment - Height

Accessible route has multiple locations where changes in level over ¼" vertical or ½" beveled occur. The pedestrian route has an approximate 4 lineal feet of ground surface with 7/16" changes in vertical level which are not beveled or ramped.

Measurement: 4 feet

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: Site
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: C

Quantity: 4 ln ft
Base Cost: $36
Estimated Year: 38/39
Total Project Cost: $90

PHILLIPS RANCH PARK & PHILLIPS PAW PARK

31 .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	28	$55,095	**$126,880**
Priority 2	8	$109,915	**$264,560**
Priority 3	19	$16,509	**$41,200**
Priority 4	0	$0	**$0**
Priority 5	6	$25,319	**N/A**
Priority 6	12	$30,010	**N/A**
Priority 7	10	$4,865	**N/A**
Total	**73**	**$241,713**	**$432,640**

* 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.

31 .1 - APPROACH AND ENTRANCE

2ND PLAY AREA WITH SWINGS AND CLIMBING ROCKS

ACCESSIBLE ROUTE

Comment #: PRNCH-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: 6 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.

Floor/Area: 2nd play area with swings and
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$9,792**
2019 CBC:	11B-303.5	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

ACCESSIBLE ROUTE

Comment #: PRNCH-02

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. Accessible route not provided to housing development. Non compliant stairs installed and does not provide equal access to park from areas of site access.

Measurement: 2 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, or stairs and path need to be removed and gate needs to be closed for access to park.

Floor/Area: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	206.2, 206.3	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.1.2(1), 4.3.2(1)	N			**Base Cost:**		**$20**
2019 CBC:	11B-206.2, 11B-206.3	N	**Severity:**	**B**	**Estimated Year:**		**38/39**
					Total Project Cost:		**$50**

SLOPES

Comment #: PRNCH-03

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%.There are two (2) walkways between the park and the housing development at the top of the hill to the north. This record is for the eastern route, which is approximately 5 feet wide and 783 feet long to the intersecting walks near the top. From top to bottom - Running slopes of 7.9% grade; no handrails where running slopes are

Measurement: 17.2 % 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

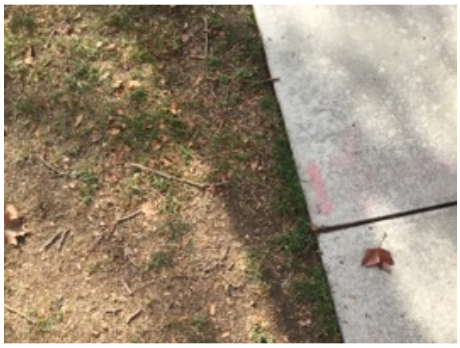
Code Compliance:

		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $20
Estimated Year: 38/39
Total Project Cost: $50

Comment #: PRNCH-04



Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). Where east walk into park abuts public sidewalk(SA1), there is a change in direction. But area is not level, greater than 2.0% cross slope.

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:

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

Priority: 1
Severity: B

Quantity: 200 sq ft
Base Cost: $3,964
Estimated Year: 38/39
Total Project Cost: $9,090

Comment #: PRNCH-05

Deficiency: Ramps - Slopes - Running Slope

The running slope of the ramp is steeper than 1:12 (8.33%). Slopes range from 7.1% to 12.7% throughout most of the walk through the park.

Measurement: 12.7 % grade

Recommended Remediation:

Remove and replace to provide ramps with level landings.. 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:		Y/N/NA					
2010 ADAS:	405.2	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.8.2	N			**Base Cost:**		**$6,620**
2019 CBC:	11B-406.3.1	N	**Severity:**	**A**	**Estimated Year:**		**38/39**
					Total Project Cost:		**$15,180**

Comment #: PRNCH-06

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 4.4 % 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					
2010 ADAS:	405.2	N	**Priority:**	**1**	**Quantity:**	**52**	**sq ft**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$1,031**
2019 CBC:	11B-406.5.7	N	**Severity:**	**C**	**Estimated Year:**		**38/39**
					Total Project Cost:		**$2,370**

AREAS WITH DECOMPOSED GRANITE WALKING SURFACES BETWEEN WALK THROUGH PART

ACCESSIBLE ROUTE

Comment #: PRNCH-07

Floor/Area: Areas with decomposed granite
Room/Spot: Accessible Route

Deficiency: Exterior Doors/Doorways/Gates - Threshold - Height

The threshold height exceeds the allowable tolerances. Transitions along possible paths of travel, where concrete strips separate DG area, 0.25" to 1" changes in level. Need more DG - 13' x 30', area including waste receptacle and "hi-lo" DF 9n concrete pads 2 more area between gates, each 7' x 15'.

Measurement: 1 inches

Recommended Remediation:

Thresholds, if provided at doorways, shall be ½ inch (12.7 mm) high maximum.

Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between ¼ inch (6.4 mm) high minimum and ½ 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:

		Y/N/NA
2010 ADAS:	303.2, 404.2.5	N
1991 ADAAG:	4.13.8	N
2019 CBC:	11B-303.2, 11B-404.2.5	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $179
Estimated Year: 38/39
Total Project Cost: $420

CONCESSIONS COUNTER

ACCESSIBLE ROUTE

Comment #: PRNCH-08

Floor/Area: Concessions counter
Room/Spot: Accessible Route

Deficiency: Accessible Route - Protrusion - Height

Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. Stainless steel counter protrudes 14" from wall. Rock veneer below protrudes 7". So counter protrudes 7" past rocks and into path of travel. Bottom of counter 37" AFF. Also, top of counter is 38.5" AFF, which is greater than max 34" allowed for accessible counter at pass-through window.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.9	N
1991 ADAAG:	4.4.1	N
2019 CBC:	11B-404.2.9	N

Priority: 1
Severity: B

Quantity: 1 each
Base Cost: $728
Estimated Year: 38/39
Total Project Cost: $1,670

COVERED PAVILION WITH PICNIC TABLES

ACCESSIBLE ROUTE

Comment #: PRNCH-09

Floor/Area: Covered pavilion with picnic
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - Height

There are a lot of cracks at the concrete paving at the pavilion. Some have been ground down previously. Anyway, right now none of the cracks greater than 0.5" W or greater than 0.25" H. But displacement continues. Joints ground flush at one time are now with up to 0.25" changes in elevations.

Measurement: .25 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	Y
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 7
Severity: B

Quantity: 6 each
Base Cost: $6
Estimated Year: N/A
Total Project Cost: N/A

ENCLOSED DOG AREAS

ASSEMBLY AREAS

Comment #: PRNCH-10

Deficiency: Accessible Routes - All Routes - Connect Bldg Route

There is not an accessible route that connects the bench seating area due to changes in elevation from concrete pad near baseball dugouts.

Measurement: count

Recommended Remediation:

Adjust and maintain d.g. around bench seating area. 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: Enclosed dog areas
Room/Spot: Assembly Areas

Code Compliance:

		Y/N/NA
2010 ADAS:	206.2, 206.3	N
1991 ADAAG:	4.1.2(1), 4.3.2(1)	N
2019 CBC:	11B-206.2, 11B-206.3	N

Priority: 1
Severity: B

Quantity: 50 sq ft
Base Cost: $1,000
Estimated Year: 38/39
Total Project Cost: $2,300

EXTERIOR DOORS/DOORWAYS/GATES

HARDWARE

Comment #: PRNCH-11

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: Exterior Doors/Doorways/Gates
Room/Spot: Hardware

Code Compliance:

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

Priority: 6
Severity: C

Quantity: 4 each
Base Cost: $1,600
Estimated Year: N/A
Total Project Cost: N/A

INTERSECTION OF WALKS NEAR STORM DRAIN INLET

ACCESSIBLE ROUTE

Comment #: PRNCH-12

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: Intersection of walks near storm
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: A

Quantity: 100 sq ft
Base Cost: $1,982
Estimated Year: 38/39
Total Project Cost: $4,550

INTERSECTION OF WALKS SOUTH OF RESTROOMS

ACCESSIBLE ROUTE

Comment #: **PRNCH-13**

Floor/Area: Intersection of walks south of
Room/Spot: Accessible Route

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %).
Measurement: 3.9 % grade
Recommended Remediation:
The cross slopes of paths of travel shall be 1:48 maximum.

Code Compliance:

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

Priority: 1
Severity: A

Quantity: 100 sq ft
Base Cost: $1,982
Estimated Year: 38/39
Total Project Cost: $4,550

NEAR PAIR DOORS, NEAR CONCESSIONS AT EAST SIDE OF RESTROOMS' BUILDING

ACCESSIBLE ROUTE

Comment #: **PRNCH-14**

Floor/Area: Near pair doors, near
Room/Spot: Accessible Route

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.

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

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

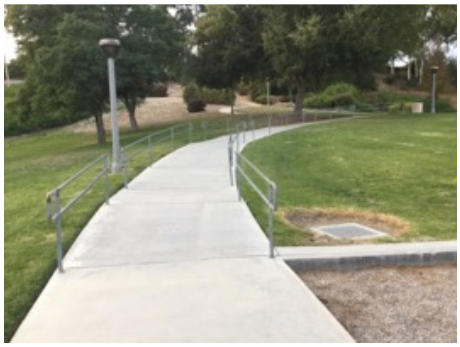
Priority: 1
Severity: B

Quantity: 3 each
Base Cost: $3
Estimated Year: 38/39
Total Project Cost: $10

RAMPS

Comment #: PRNCH-15

Deficiency: Ramps - Handrails - Both Sides



There are 4 ramps sections within pedestrian ramp. Handrails are not continuous at landings between ramp sections. This is probably so persons in grassy area can cut through, instead of having to go all the way around the pedestrian ramp. Tops of handrails are 34 inches AFF. However, there are not any wheel-guides. Also, most handrail extensions begin approximately 4.5

Measurement: 1 count

Recommended Remediation:

Handrails need to be replaced both side to main continuous throughout entire ramp, provide minimum 12-inch minimum extensions at top and bottom of ramp runs, and wheelguides along entire rail.

Floor/Area: Ramps

Code Compliance:		Y/N/NA					
2010 ADAS:	505.2	N				**Quantity:**	**1 each**
1991 ADAAG:	4.8.5 (1)	N	**Priority:**	**6**		**Base Cost:**	**$0**
2019 CBC:	11B-505.2	N				**Estimated Year:**	**N/A**
			Severity:	**C**		**Total Project Cost:**	**N/A**

LANDINGS

Comment #: PRNCH-16

Deficiency: Ramps - Landings - Bottom Length

The bottom landing of the ramp does not extend 72-inches in the direction of the ramp run.

Measurement: 1 count

Recommended Remediation:

Install a bottom landings that extends 72 inches minimum in the direction of ramp run. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run.

Floor/Area: Ramps
Room/Spot: Landings

Code Compliance:		Y/N/NA					
2010 ADAS:	405.7.3, 405.7.4	N				**Quantity:**	**1 each**
1991 ADAAG:	4.8.4 (2)	N	**Priority:**	**3**		**Base Cost:**	**$3,972**
2019 CBC:	11B-405.7.3.1, 11B-405.7.4	N				**Estimated Year:**	**39/40**
			Severity:	**C**		**Total Project Cost:**	**$9,560**

NORTH HANDRAIL AT TOP OF OVERALL PEDESTRIAN RAMP STOPS BEFORE REACHING A

Comment #: PRNCH-17

Deficiency: Ramps - Handrails - Extensions

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

Measurement: 5.2 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: Ramps
Room/Spot: North handrail at top of overall

Code Compliance:

		Y/N/NA
2010 ADAS:	505.10.1	N
1991 ADAAG:	4.8.5 (2)	N
2019 CBC:	11B-505.10.1	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $10,432
Estimated Year: N/A
Total Project Cost: N/A

RUNNING SLOPES OF RAMP SECTIONS AND INTERMEDIATE LANDINGS. SOME RAMP SECTIONS

Comment #: PRNCH-18

Deficiency: Ramps - Slopes - Running Slope

The running slope of the ramp is steeper than 1:12 (8.33%). Portions of the ramp are 8.6% and 8.9% with an area of cross slope being 3.2%.

Measurement: 8.9 % 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: Ramps
Room/Spot: Running slopes of ramp sections

Code Compliance:

		Y/N/NA
2010 ADAS:	405.2	N
1991 ADAAG:	4.8.2	N
2019 CBC:	11B-406.3.1	N

Priority: 1
Severity: A

Quantity: 1 each
Base Cost: $6,620
Estimated Year: 38/39
Total Project Cost: $15,180

SA1

ACCESSIBLE ROUTE

Comment #: PRNCH-19

Floor/Area: SA1
Room/Spot: Accessible Route

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %).
Measurement: 4.1 % grade
Recommended Remediation:
The cross slopes of paths of travel shall be 1:48 maximum.

Code Compliance:

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

Priority: 1
Severity: A

Quantity: 1 each
Base Cost: $20
Estimated Year: 38/39
Total Project Cost: $50

Comment #: PRNCH-20

Floor/Area: SA1
Room/Spot: Accessible Route

Deficiency: Accessible Route - Vertical Displacment - Height

Accessible route has multiple locations where changes in level over ¼" vertical or ½" beveled occur. Part of walk between monument sign for "Phillips Paw Park" and intersection of walks (another change in direction area) near storm drain inlet. Displacements at tube steel used as in-walk drains. (Should have been metals studs welded along sides for embedment into concrete.). Also
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.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: A

Quantity: 200 sq ft
Base Cost: $200
Estimated Year: 38/39
Total Project Cost: $460

Comment #: PRNCH-21

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%.

Measurement: 8.1 % 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: SA1
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $20
Estimated Year: 38/39
Total Project Cost: $50

SA2 - ADJACENT TO FIRE STATION DRIVE AISLE

ACCESSIBLE ROUTE

Comment #: PRNCH-22

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 4.1 % grade

Recommended Remediation:

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

Floor/Area: SA2 - Adjacent to fire station
Room/Spot: Accessible Route

Code Compliance:

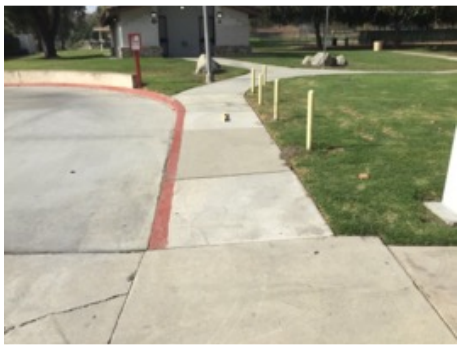
		Y/N/NA
2010 ADAS:	405.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-406.5.7	N

Priority: 1
Severity: A

Quantity: 100 sq ft
Base Cost: $1,982
Estimated Year: 38/39
Total Project Cost: $4,550

Comment #: PRNCH-23

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: SA2 - Adjacent to fire station
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	402.2	N			**Quantity:**	**100**	**ln ft**
1991 ADAAG:	4.3.7	N	**Priority:**	**1**	**Base Cost:**		**$1,982**
2019 CBC:	11B-402.2	N			**Estimated Year:**		**38/39**
			Severity:	**C**	**Total Project Cost:**		**$4,550**

TOT LOT

Comment #: PRNCH-24

Deficiency: Ramps - Vertical Change - General

The accessible route has areas of vertical level changes at top and bottom of the ramp run.

Measurement: 1.5 inches

Recommended Remediation:

Floor or ground surfaces of ramp runs shall comply with Section 11B-302. Changes in level other than the running slope and cross slope are not permitted on ramp runs.

Floor/Area: Tot Lot

Code Compliance:		Y/N/NA					
2010 ADAS:	405.4	N			**Quantity:**	**1**	**each**
1991 ADAAG:	4.8.2	N	**Priority:**	**1**	**Base Cost:**		**$0**
2019 CBC:	11B-405.4	N			**Estimated Year:**		**38/39**
			Severity:	**A**	**Total Project Cost:**		**$0**

WALK AROUND TOT PLAY AREA ABUTS WALK CONTINUING TO NORTH

ACCESSIBLE ROUTE

Comment #: PRNCH-25

Floor/Area: Walk around tot play area abuts
Room/Spot: Accessible Route

Deficiency: Accessible Route - Openings - Width

Accessible route grates / openings exceed ½" in the direction of travel. Also 1" abrupt change in elevation at joint between concrete panels. 100 SF of cracked and separated concrete replaced, then flush transition can also be provided at 60" L joint.

Measurement: 1 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of ½" 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	302.3	N
1991 ADAAG:	4.5.4	N
2019 CBC:	11B-302.3	N

Priority: 1
Severity: B

Quantity: 100 ln ft
Base Cost: $896
Estimated Year: 38/39
Total Project Cost: $2,060

WALK AROUND TOT PLAY EQUIPMENT AREA

ACCESSIBLE ROUTE

Comment #: PRNCH-26

Floor/Area: Walk around tot play equipment
Room/Spot: Accessible Route

Deficiency: Accessible Route - Openings - Direction

Accessible route grates / openings exceed ½" in the direction of travel. Crack at south side of area has been ground down previously. So vertical displacement not an issue at time of assessment. However, concrete at both sides of 120" L crack are separated by more than 0.5"

Measurement: .75 inches

Recommended Remediation:

Replace grates, or fill openings, at locations where gratings/openings occur. Openings are allowed a maximum of ½" 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	302.3	N
1991 ADAAG:	4.5.4	N
2019 CBC:	11B-302.3	N

Priority: 1
Severity: B

Quantity: 60 ln ft
Base Cost: $538
Estimated Year: 38/39
Total Project Cost: $1,240

WALK BETWEEN INTERSECTION NEAR STORM DRAIN INLET AND INTERSECTION NEAR

ACCESSIBLE ROUTE

Comment #: **PRNCH-27**

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: Walk between intersection near
Room/Spot: Accessible Route

Code Compliance:

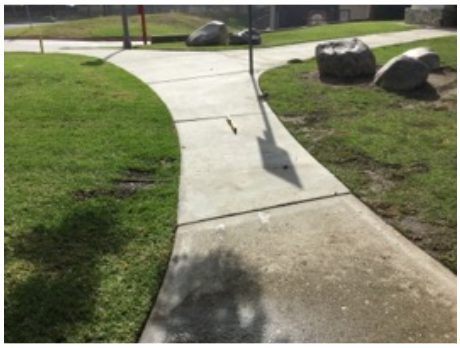
		Y/N/NA
2010 ADAS:	405.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-406.5.7	N

Priority: 1
Severity: C

Quantity: 200 sq ft
Base Cost: $3,964
Estimated Year: 38/39
Total Project Cost: $9,090

Comment #: **PRNCH-28**

Deficiency: Accessible Route - Slopes - Running Slope



The running slope of the POT exceeds 1:20 (5.0 %) in the direction of travel.

Measurement: 4.6 % grade

Recommended Remediation:

Floor/Area: Walk between intersection near
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:		
1991 ADAAG:	4.3.7	N
2019 CBC:		

Priority: 1
Severity: B

Quantity: 200 sq ft
Base Cost: $3,964
Estimated Year: 38/39
Total Project Cost: $9,090

WALK FROM PAVILION ABUTS WALK AROUND TOT PLAY AREA

ACCESSIBLE ROUTE

Comment #: PRNCH-29

Floor/Area: Walk from pavilion abuts walk
Room/Spot: Accessible Route

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.

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

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	N
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 1
Severity: A

Quantity: 6 ln ft
Base Cost: $6
Estimated Year: 38/39
Total Project Cost: $20

WALK OUTSIDE ENTRANCES TO DOG ENCLOSURE AREAS

ACCESSIBLE ROUTE

Comment #: PRNCH-30

Floor/Area: Walk outside entrances to dog
Room/Spot: Accessible Route

Deficiency: Accessible Route - Protrusion - Height

Objects in the path of travel extend more than 4 inches from the wall with no cane detectable barrier. Other branches at 80" and slightly more above walk are continuing to grow downward and will be head clearance hazards.

Measurement: 71 inches

Recommended Remediation:

Traim trees and maintain path free of protruding objects.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.9	N
1991 ADAAG:	4.4.1	N
2019 CBC:	11B-404.2.9	N

Priority: 1
Severity: A

Quantity: 1 each
Base Cost: $728
Estimated Year: 38/39
Total Project Cost: $1,670

WALK TO FRONT OF RESTROOMS' BUILDING

ACCESSIBLE ROUTE

Comment #: **PRNCH-31**

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%.

Measurement: 6.8 % 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: Walk to front of restrooms'
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 26 ln ft
Base Cost: $515
Estimated Year: 38/39
Total Project Cost: $1,190

31 .2 - GOODS AND SERVICES

2ND COVERED PICNIC AREA (NW CORNER OF PARK)

SEATING

Comment #: PRNCH-32

Deficiency: Seating - Non-Booth Table - Knee/Toe Clear Width

Compliant knee clearance width is not provided at exterior covered non-booth tables. Only 25-inches minimum width provided at required clear floor space.

Measurement: 25 inches

Recommended Remediation:

At dining and work surfaces required to be accessible, knee clearance shall extend 19 inches (483 mm) deep minimum at 27 inches (686 mm) above the finish floor or ground. Knee clearance shall be 30 inches (762 mm) wide minimum.

Floor/Area: 2nd covered picnic area (NW
Room/Spot: Seating

Code Compliance:

		Y/N/NA
2010 ADAS:	306.3.3, 306.3.5	N
1991 ADAAG:	4.32.3	N
2019 CBC:	11B-306.3.3, 306.5	N

Priority: 2
Severity: C

Quantity: 2 each
Base Cost: $2,600
Estimated Year: 39/40
Total Project Cost: $6,260

Comment #: PRNCH-33

Deficiency: Seating - Non-Booth Table - Knee/Toe Clear Width

Compliant knee clearance width is not provided at exterior covered non-booth tables.

Measurement: inches

Recommended Remediation:

At dining and work surfaces required to be accessible, knee clearance shall extend 19 inches (483 mm) deep minimum at 27 inches (686 mm) above the finish floor or ground. Knee clearance shall be 30 inches (762 mm) wide minimum.

Floor/Area: 2nd covered picnic area (NW
Room/Spot: Seating

Code Compliance:

		Y/N/NA
2010 ADAS:	306.3.3, 306.3.5	N
1991 ADAAG:	4.32.3	N
2019 CBC:	11B-306.3.3, 306.5	N

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $1,300
Estimated Year: 39/40
Total Project Cost: $3,130

ACCESSIBLE ROUTE

OPENINGS

Comment #: PRNCH-34

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). Ground surface has not been maintained and has multiple tears in surface. Surface also ramps off steeply with what appears to be within the fall zones.

Measurement: 1.25 count

Recommended Remediation:

Ground surfaces located within use zones shall comply with ASTM F 1292 (1999 edition or 2004 edition).

Floor/Area: Accessible Route
Room/Spot: Openings

Code Compliance:		Y/N/NA					
2010 ADAS:	11B-1008.2.6.2	N	**Priority:**	**2**	**Quantity:**	**1**	**sq ft**
1991 ADAAG:	15.6.7	N			**Base Cost:**		**$50,000**
2019 CBC:	11B-1008.2.6.2	N	**Severity:**	**C**	**Estimated Year:**		**39/40**
					Total Project Cost:		**$120,340**

AREAS WITH DECOMPOSED GRANITE WALKING SURFACES BETWEEN WALK THROUGH PART

DRINKING FOUNTAIN

Comment #: PRNCH-35

Deficiency: Drinking Fountain - Wheelchair Compliance - Clear Floor Grades

30" x 48" clear floor space provides changes of elevation.

Measurement: 2 inches

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: Areas with decomposed granite
Room/Spot: Drinking Fountain

Code Compliance:		Y/N/NA					
2010 ADAS:	305.2	N	**Priority:**	**6**	**Quantity:**	**6**	**sq ft**
1991 ADAAG:	4.15.5	N			**Base Cost:**		**$120**
2019 CBC:	11B-305.2	N	**Severity:**	**C**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: PRNCH-36

Deficiency: Drinking Fountain - Wheelchair Compliance - Operable Parts-Force

Is the force required to activate operable parts 5 pounds maximum?

Measurement: 9 pound

Recommended Remediation:

The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Floor/Area: Areas with decomposed granite
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	309.4 / -602.3	N
1991 ADAAG:	4.15.4, 4.27.4	N
2019 CBC:	11B-309.4 / 11B-602.3	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $366
Estimated Year: N/A
Total Project Cost: N/A

Comment #: PRNCH-37

Deficiency: Drinking Fountain - Wheelchair Compliance - Water Flow

Spout is turned to flow 30 degrees toward front. Usually spout turned or angled back so water stays in bowl and does not splash toward users. Not like this at " hi" DF, for example.

Measurement: 30 inches

Recommended Remediation:

Adjust spout location. 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: Areas with decomposed granite
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	602.6	N
1991 ADAAG:	4.15.3	Y
2019 CBC:	11B-602.6	N

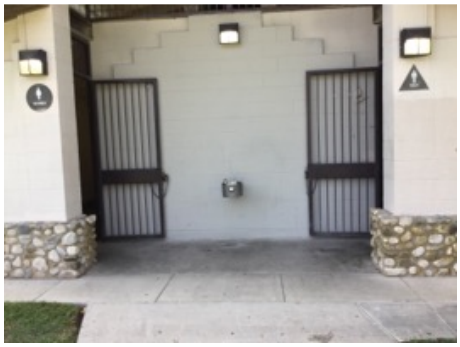
Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $366
Estimated Year: N/A
Total Project Cost: N/A

"LO" DF AT FRONT OF AT RESTROOM BUILDING

DRINKING FOUNTAIN

Comment #: PRNCH-38



Floor/Area: "Lo" DF at front of at restroom
Room/Spot: Drinking Fountain

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: 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.

Bottle filling stations will not meet compliance for this item.

Code Compliance:

		Y/N/NA
2010 ADAS:	211.3	N
1991 ADAAG:	4.1.3 (10) (a)	N
2019 CBC:	11B-211.3	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $8,000
Estimated Year: N/A
Total Project Cost: N/A

Comment #: PRNCH-39

Floor/Area: "Lo" DF at front of at restroom
Room/Spot: Drinking Fountain

Deficiency: Drinking Fountain - Wheelchair Compliance - Operable Parts-Force

Is the force required to activate operable parts 5 pounds maximum?

Measurement: 16 pound

Recommended Remediation:

The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

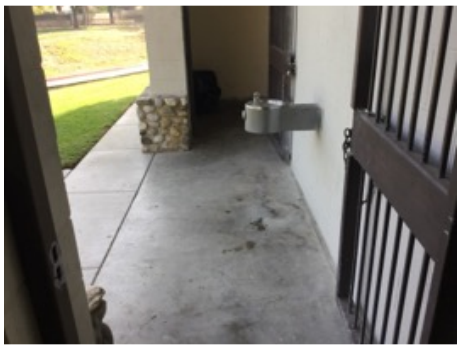
Code Compliance:

		Y/N/NA
2010 ADAS:	309.4 / -602.3	N
1991 ADAAG:	4.15.4, 4.27.4	N
2019 CBC:	11B-309.4 / 11B-602.3	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $366
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **PRNCH-40**



Floor/Area: "Lo" DF at front of at restroom
Room/Spot: Drinking Fountain

Deficiency: Drinking Fountain - Typical at Both - Pedestrian Protection

Pedestrian protection 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	307	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-602	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $8,000
Estimated Year: N/A
Total Project Cost: N/A

TOT LOT

Comment #: **PRNCH-41**

Floor/Area: Tot Lot

Deficiency: Playgrounds - Ramp - Running Slope

The running slope of the ramp is steeper than 1:12 (8.33%).
Measurement: 9.2 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	405.2	N
1991 ADAAG:	4.8.2	N
2019 CBC:	11B-406.3.1	N

Priority: 1
Severity: A

Quantity: 1 each
Base Cost: $6,620
Estimated Year: 38/39
Total Project Cost: $15,180

Comment #: **PRNCH-42**

Deficiency: Playgrounds - Ramps - Both Sides

Handrails are not provided on both sides of the ramp.

Measurement: 9.2 count

Recommended Remediation:

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

Floor/Area: Tot Lot

Code Compliance:		**Y/N/NA**					
2010 ADAS:	505.2	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.8.5 (1)	N			**Base Cost:**		**$3,912**
2019 CBC:	11B-505.2	N	**Severity:**	**C**	**Estimated Year:**		**39/40**
					Total Project Cost:		**$9,420**

Comment #: **PRNCH-43**

Deficiency: Playgrounds - Accessible Route - Ground Surface

It is unknown if the ground surface complie with ASTM F 1951. This will need to be verified with the client.

Measurement: 9.2

Recommended Remediation:

round surface comply with ASTM F 1951? Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951.

Floor/Area: Tot Lot

Code Compliance:		**Y/N/NA**					
2010 ADAS:	11B-1008.2.6.1	N	**Priority:**	**2**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.5.1	N			**Base Cost:**		**$50,000**
2019 CBC:	11B-1008.2.6.1	N	**Severity:**	**C**	**Estimated Year:**		**39/40**
					Total Project Cost:		**$120,340**

SEE PHOTOS FOR POSSIBLE ISSUES WITH PLAY EQUIPMENT.

Comment #: **PRNCH-44**

Deficiency: Playgrounds - Transfer System - Transfer Steps - Size

Transfer steps exceed maximum height allowed.

Measurement: 11.5 inches

Recommended Remediation:

Each transfer step shall be 8 inches (203 mm) high maximum.

Floor/Area: Tot Lot
Room/Spot: See photos for possible issues

Code Compliance:		Y/N/NA					
2010 ADAS:	11B-1008.32.2	N	**Priority:**	**2**	**Quantity:**	**1**	**each**
1991 ADAAG:	15.6.5.2	N			**Base Cost:**		**$3,255**
2019 CBC:	11B-1008.32.2	N	**Severity:**	**C**	**Estimated Year:**		**39/40**
					Total Project Cost:		**$7,840**

TOT PLAY EQUIPMENT AREA

ACCESSIBLE ROUTE

Comment #: **PRNCH-45**

Deficiency: Playgrounds - 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: 9 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: Tot play equipment area
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$9,792**
2019 CBC:	11B-303.5	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

TOT PLAY EQUIPMENT AREA

BENCHES

Comment #: PRNCH-46

Deficiency: Assembly Areas - Wheelchair seating - Width

A single wheelchair space is not 36" wide min. Where two adjacent wheelchair spaces are provided, each wheelchair space is not 33" wide min.

Measurement: 26 inches

Recommended Remediation:

Ensure that a single wheelchair space is 36" wide min. Where two adjacent wheelchair spaces are provided,ensure that each wheelchair space is 33" wide min.

Floor/Area: Tot play equipment area
Room/Spot: Benches

Code Compliance:

		Y/N/NA
2010 ADAS:	802.1.2	N
1991 ADAAG:	4.33.2	N
2019 CBC:	11B-802.1.2	N

Priority: 2
Severity: B

Quantity: 3 sq ft
Base Cost: $60
Estimated Year: 39/40
Total Project Cost: $150

UNCOVERED PICNIC AREAS

Comment #: PRNCH-47

Deficiency: Accessible Route - Surface - Continuity

Accessible route does not provide a firm, stable and slip resistant surface to picnic areas. There are 2 uncovered picnic areas with tables and BBQs, in addition to those at 2 pavilions (covered). Pavilions assessed under separate records. Neither uncovered area has accessible path of travel to them.

Measurement: 2 count

Recommended Remediation:

Proivde an accessible route to a minimum of one picnic area and BBQ. Recommend providing accessible route to both. Install r walking surfaces that is stable, firm, and slip resistant

Floor/Area: Uncovered picnic areas

Code Compliance:

		Y/N/NA
2010 ADAS:	302.1, 403.2	N
1991 ADAAG:	4.5.1	N
2019 CBC:	11B-302.1, 11B-403.2	N

Priority: 1
Severity: C

Quantity: 280 sq ft
Base Cost: $5,600
Estimated Year: 38/39
Total Project Cost: $12,840

ASSEMBLY AREAS

Comment #: PRNCH-48

Deficiency: Assembly Areas - Wheelchair seating - Approach

Wheelchair spaces do not adjoin accessible routes. Accessible routes do overlap wheelchair spaces.

Measurement: adjoin and

Recommended Remediation:

Ensure that wheelchair spaces adjoin accessible routes and accessible routes do not overlap wheelchair spaces.

Floor/Area: Uncovered picnic areas
Room/Spot: Assembly Areas

Code Compliance:		Y/N/NA					
2010 ADAS:	11B-802.1.4					**Quantity:**	**1 each**
1991 ADAAG:	4.33.3	N	**Priority:**	**2**		**Base Cost:**	**$1,500**
2019 CBC:	11B-802.1.4		**Severity:**	**B**		**Estimated Year:**	**39/40**
						Total Project Cost:	**$3,610**

UNDER ROOF AT PAVILION (COVERED)

ASSEMBLY AREAS

Comment #: PRNCH-49

Deficiency: Picnic Tables - Wheelchair seating - Floor and ground surface

The floor or ground surface of wheelchair spaces do not have a slope of less than 2.08% (1:48)? Changes in level are not permitted.

Measurement: 3 % grade

Recommended Remediation:

Modify the floor or ground surface of wheelchair spaces to have a slope of less than 2.08% (1:48)? Changes in level are not permitted.

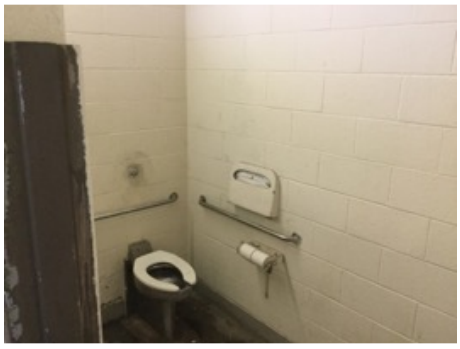
Floor/Area: Under roof at pavilion (covered)
Room/Spot: Assembly Areas

Code Compliance:		Y/N/NA					
2010 ADAS:	802.1.1	N				**Quantity:**	**60 sq ft**
1991 ADAAG:	4.33.4	N	**Priority:**	**2**		**Base Cost:**	**$1,200**
2019 CBC:	11B-802.1.1	N	**Severity:**	**B**		**Estimated Year:**	**39/40**
						Total Project Cost:	**$2,890**

31 .3A - PUBLIC TOILET ROOMS (MULTI_USER)

MEN'S

Comment #: PRNCH-50



Floor/Area: Men's

Deficiency: Accessible Toilet Stall - Dimensions - Clearance Under Partition

The accessible stall does not provide toe clearance and/or the minimum allowable clear width. When there is no toe clearance under a partition a minimum 66-inches minimum required for stall width.

Measurement: 59 inches

Recommended Remediation:

Replace with partitions that provide toe clearance, or widen stall to a minimum 66-inches clear width. At least one side partition shall provide a toe clearance of 9 inches (229 mm) minimum above the finish floor and 6 inches (152 mm) deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Partition components at toe clearances shall be smooth without sharp edges or abrasive surfaces. Compartments for children's use shall provide a toe clearance of 12 inches (305 mm) minimum above the finish floor.

Exception: Toe clearance at the side partition is not required in a compartment greater than 66 inches (1676 mm) wide.

Code Compliance:

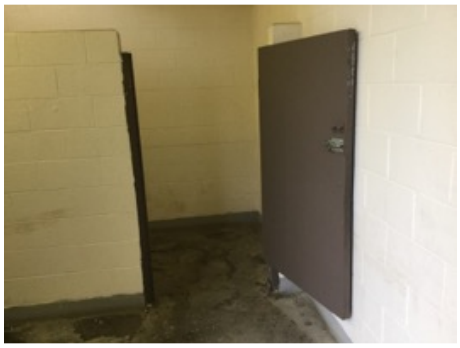
		Y/N/NA
2010 ADAS:	604.8.1.4	N
1991 ADAAG:	4.17.4	Y
2019 CBC:	11B-604.8.1.4	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $1,100
Estimated Year: N/A
Total Project Cost: N/A

ACCESSIBLE TOILET STALL

Comment #: PRNCH-51



Floor/Area: Men's
Room/Spot: Accessible Toilet Stall

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.

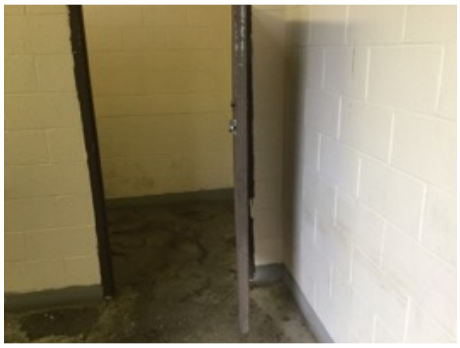
Code Compliance:

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

Priority: 7
Severity: C

Quantity: 1 sq ft
Base Cost: $293
Estimated Year: N/A
Total Project Cost: N/A

Comment #: PRNCH-52



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
Room/Spot: Accessible Toilet Stall

Code Compliance:		Y/N/NA					
2010 ADAS:	604.8.1.2	N	**Priority:**	**7**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$293**
2019 CBC:	11B-604.8.3	N	**Severity:**	**C**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

LAVATORY

Comment #: PRNCH-53

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:

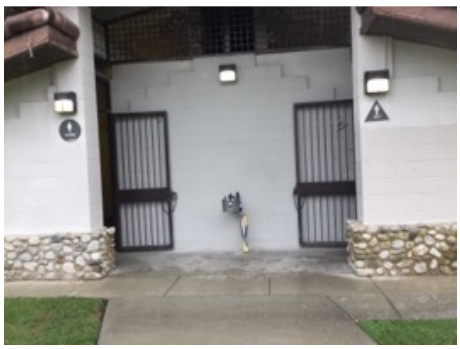
Replace with lever operated, push type, or electronically controlled mechanisms, or approved controls with 5 lbf maximum operating force. Self-closing valves shall remain on for at least 10 seconds.

Floor/Area: Men's
Room/Spot: Lavatory

Code Compliance:		Y/N/NA					
2010 ADAS:	309, 606.4	N	**Priority:**	**3**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.19.5	N			**Base Cost:**		**$366**
2019 CBC:	11B-309, 11B-606.4	N	**Severity:**	**C**	**Estimated Year:**		**40/41**
					Total Project Cost:		**$930**

MEN'S RESTROOM

Comment #: PRNCH-54



Floor/Area: Men's Restroom

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

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:

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

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $150
Estimated Year: 40/41
Total Project Cost: $380

Comment #: PRNCH-55

Floor/Area: Men's Restroom

Deficiency: Restroom Interior Space - Floor Surface - Recessed Drain

The restroom drain is recessed into the floor creating a change in level.

Measurement: 1 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	304.2, 403.3	N
1991 ADAAG:	4.3.8	N
2019 CBC:	11B-304.2, 11B-403.3	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 40/41
Total Project Cost: $710

Comment #: PRNCH-56

Floor/Area: Men's Restroom

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

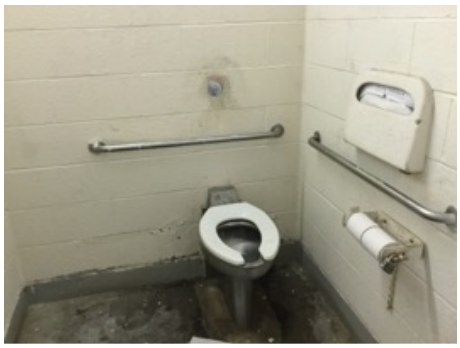
ADA Standards require 27-inches knee clearance.

Code Compliance:		Y/N/NA
2010 ADAS:	305, 306.2.3	Y
1991 ADAAG:	4.19.2	N
2019 CBC:	11B-306.2.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $2,160
Estimated Year: N/A
Total Project Cost: N/A

Comment #: PRNCH-57



Floor/Area: Men's Restroom

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:

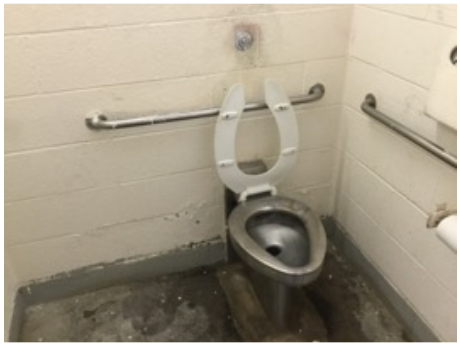
Relocate the flush control so that it is on the open side of the water closet. Flush controls shall be hand operated or automatic. Hand operated flush controls shall operable with one hand, and do not require grasping, pinching, or twisting of the wrist except they shall be located 44” max. above the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

Code Compliance:		Y/N/NA
2010 ADAS:	604.6	N
1991 ADAAG:	4.16.5	N
2019 CBC:	11B-604.6	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $1,368
Estimated Year: 40/41
Total Project Cost: $3,460

Comment #: **PRNCH-58**



Floor/Area: Men's Restroom

Deficiency: Accessible Toilet Stall - Water Closet - Flush Control Operating Force

The operational force of the flush valve exceeds the allowable 5 lbf.

Measurement: 24 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.

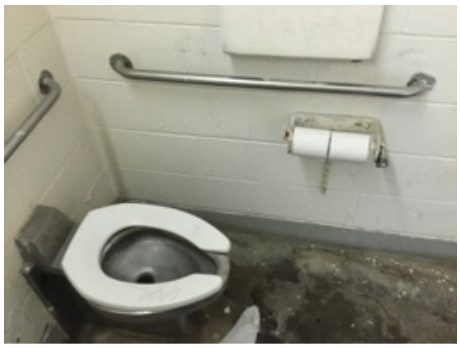
Code Compliance:

		Y/N/NA
2010 ADAS:	309	N
1991 ADAAG:	4.16.5, 4.27.4	N
2019 CBC:	11B-309	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $1,368
Estimated Year: 40/41
Total Project Cost: $3,460

Comment #: **PRNCH-59**



Floor/Area: Men's Restroom

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	604.7	N
1991 ADAAG:	4.17.3	N
2019 CBC:	11B-604.7	N

Priority: 6
Severity: C

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

Comment #: **PRNCH-60**

Floor/Area: Men's Restroom

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

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

Measurement: 1 count

Recommended Remediation:

Relocate toilet seat cover dispenser to be located in front of grab bar.

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.

Code Compliance:		Y/N/NA					
2010 ADAS:	609.3	N	**Priority:**	**7**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$200**
2019 CBC:	11B-609.3	N	**Severity:**	**C**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: **PRNCH-61**

Floor/Area: Men's Restroom

Deficiency: Accessible Toilet Stall - Side Grab Bar - Total Length

The side grab bar is not minimum 42 inches in length.

Measurement: 36 inches

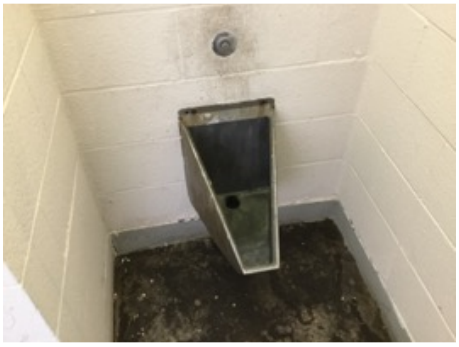
Recommended Remediation:

Replace the side wall grab bar with one that is 42 inches long minimum, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall with the front end positioned 24 inches minimum in front of the water closet.

Code Compliance:		Y/N/NA					
2010 ADAS:	604.5.1	N	**Priority:**	**3**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.17.6	N			**Base Cost:**		**$355**
2019 CBC:	11B-604.5.1	N	**Severity:**	**C**	**Estimated Year:**		**39/40**
					Total Project Cost:		**$860**

Comment #: PRNCH-62

Deficiency: Urinal - Flush Control - Operation



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

Measurement: 10 pound

Recommended Remediation:

Adust flush control valve to a maximum of 5 pounds force.

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:		Y/N/NA					
2010 ADAS:	309	N	**Priority:**	**3**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.13.9	N			**Base Cost:**		**$313**
2019 CBC:	11B-309	N	**Severity:**	**C**	**Estimated Year:**		**40/41**
					Total Project Cost:		**$800**

MENS AND WOMENS

TYPICAL

Comment #: PRNCH-63

Deficiency: Restroom Doors - Tactile Sign - General

No permanent tactile restroom identification sign has been provided. This is required because pictogram and tactile are located on geometric sign.

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: Mens and Womens
Room/Spot: Typical

Code Compliance:		Y/N/NA					
2010 ADAS:	216.2, 703.4.1&2	N	**Priority:**	**3**	**Quantity:**	**2**	**each**
1991 ADAAG:	4.30.6	N			**Base Cost:**		**$300**
2019 CBC:	11B-216.2, 11B-703.1&2	N	**Severity:**	**C**	**Estimated Year:**		**40/41**
					Total Project Cost:		**$760**

Comment #: PRNCH-64

Deficiency: Restroom Doors - Geometric Sign - Height

The geometric sign is not mounted within the allowable height ranges.

Measurement: 78 inches

Recommended Remediation:

Relocate 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: Mens and Womens
Room/Spot: Typical

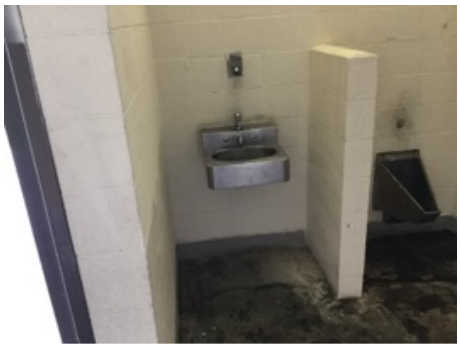
Code Compliance:		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	4.30.6	N
2019 CBC:	11B-703.7.2.6	N

Priority: 5
Severity: D

Quantity: 2 each
Base Cost: $220
Estimated Year: N/A
Total Project Cost: N/A

Comment #: PRNCH-65

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: Mens and Womens
Room/Spot: Typical

Code Compliance:		Y/N/NA
2010 ADAS:	308.2.2	N
1991 ADAAG:	4.23.7	N
2019 CBC:	603.5	N

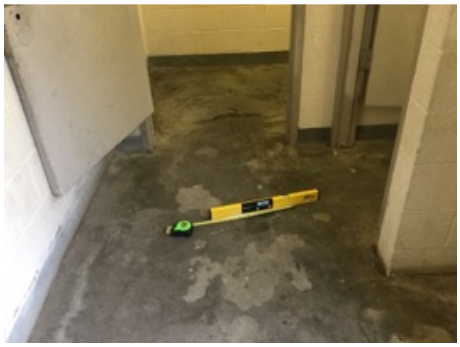
Priority: 6
Severity: C

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

RESTROOM INTERIOR SPACE

FLOOR SURFACE

Comment #: PRNCH-66



Deficiency: Restroom Interior Space - Floor Surface - Recessed Drain

The restroom drain is recessed into the floor creating a change in level.

Measurement: .3 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: Restroom Interior Space
Room/Spot: Floor Surface

Code Compliance:		Y/N/NA					
2010 ADAS:	304.2, 403.3	N	**Priority:**	**3**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.3.8	N			**Base Cost:**		**$280**
2019 CBC:	11B-304.2, 11B-403.3	N	**Severity:**	**C**	**Estimated Year:**		**40/41**
					Total Project Cost:		**$710**

WOMEN'S

Comment #: PRNCH-67

Deficiency: Restroom Interior Space - Floor Surface - Slopes

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

Measurement: 3.1 % grade

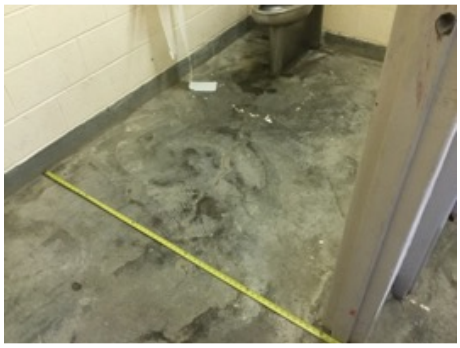
Recommended Remediation:

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: Women's

Code Compliance:		Y/N/NA					
2010 ADAS:	215.1	N	**Priority:**	**3**	**Quantity:**	**40**	**sq ft**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$793**
2019 CBC:	11B-215.1	N	**Severity:**	**C**	**Estimated Year:**		**40/41**
					Total Project Cost:		**$2,010**

Comment #: **PRNCH-68**



Floor/Area: Women's

Deficiency: Accessible Toilet Stall - Dimensions - Clearance Under Partition

The accessible stall does not provide toe clearance and/or the minimum allowable clear width.

Measurement: 60 inches

Recommended Remediation:

Replace CMU wall with partitions that have toe clearance, or widen still to 66-inches minimum.

At least one side partition shall provide a toe clearance of 9 inches minimum above the finish floor and 6 inches deep minimum beyond the compartment-side face of the partition, exclusive of partition support members. Partition components at toe clearances shall be smooth without sharp edges or abrasive surfaces. Compartments for children's use shall provide a toe clearance of 12 inches minimum above the finish floor.

Exception: Toe clearance at the side partition is not required in a compartment greater than 66 inches (1676 mm) wide.

Code Compliance:

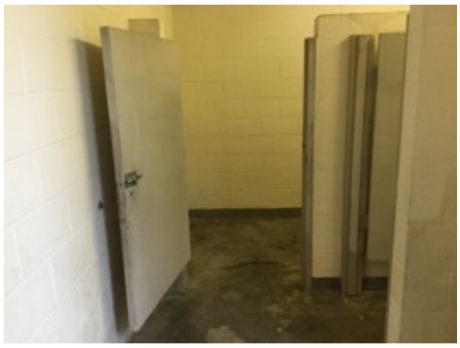
		Y/N/NA
2010 ADAS:	604.8.1.4	N
1991 ADAAG:	4.17.4	Y
2019 CBC:	11B-604.8.1.4	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $1,100
Estimated Year: N/A
Total Project Cost: N/A

ACCESSIBLE TOILET STALL

Comment #: **PRNCH-69**



Floor/Area: Women's
Room/Spot: Accessible Toilet Stall

Deficiency: Accessible Toilet Stall - Side Opening Door - Outward Swing Door Clearance

Pull side of the door does not provide 18 inches strike side clearance.

Measurement: 10 inches

Recommended Remediation:

Rearrange restroom for pull side strike side clearance of minimum 18 inches or provide inward swinging door.

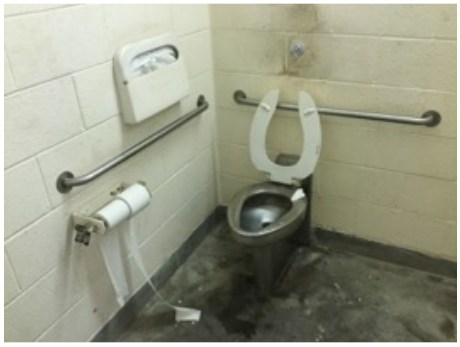
Code Compliance:

		Y/N/NA
2010 ADAS:	602.3	N
1991 ADAAG:	4.17.5/4.13.6	N
2019 CBC:	11B-604.8.1.2	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $355
Estimated Year: 40/41
Total Project Cost: $900

Comment #: PRNCH-70



Floor/Area: Women's
Room/Spot: Accessible Toilet Stall

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	604.7	N
1991 ADAAG:	4.17.3	N
2019 CBC:	11B-604.7	N

Priority: 6
Severity: C

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

Comment #: PRNCH-71

Floor/Area: Women's
Room/Spot: Accessible Toilet Stall

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

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

Measurement: 3 inches

Recommended Remediation:

Relocate toilet seat cover to front of grab bar to provide minimum 12" clearance above the grab bar.

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.

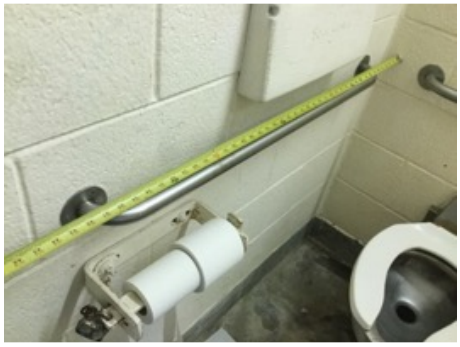
Code Compliance:

		Y/N/NA
2010 ADAS:	609.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-609.3	N

Priority: 7
Severity: C

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

Comment #: **PRNCH-72**



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: 41 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: Women's
Room/Spot: Accessible Toilet Stall

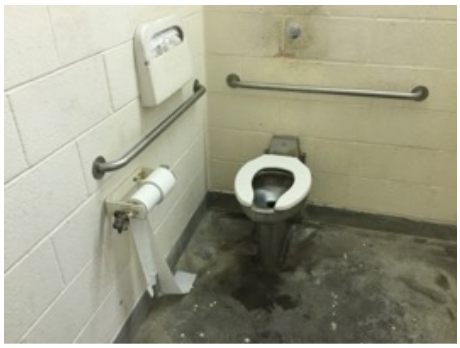
Code Compliance:

		Y/N/NA
2010 ADAS:	604.5.1	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.1	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $200
Estimated Year: 39/40
Total Project Cost: $490

Comment #: **PRNCH-73**



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

The side grab bar does not extend 24 inches 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: Women's
Room/Spot: Accessible Toilet Stall

Code Compliance:

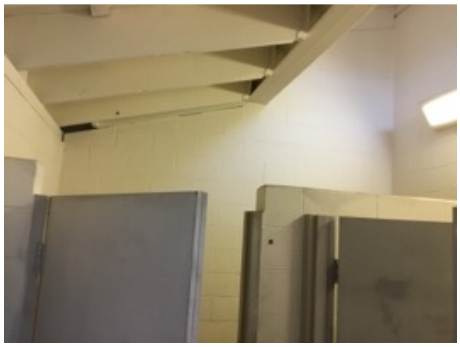
		Y/N/NA
2010 ADAS:	604.5.1	N
1991 ADAAG:	4.17.6	N
2019 CBC:	11B-604.5.1	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $0
Estimated Year: 39/40
Total Project Cost: $0

WOMEN'S RESTROOM

Comment #: PRNCH-74



Floor/Area: Women's Restroom

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 .

Code Compliance:		Y/N/NA
2010 ADAS:	215.2, 702.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-215.2, 11B-702.1, 11B-907.5.2.2, 11B-3	N

Priority: 7
Severity: A

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

Comment #: PRNCH-75

Floor/Area: Women's Restroom

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

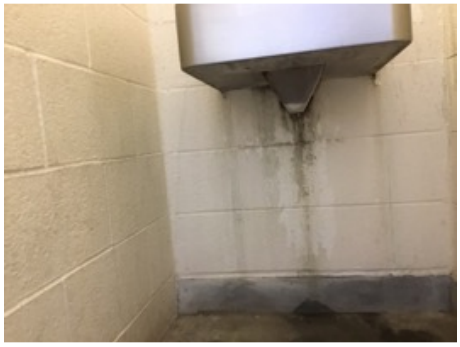
ADA Standards require 27-inches knee clearance.

Code Compliance:		Y/N/NA
2010 ADAS:	305, 306.2.3	N
1991 ADAAG:	4.19.2	N
2019 CBC:	11B-306.2.3	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $2,160
Estimated Year: 40/41
Total Project Cost: $5,460

Comment #: **PRNCH-76**



Floor/Area: Women's Restroom

Deficiency: Lavatory - Knee/Toe Clearance - Height

The knee clearance at the lavatory is less than the allowable 29 inches.

Measurement: 1 count

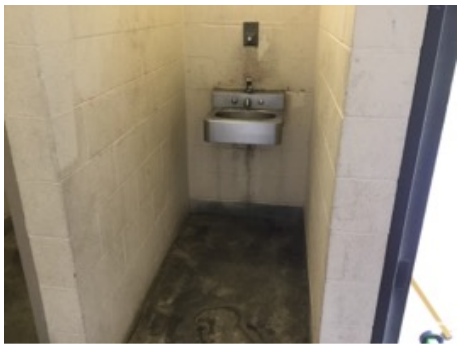
Recommended Remediation:

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.

Code Compliance:		Y/N/NA					
2010 ADAS:	305, 306.2.3	N	**Priority:**	**3**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.19.2	N			**Base Cost:**		**$2,160**
2019 CBC:	11B-306.2.3	N	**Severity:**	**C**	**Estimated Year:**		**40/41**
					Total Project Cost:		**$5,460**

Comment #: **PRNCH-77**



Floor/Area: Women's Restroom

Deficiency: Lavatory - Location - Centerline Distance

The lavatory is not located so that the distance to the adjacent side wall is minimum 18 inches.

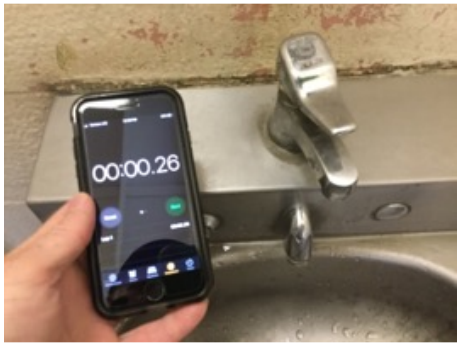
Measurement: 16 inches

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.

Code Compliance:		Y/N/NA					
2010 ADAS:	606	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 #: PRNCH-78



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: .26 seconds

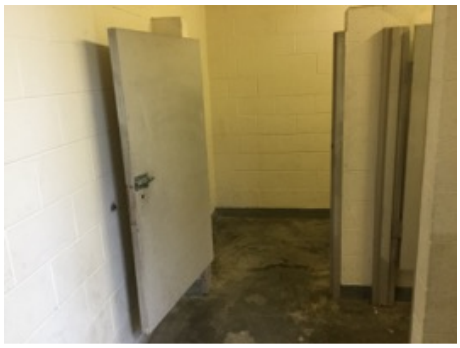
Recommended Remediation:

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:		Y/N/NA					
2010 ADAS:	309, 606.4	N	**Priority:**	**3**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.19.5	N			**Base Cost:**		**$366**
2019 CBC:	11B-309, 11B-606.4	N	**Severity:**	**C**	**Estimated Year:**		**40/41**
					Total Project Cost:		**$930**

Comment #: PRNCH-79



Deficiency: Accessible Toilet Stall - Side Opening Door - Clearances

Stall configuration does not provide 60-inches maneuvering clearance.

Measurement: 33 inches

Recommended Remediation:

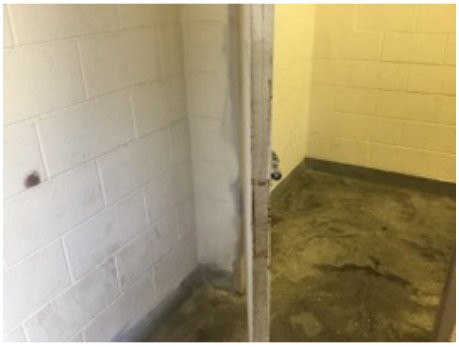
Reconfigure wheelchair accessible compartment to provide a door with 34-inch clear width.

When located at the side of a toilet compartment, the toilet compartment door opening shall provide a clear width of 34 inches minimum.

Floor/Area: Women's Restroom

Code Compliance:		Y/N/NA					
2010 ADAS:	604.8.1	Y	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.17.5/4.13.6	N			**Base Cost:**		**$355**
2019 CBC:	11B-604.8.1.2	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: **PRNCH-80**



Floor/Area: Women's Restroom

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.

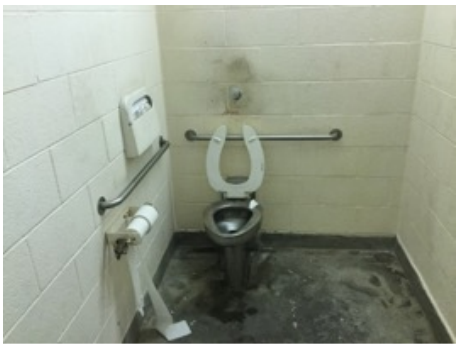
Code Compliance:

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

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $293
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **PRNCH-81**



Floor/Area: Women's Restroom

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.

Code Compliance:

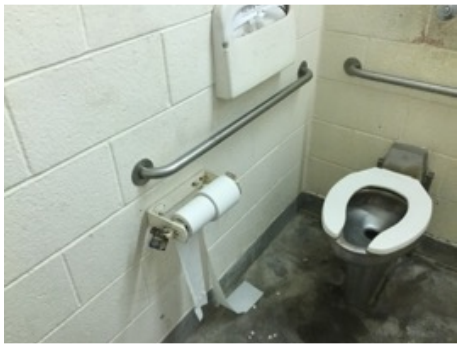
		Y/N/NA
2010 ADAS:	604.6	N
1991 ADAAG:	4.16.5	N
2019 CBC:	11B-604.6	N

Priority: 3
Severity: C

Quantity: 1 each
Base Cost: $1,368
Estimated Year: 40/41
Total Project Cost: $3,460

Comment #: PRNCH-82

Deficiency: Accessible Toilet Stall - Side Grab Bar - Total Length



The side grab bar is not minimum 42 inches in length.

Measurement: 36 inches

Recommended Remediation:

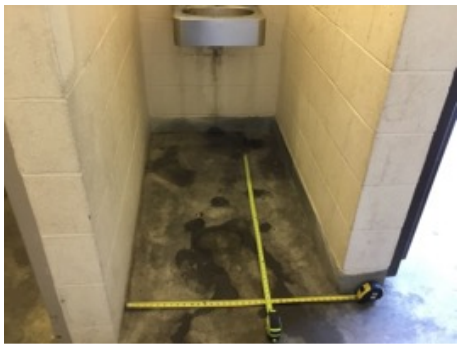
The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

Floor/Area: Women's Restroom

Code Compliance:		Y/N/NA					
2010 ADAS:	604.5.1	N			**Quantity:**	**1**	**each**
1991 ADAAG:	4.17.6	N	**Priority:**	**3**	**Base Cost:**		**$355**
2019 CBC:	11B-604.5.1	N	**Severity:**	**C**	**Estimated Year:**		**39/40**
					Total Project Cost:		**$860**

Comment #: PRNCH-83

Deficiency: Lavatory - Alcove Dimensions - Width



The alcove is deeper than 24 inches and does not provide the required minimum width of 36 inches.

Measurement: 33 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: Women's Restroom

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

POWERS PARK

32.0 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	$16,832	**$42,580**
Priority 2	1	$20	**$60**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	4	$1,260	**N/A**
Priority 6	3	$6,785	**N/A**
Priority 7	3	$6,709	**N/A**
Total	**19**	**$31,605**	**$42,640**

* 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.

32 .1 - APPROACH AND ENTRANCE

CHANGE IN DIRECTION - NEAR WHERE TOP OF PEDESTRIAN RAMP SHOULD BE

ACCESSIBLE ROUTE

Comment #: **PWRS-01**

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: Change in direction - Near where
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$20**
2019 CBC:	11B-406.5.7	N	**Severity:**	**A**	**Estimated Year:**		**40/41**
					Total Project Cost:		**$60**

DIRECTION OF TRAVEL - NEAR “WELCOME” SIGN IN TOT PLAY AREA

ACCESSIBLE ROUTE

Comment #: **PWRS-02**

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: Direction of travel - Near
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	402.2	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$20**
2019 CBC:	11B-402.2	N	**Severity:**	**C**	**Estimated Year:**		**40/41**
					Total Project Cost:		**$60**

HEAD-IN PARKING AREA AT STREET

AT GRADE TRANSITIONS

Comment #: PWRS-03

Floor/Area: Head-in parking area at street
Room/Spot: At Grade Transitions

Deficiency: At Grade Transitions - Parallel Curb Ramp - Landing Slope

The slope of the landing at the top of the curb ramp near the drive thru ordering location is steeper than 1:48 (2.0%) in any direction.

Measurement: 3.1 % grade

Recommended Remediation:

Replace landing.

The slope of the landing in all directions shall be 1:48 maximum.

Code Compliance:

		Y/N/NA
2010 ADAS:	405.7.1	N
1991 ADAAG:	4.7.5	N
2019 CBC:	11B-406.5.3	N

Priority: 1
Severity: C

Quantity:	1 each
Base Cost:	$3,310
Estimated Year:	40/41
Total Project Cost:	$8,370

Comment #: PWRS-04

Floor/Area: Head-in parking area at street
Room/Spot: At Grade Transitions

Deficiency: At Grade Transitions - Parallel Curb Ramp - Landing Slope

The slope of the landing at the top of the curb ramp near the drive thru ordering location is steeper than 1:48 (2.0%) in any direction.

Measurement: 3.3 % grade

Recommended Remediation:

Replace landing.

The slope of the landing in all directions shall be 1:48 maximum.

Code Compliance:

		Y/N/NA
2010 ADAS:	405.7.1	N
1991 ADAAG:	4.7.5	N
2019 CBC:	11B-406.5.3	N

Priority: 1
Severity: C

Quantity:	1 each
Base Cost:	$3,310
Estimated Year:	40/41
Total Project Cost:	$8,370

Comment #: **PWRS-05**

Deficiency: At Grade Transitions - Parallel Curb Ramp - Cross Slope - 2

Is cross slope a maximum of 1:48 (2.08%)?

Measurement: 3.6 % grade

Recommended Remediation:

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

Floor/Area: Head-in parking area at street
Room/Spot: At Grade Transitions

Code Compliance:

		Y/N/NA
2010 ADAS:	405.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-405.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $1,289
Estimated Year: N/A
Total Project Cost: N/A

CURB RAMP

Comment #: **PWRS-06**

Deficiency: Curb Ramp - Landing - Length

There is no landing with minimum 48 inches (1219 mm) length provided at the top of the perpendicular curb ramp.

Measurement: 42.5 inches

Recommended Remediation:

Floor/Area: Head-in parking area at street
Room/Spot: Curb Ramp

Code Compliance:

		Y/N/NA
2010 ADAS:		
1991 ADAAG:	4.7.5	N
2019 CBC:		

Priority: 1
Severity: B

Quantity: 1 each
Base Cost: $400
Estimated Year: 40/41
Total Project Cost: $1,020

PARKING

Comment #: PWRS-07

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: Head-in parking area at street
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

Comment #: PWRS-08

Deficiency: Parking - Signage - Van Stall

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

Measurement: 1 count

Recommended Remediation:

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

Floor/Area: Head-in parking area at street
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $560
Estimated Year: 40/41
Total Project Cost: $1,420

Comment #: **PWRS-09**

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: Head-in parking area at street
Room/Spot: Parking

Code Compliance:

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

Comment #: **PWRS-10**

Deficiency: Parking - Signage - Minimum Fine

The parking identification sign does not includes 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: Head-in parking area at street
Room/Spot: Parking

Code Compliance:

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

Comment #: PWRS-11

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 3.2 % 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.

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

Floor/Area: Head-in parking area at street
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 40/41
Total Project Cost: $15,920

Comment #: PWRS-12

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: 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: Head-in parking area at street
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	Y
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **PWRS-13**

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

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

Measurement: 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: Head-in parking area at street
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **PWRS-14**

Deficiency: Parking - Access Aisle - Van Stall Location

The access aisle for an accessible van stall is not located on the passenger side of the parking space.

Measurement: count

Recommended Remediation:

Repaint to provide access aisles located on the passenger side of the van accessible spaces.

Floor/Area: Head-in parking area at street
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.4	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.4	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: N/A
Total Project Cost: N/A

TREE BRANCHES

ACCESSIBLE ROUTE

Comment #: PWRS-15

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: 47 inches

Recommended Remediation:

Floor/Area: Tree branches
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.9	N
1991 ADAAG:	4.4.1	N
2019 CBC:	11B-404.2.9	N

Priority: 1
Severity: A

Quantity: 1 each
Base Cost: $728
Estimated Year: 40/41
Total Project Cost: $1,840

Comment #: PWRS-16

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: 60 inches

Recommended Remediation:

Floor/Area: Tree branches
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.9	N
1991 ADAAG:	4.4.1	N
2019 CBC:	11B-404.2.9	N

Priority: 1
Severity: A

Quantity: 1 each
Base Cost: $728
Estimated Year: 40/41
Total Project Cost: $1,840

Comment #: PWRS-17

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: 76 inches

Recommended Remediation:

Floor/Area: Tree branches
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.9	N
1991 ADAAG:	4.4.1	N
2019 CBC:	11B-404.2.9	N

Priority: 1
Severity: A

Quantity: 1 each
Base Cost: $728
Estimated Year: 40/41
Total Project Cost: $1,840

TREE FRONDS

ACCESSIBLE ROUTE

Comment #: PWRS-18

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: 60 inches

Recommended Remediation:

Floor/Area: Tree fronds
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.9	N
1991 ADAAG:	4.4.1	N
2019 CBC:	11B-404.2.9	N

Priority: 1
Severity: A

Quantity: 1 each
Base Cost: $728
Estimated Year: 40/41
Total Project Cost: $1,840

32 .2 - GOODS AND SERVICES

NEAR BASKETBALL COURTS

DRINKING FOUNTAIN

Comment #: PWRS-19

Deficiency: Drinking Fountain - Number Provided - Hi/Lo

One standing and one wheelchair accessible drinking fountain is not provided at each location.

Measurement: 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: Near basketball courts
Room/Spot: Drinking Fountain

Code Compliance:		Y/N/NA
2010 ADAS:	204.2	N
1991 ADAAG:	4.1.3 (10) (a)	N
2019 CBC:	11B-204.2	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $5,439
Estimated Year: N/A
Total Project Cost: N/A

Comment #: PWRS-20

Deficiency: Drinking Fountain - Wheelchair Compliance - Clear Floor Grades

30" x 48" clear floor space slopes exceed 1:48 (2.083%)

Measurement: 26.5 % 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: Near basketball courts
Room/Spot: Drinking Fountain

Code Compliance:		Y/N/NA
2010 ADAS:	305.2	N
1991 ADAAG:	4.15.5	N
2019 CBC:	11B-305.2	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $980
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **PWRS-21**

Deficiency: Drinking Fountain - Wheelchair Compliance - Operable Parts-Force

Is the force required to activate operable parts 5 pounds maximum?

Measurement: 7 pound

Recommended Remediation:

The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Floor/Area: Near basketball courts
Room/Spot: Drinking Fountain

Code Compliance:

		Y/N/NA
2010 ADAS:	309.4 / -602.3	N
1991 ADAAG:	4.15.4, 4.27.4	N
2019 CBC:	11B-309.4 / 11B-602.3	N

Priority: 6
Severity: C

Quantity: 1 each
Base Cost: $366
Estimated Year: N/A
Total Project Cost: N/A

ONE AT EACH PICNIC TABLE AREA

PARK

Comment #: **PWRS-22**

Deficiency: Park - BBQ - Reach Ranges

BBQ reach ranges not provided. Hood when in the open position exceeds maximum reach range of 48-inches.

Measurement: inches

Recommended Remediation:

Floor/Area: One at each picnic table area
Room/Spot: Park

Code Compliance:

		Y/N/NA
2010 ADAS:		
1991 ADAAG:	4.2.6	N
2019 CBC:		

Priority: 2
Severity: C

Quantity: 1 each
Base Cost: $20
Estimated Year: 40/41
Total Project Cost: $60

CASA PRIMERA ADOBE

35.0 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	14	$36,753	**$92,940**
Priority 2	4	$1,300	**$3,290**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	2	$9,348	**N/A**
Priority 6	1	$3,912	**N/A**
Priority 7	1	$4	**N/A**
Total	**21**	**$51,317**	**$96,230**

* 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.

35 .1 - APPROACH AND ENTRANCE

EXTERIOR

EAST SIDE ROUTE

Comment #: CPA-01

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%. 9.8% to 11.7% running slope measured at the driveway. These slopes exceed the maximum allowed at curb ramps

Measurement: 11.7 % 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: Exterior
Room/Spot: East Side Route

Code Compliance:		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $20
Estimated Year: 40/41
Total Project Cost: $60

FRONT/REAR ENTRANCE

Comment #: CPA-02

Deficiency: Exterior Doors/Doorways/Gates - Threshold - Height

The threshold height exceeds the allowable tolerances. 4-3/4" to 7-3/4" AFF level changes measured at the front and rear entry doors.

Measurement: 7.75 inches

Recommended Remediation:

Thresholds, if provided at doorways, shall be ½ inch (12.7 mm) high maximum.

Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between ¼ inch (6.4 mm) high minimum and ½ 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: Front/Rear Entrance

Code Compliance:		Y/N/NA
2010 ADAS:	303.2, 404.2.5	N
1991 ADAAG:	4.13.8	N
2019 CBC:	11B-303.2, 11B-404.2.5	N

Priority: 1
Severity: C

Quantity: 2 each
Base Cost: $358
Estimated Year: 40/41
Total Project Cost: $910

RAMP

Comment #: CPA-03

Floor/Area: Exterior
Room/Spot: Ramp

Deficiency: Ramps - Slopes - Running Slope

The running slope of the ramp is steeper than 1:12 (8.33%).

Measurement: 13.9 % 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.

Code Compliance:		Y/N/NA
2010 ADAS:	405.2	N
1991 ADAAG:	4.8.2	N
2019 CBC:	11B-406.3.1	N

Priority: 1
Severity: A

Quantity: 10 each
Base Cost: $6,620
Estimated Year: 40/41
Total Project Cost: $16,730

Comment #: CPA-04

Floor/Area: Exterior
Room/Spot: Ramp

Deficiency: Ramps - Landings - Bottom Length

The bottom landing of the ramp does not extend 72-inches in the direction of the ramp run.

Measurement: 27.5 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.

ADA allows for a 60-inch level landing. Ramp is compliant with federal standards.

Code Compliance:		Y/N/NA
2010 ADAS:	405.7.3, 405.7.4	Y
1991 ADAAG:	4.8.4 (2)	N
2019 CBC:	11B-405.7.3.1, 11B-405.7.4	N

Priority: 5
Severity: D

Quantity: 6 each
Base Cost: $3,972
Estimated Year: N/A
Total Project Cost: N/A

Comment #: CPA-05

Deficiency: Ramps - Handrails - Both Sides

Handrails are not provided on both sides of the ramp.

Measurement: count

Recommended Remediation:

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

Floor/Area: Exterior
Room/Spot: Ramp

Code Compliance:

		Y/N/NA
2010 ADAS:	505.2	N
1991 ADAAG:	4.8.5 (1)	N
2019 CBC:	11B-505.2	N

Priority: 6
Severity: C

Quantity: 24 ln ft
Base Cost: $3,912
Estimated Year: N/A
Total Project Cost: N/A

ROUTE TO BUILDING

Comment #: CPA-06

Deficiency: Accessible Route - Clear Width - General

Accessible route widths do not provide minimum 48-inches clear measured between construction delineator posts.

Measurement: 33 inches

Recommended Remediation:

Widen posts to provide a clear width of 48 inches minimum. These clearances need to be maintained.

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

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 2 sq ft
Base Cost: $100
Estimated Year: 40/41
Total Project Cost: $260

Comment #: CPA-07

Deficiency: Accessible Route - Clear Width - General

Accessible route widths do not provide minimum 48-inches clear. 28" to 42" wide route measured along the brick path leading to the front and rear building entrances.

Measurement: 28 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 Building

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 360 sq ft
Base Cost: $7,135
Estimated Year: 40/41
Total Project Cost: $18,040

Comment #: CPA-08

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.4% to 15.0% cross slope measured along the exterior route from the street to the building.

Measurement: 15 % grade

Recommended Remediation:

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

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

Code Compliance:

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

Priority: 1
Severity: A

Quantity: 1092 sq ft
Base Cost: $21,643
Estimated Year: 40/41
Total Project Cost: $54,700

Comment #: CPA-09

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

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). 4.2% cross slope measured along the route to the front building entrance.

Measurement: 4.2 % grade

Recommended Remediation:

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

Code Compliance:

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

Priority: 1
Severity: A

Quantity: 12 sq ft
Base Cost: $238
Estimated Year: 40/41
Total Project Cost: $610

Comment #: CPA-10

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

Deficiency: Accessible Route - Openings - Width

Accessible route grates / openings exceed ½" in the direction of travel. 1-1/2" wide gaps measured along route within brick walk where bricks are broken and depressed .

Measurement: 1.5 inches

Recommended Remediation:

Replace pavers, or fill openings, at locations where openings occur. Openings are allowed a maximum of ½" in the direction of travel.

Code Compliance:

		Y/N/NA
2010 ADAS:	302.3	N
1991 ADAAG:	4.5.4	N
2019 CBC:	11B-302.3	N

Priority: 1
Severity: B

Quantity: 16 sq ft
Base Cost: $143
Estimated Year: 40/41
Total Project Cost: $370

Comment #: CPA-11

Deficiency: Detectable Warning - Hazardous Vehicular Way - General

No walks are installed on site and no public sidewalks. No detectable warnings have been installed between public street and access to site.

Measurement: 0 inches

Recommended Remediation:

Detectable warnings need to be installed at the boundary between the areas providing an accessible route and the public street.
Detectable warnings at these locations shall be federal yellow.

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

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A			**Quantity:**	**8**	**ln ft**
1991 ADAAG:	4.29.5	N	**Priority:**	**5**	**Base Cost:**		**$5,376**
2019 CBC:	11B-247.1.2.5	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

ROUTE TO REAR PATIO

Comment #: CPA-12

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: Exterior
Room/Spot: Route to Rear Patio

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N			**Quantity:**	**25**	**sq ft**
1991 ADAAG:	4.3.7	N	**Priority:**	**1**	**Base Cost:**		**$496**
2019 CBC:	11B-406.5.7	N	**Severity:**	**C**	**Estimated Year:**		**40/41**
					Total Project Cost:		**$1,260**

Comment #: **CPA-13**

Floor/Area: Exterior
Room/Spot: Route to Rear Patio

Deficiency: Accessible Route - Vertical Displacment - Bevelment Slope

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

Measurement: .5 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	Y
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 7
Severity: C

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

35 .2 - GOODS AND SERVICES

EXTERIOR

REAR PATIO

Comment #: CPA-14

Deficiency: Covered Seating - Booth Table - Count

There are not a minimum of 5% accessible seats, a minimum of 1, picnic table provided.

Measurement: 2 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: Exterior
Room/Spot: Rear Patio

Code Compliance:		Y/N/NA					
2010 ADAS:	226.1, 226.3, 902	N	**Priority:**	**2**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.1.3(18)	N			**Base Cost:**		**$1,300**
2019 CBC:	11B-226.1, 11B-902	N	**Severity:**	**C**	**Estimated Year:**		**40/41**
					Total Project Cost:		**$3,290**

ROUTE TO FRONT DOOR

Comment #: CPA-15

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). 2.2% to 3.2% cross slope measured along the front porch route leading to the front door.

Measurement: 3.2 % grade

Recommended Remediation:

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

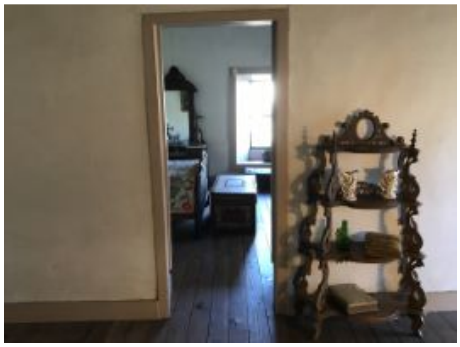
Floor/Area: Exterior
Room/Spot: Route to Front Door

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N	**Priority:**	**1**	**Quantity:**	**0**	**each**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$0**
2019 CBC:	11B-406.5.7	N	**Severity:**	**A**	**Estimated Year:**		**40/41**
					Total Project Cost:		**$0**

INTERIOR

DOORWAYS - TYPICAL

Comment #: CPA-16



Floor/Area: Interior
Room/Spot: Doorways - Typical

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

32-inch clear opening is not provided when door is open at 90 degrees. 28-1/2" clear width measured at the interior doorways.

Measurement: 28.5 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.3	N
1991 ADAAG:	4.13.5	N
2019 CBC:	11B-404.2.3	N

Priority: 2
Severity: B

Quantity: 2 each
Base Cost: $0
Estimated Year: 40/41
Total Project Cost: $0

Comment #: CPA-17

Floor/Area: Interior
Room/Spot: Doorways - Typical

Deficiency: Interior Doors/Doorways/Gates - Dimensions - Clear Height

80" vertical clearance at door is not provided, 75" to 78-1/2" AFF vertical clearance measured at the doorways throughout the interior of the property. For an historic property which requires alteration to be compliant with accessibility codes currently required in the California Building Code, any alteration must be approved by the State of California Office of Historic

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	307.4	N
1991 ADAAG:	4.13.5	N
2019 CBC:	11B-307.4	N

Priority: 2
Severity: B

Quantity: 3 each
Base Cost: $0
Estimated Year: 40/41
Total Project Cost: $0

FRONT ENTRANCE

Comment #: CPA-18

Floor/Area: Interior
Room/Spot: Front Entrance

Deficiency: Interior Doors/Doorways/Gates - Threshold - Height

The threshold height exceeds the allowable tolerances. 1-3/4" high threshold measured at the front entry door.

Measurement: 1.75 inches

Recommended Remediation:

Thresholds, if provided at doorways, shall be ½ inch (12.7 mm) high maximum.

Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.

Changes in level between ¼ inch (6.4 mm) high minimum and ½ 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:

		Y/N/NA
2010 ADAS:	303.2, 404.2.5	N
1991 ADAAG:	4.13.8	N
2019 CBC:	11B-303.2, 11B-404.2.5	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $0
Estimated Year: 40/41
Total Project Cost: $0

Comment #: CPA-19

Floor/Area: Interior
Room/Spot: Front Entrance

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

Maneuvering space beyond the pull side of the door is not provided for a distance of 18-inches minimum strike side clearance on latch side of door. 1 -1/8" maneuvering clearance measured adjacent to the latch on the pull side of the front entry door. Door is located within a 22" deep recess.

Measurement: 1.125 inches

Recommended Remediation:

Reconfigure doorway / relocate furniture at latch side of door to provide a minimum maneuvering space for a distance of 18-inches minimum strike side clearance for a depth of 60-inches minimum.

Typical for CBC and ADA whether a door closer and latch is provided or not.

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.4.1	N
1991 ADAAG:	4.13.6	N
2019 CBC:	11B-404.2.4.1	N

Priority: 2
Severity: B

Quantity: 1 each
Base Cost: $0
Estimated Year: 40/41
Total Project Cost: $0

FRONT/REAR ENTRANCES TYPICAL

Comment #: CPA-20

Floor/Area: Interior
Room/Spot: Front/Rear Entrances Typical

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

32-inch clear opening is not provided when door is open at 90 degrees. 30-1/2" to 31" clear width measured at the front and rear entry doors.

Measurement: 30.5 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.3	N
1991 ADAAG:	4.13.5	N
2019 CBC:	11B-404.2.3	N

Priority: 1
Severity: C

Quantity: 2 each
Base Cost: $0
Estimated Year: 40/41
Total Project Cost: $0

Comment #: CPA-21

Floor/Area: Interior
Room/Spot: Front/Rear Entrances Typical

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

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

Measurement: 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	309	N
1991 ADAAG:	4.13.9	N
2019 CBC:	11B-309	N

Priority: 1
Severity: C

Quantity: 3 each
Base Cost: $0
Estimated Year: 40/41
Total Project Cost: $0

REAR ENTRANCE

Comment #: **CPA-22**

Floor/Area: Interior
Room/Spot: Rear Entrance

Deficiency: Interior 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. 76-3/4" AFF vertical clearance measured at the rear entry door.

Measurement: 76.75 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	307.4	N
1991 ADAAG:	4.13.5	N
2019 CBC:	11B-307.4	N

Priority: 1
Severity: C

Quantity: 0 each
Base Cost: $0
Estimated Year: 40/41
Total Project Cost: $0

SOROPTIMIST REDWOOD GROVE

37 .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	26	$58,104	**$148,210**
Priority 2	1	$60	**$160**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	3	$1,372	**N/A**
Priority 6	1	$3,260	**N/A**
Priority 7	3	$485	**N/A**
Total	**31**	**$63,281**	**$148,370**

* 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.

37 .1 - APPROACH AND ENTRANCE

ACCESSIBLE ROUTE

DIRECTIONAL SIGNAGE

Comment #: **REDWD-01**

Deficiency: Accessible Route - Directional Signage - General

The non-accessible entrance does not have 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:		Y/N/NA					
2010 ADAS:	216.6, 703.5.6	N	**Priority:**	**7**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$55**
2019 CBC:	11B-216.6	N	**Severity:**	**B**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

AISLE 5

PARKING

Comment #: **REDWD-02**

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: Aisle 5
Room/Spot: Parking

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

Comment #: REDWD-03

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: Aisle 5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: REDWD-04

Deficiency: Parking - Access Aisle - Slope

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

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.

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

Floor/Area: Aisle 5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 40/41
Total Project Cost: $12,640

MEANDERING NORTH-SOUTH WALK NEAR WEST END OF PART

ACCESSIBLE ROUTE

Comment #: REDWD-05

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 3.3 % grade

Recommended Remediation:

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

Floor/Area: Meandering north-south walk
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N	**Priority:**	**1**	**Quantity:**	**40**	**sq ft**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$793**
2019 CBC:	11B-406.5.7	N	**Severity:**	**C**	**Estimated Year:**		**40/41**
					Total Project Cost:		**$2,010**

Comment #: REDWD-06

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: Meandering north-south walk
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	405.2	N	**Priority:**	**1**	**Quantity:**	**40**	**sq ft**
1991 ADAAG:	4.3.7	N			**Base Cost:**		**$793**
2019 CBC:	11B-406.5.7	N	**Severity:**	**C**	**Estimated Year:**		**40/41**
					Total Project Cost:		**$2,010**

Comment #: REDWD-07

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: Meandering north-south walk
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 40 sq ft
Base Cost: $793
Estimated Year: 40/41
Total Project Cost: $2,010

Comment #: REDWD-08

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%.

Measurement: 9.5 % 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: Meandering north-south walk
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 40 sq ft
Base Cost: $793
Estimated Year: 40/41
Total Project Cost: $2,010

Comment #: REDWD-09

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%.

Measurement: 13.2 % 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: Meandering north-south walk
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 80 sq ft
Base Cost: $1,586
Estimated Year: 40/41
Total Project Cost: $4,010

Comment #: REDWD-10

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5% leading to bench seating area.

Measurement: 16 % 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: Meandering north-south walk
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 20 ln ft
Base Cost: $396
Estimated Year: 40/41
Total Project Cost: $1,010

Comment #: **REDWD-11**

Deficiency: Accessible Route - Slopes - Running Slope

The slope in the direction of travel exceeds the allowable 5%. Slopes range from 15.3% to 17.1%

Measurement: 17.1 % 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: Meandering north-south walk
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	402.2	N
1991 ADAAG:	4.3.7	N
2019 CBC:	11B-402.2	N

Priority: 1
Severity: C

Quantity: 40 ln ft
Base Cost: $793
Estimated Year: 40/41
Total Project Cost: $2,010

MEANDERING WALK

ACCESSIBLE ROUTE

Comment #: **REDWD-12**

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). Panels are 9' W x 10' L.

Measurement: 2.6 % grade

Recommended Remediation:

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

Floor/Area: Meandering walk
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 90 sq ft
Base Cost: $1,784
Estimated Year: 40/41
Total Project Cost: $4,510

Comment #: **REDWD-13**

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). Panels are 9' W x 10' L.

Measurement: 3.1 % grade

Recommended Remediation:

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

Floor/Area: Meandering walk
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 90 sq ft
Base Cost: $1,784
Estimated Year: 40/41
Total Project Cost: $4,510

Comment #: **REDWD-14**

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: Meandering walk
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 90 sq ft
Base Cost: $1,784
Estimated Year: 40/41
Total Project Cost: $4,510

Comment #: REDWD-15

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: Meandering walk
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 90 sq ft
Base Cost: $1,784
Estimated Year: 40/41
Total Project Cost: $4,510

Comment #: REDWD-16

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %).

Measurement: 4.4 % grade

Recommended Remediation:

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

Floor/Area: Meandering walk
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 90 sq ft
Base Cost: $1,784
Estimated Year: 40/41
Total Project Cost: $4,510

Comment #: REDWD-17

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: Meandering walk
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 90 sq ft
Base Cost: $1,784
Estimated Year: 40/41
Total Project Cost: $4,510

Comment #: REDWD-18

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: Meandering walk
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 90 sq ft
Base Cost: $1,784
Estimated Year: 40/41
Total Project Cost: $4,510

Comment #: **REDWD-19**

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). Slopes range from 2.7% - 3.2%. 5 consecutive panels at 9' W x 10' L each panel.

Measurement: 3.7 % grade

Recommended Remediation:

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

Floor/Area: Meandering walk
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 450 sq ft
Base Cost: $8,919
Estimated Year: 40/41
Total Project Cost: $22,540

Comment #: **REDWD-20**

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). 2 panels at 9' W x 10' L each panel.

Measurement: 2.8 % grade

Recommended Remediation:

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

Floor/Area: Meandering walk
Room/Spot: Accessible Route

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 180 sq ft
Base Cost: $3,568
Estimated Year: 40/41
Total Project Cost: $9,020

Comment #: REDWD-21

Floor/Area: Meandering walk
Room/Spot: Accessible Route

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). 2 panels with slopes ranging 2.6%-3.8% each panel are 9' W x 10' L.

Measurement: 3 % grade

Recommended Remediation:

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

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 180 sq ft
Base Cost: $3,568
Estimated Year: 40/41
Total Project Cost: $9,020

Comment #: REDWD-22

Floor/Area: Meandering walk
Room/Spot: Accessible Route

Deficiency: Accessible Route - Slopes - Cross Slope

The cross slope of accessible routes exceeds 1:48 (2.0 %). 3 panels have slopes ranging from 2.5% to 2.9% slopes. Each panel is 9' W x 10' L.

Measurement: 2.9 % grade

Recommended Remediation:

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

Code Compliance:

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

Priority: 1
Severity: C

Quantity: 270 sq ft
Base Cost: $5,351
Estimated Year: 40/41
Total Project Cost: $13,530

Comment #: **REDWD-23**

Deficiency: Accessible Route - Vertical Displacment - Height

Accessible route has multiple locations where changes in level over ¼" vertical or ½" beveled occur both sides of panel.

Measurement: .5 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: Meandering walk
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	303.2, 303.3	N
1991 ADAAG:	4.5.2	Y
2019 CBC:	11B-303.2, 11B-303.3	N

Priority: 7
Severity: C

Quantity: 10 ln ft
Base Cost: $10
Estimated Year: N/A
Total Project Cost: N/A

EAST END AT PAIGE DRIVE

Comment #: **REDWD-24**

Deficiency: Accessible Route - Protrusion - Height

Tree in the path of travel extend more than 4 inches from the wall with no cane detectable barrier.

Measurement: 60 inches

Recommended Remediation:

Trim tree to remove protruding objects that 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: Meandering walk
Room/Spot: East End at Paige Drive

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.9	N
1991 ADAAG:	4.4.1	N
2019 CBC:	11B-404.2.9	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $728
Estimated Year: 40/41
Total Project Cost: $1,840

MEANDERING WALK, EAST END, AT PAIGE DR.

AT GRADE TRANSITIONS

Comment #: REDWD-25

Deficiency: At Grade Transitions - Vehicular Area - Detectable Warning Surface

Detectable warnings are not provided at the at grade transition between vehicular area and pedestrian path of travel. 9' panel.

Measurement: 108 inches

Recommended Remediation:

Install detectable warnings at grade transition between vehicular area and pedestrian path of travel.

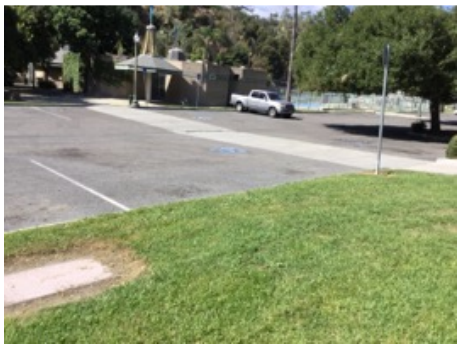
Floor/Area: Meandering walk, east end, at
Room/Spot: At Grade Transitions

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A			**Quantity:**	**9**	**In ft**
1991 ADAAG:	4.29.5	N	**Priority:**	**5**	**Base Cost:**		**$672**
2019 CBC:	11B-247.1.2.2	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

PARKING

GENERAL PARKING

Comment #: REDWD-26



Deficiency: Parking - General Parking - Total Space Count

Total parking spaces found are 4, not meeting the minimum 5 required for parking count of 101 on this site.

Measurement: 4 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: Parking
Room/Spot: General Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	208.2	N			**Quantity:**	**5**	**each**
1991 ADAAG:	4.6.1	N	**Priority:**	**1**	**Base Cost:**		**$4,200**
2019 CBC:	11B-208.2	N	**Severity:**	**C**	**Estimated Year:**		**41/42**
					Total Project Cost:		**$11,150**

Comment #: **REDWD-27**

Deficiency: Parking - General Parking - Van Stall Space Count

Out of 4 accessible stalls, none are van accessible.

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: Parking
Room/Spot: General Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	208.2.4	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.1	N			**Base Cost:**		**$840**
2019 CBC:	11B-208.2.4	N	**Severity:**	**C**	**Estimated Year:**		**41/42**
					Total Project Cost:		**$2,230**

TOW AWAY SIGN

Comment #: **REDWD-28**

Deficiency: Parking - Tow Away Sign - Verbiage

No "tow-away" sign is provided on site.

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:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$280**
2019 CBC:	11B-216 / 11B-502.8.2	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

PARKING AREAS 2 & 3

ACCESSIBLE ROUTE

Comment #: **REDWD-29**

Deficiency: Accessible Route - Site Arrival Points - General

No accessible connections from provided from site arrival points.

Measurement: 0 count

Recommended Remediation:

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: Parking areas 2 & 3
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	208.3.1	N				**Quantity:**	**1 each**
1991 ADAAG:	4.1.2(1), 4.3.2(1)	N	**Priority:**	**1**		**Base Cost:**	**$1,750**
2019 CBC:	11B-206.2.1	N	**Severity:**	**B**		**Estimated Year:**	**40/41**
						Total Project Cost:	**$4,430**

ACCESSIBLE ROUTES

Comment #: **REDWD-30**

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.

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.

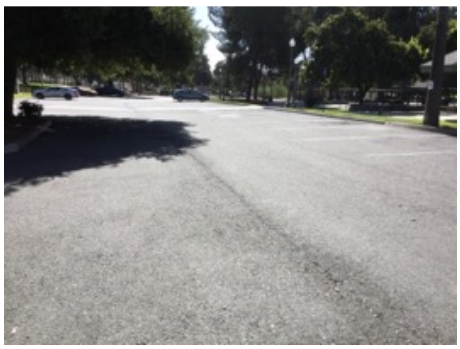
Floor/Area: Parking areas 2 & 3
Room/Spot: Accessible Routes

Code Compliance:		Y/N/NA					
2010 ADAS:	206.2, 206.3	N				**Quantity:**	**1 each**
1991 ADAAG:	4.1.2(1), 4.3.2(1)	N	**Priority:**	**1**		**Base Cost:**	**$20**
2019 CBC:	11B-206.2, 11B-206.3	N	**Severity:**	**B**		**Estimated Year:**	**40/41**
						Total Project Cost:	**$60**

PARKING

Comment #: REDWD-31

Deficiency: Parking - Accessible Route - Adjacent



Access aisle is not located to an accessible route.

Measurement: 2 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route and not require accessible stalls to navigate a parked car other than their own.

Floor/Area: Parking areas 2 & 3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	208.3.1	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-208.3.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 41/42
Total Project Cost: $13,270

STAIRS

HANDRAILS

Comment #: REDWD-32

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. Additionally, contrast striping will need to be provided. A painted stripe, if maintained, is acceptable.

Floor/Area: Stairs
Room/Spot: Handrails

Code Compliance:

		Y/N/NA
2010 ADAS:	505.2	N
1991 ADAAG:	4.9.4	N
2019 CBC:	11B-505.2	N

Priority: 6
Severity: C

Quantity: 2 each
Base Cost: $3,260
Estimated Year: N/A
Total Project Cost: N/A

TREES' BRANCHES OVERHANGING MEANDERING CONCRETE WALK THROUGH PARK

ACCESSIBLE ROUTE

Comment #: REDWD-33

Deficiency: Accessible Route - Protrusion - Height

Tree near west end of walk in the path of travel extend more than 4 inches from the wall with no cane detectable barrier.

Measurement: 58 inches

Recommended Remediation:

Trim tree to remove protruding objects that are identified as extending more than 4-inches from wall 27-inches minimum to 80-inches maximum AFF.

Floor/Area: Trees' branches overhanging
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.9	N
1991 ADAAG:	4.4.1	N
2019 CBC:	11B-404.2.9	N

Priority: 1
Severity: B

Quantity: 1 each
Base Cost: $728
Estimated Year: 40/41
Total Project Cost: $1,840

37 .2 - GOODS AND SERVICES

MEANDERING NORTH-SOUTH WALK NEAR WEST END OF PART, OFF-SHOOT WITH 2 BENCHES

ASSEMBLY AREAS

Comment #: **REDWD-34**

Deficiency: Assembly Areas - Wheelchair seating - Required number

Wheelchair spaces not provided at any bench seating provided within park.

Measurement: 2 count

Recommended Remediation:

Provide wheelchair spaces complying with Section 11B-802.1. Title II entities are required to provide access to all programs and services. Park seating would be included within this scope. Shoulder aligned companion seating would be provided on bench. Wheelchair seating should begin the 48" clear floor space 12" from back of bench seating. This seating should be dispersed throughout the park.

Floor/Area: Meandering north-south walk
Room/Spot: Assembly Areas

Code Compliance:

		Y/N/NA
2010 ADAS:	221-2.1.1	N
1991 ADAAG:	4.1.3(19)	N
2019 CBC:	11B-221-2.1.1	N

Priority: 2
Severity: B

Quantity: 3 each
Base Cost: $60
Estimated Year: 41/42
Total Project Cost: $160

LOT 1 ST LOT-8335-001-904

38.0 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	1	$840	**$2,230**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	2	$840	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	0	$0	**N/A**
Total	**3**	**$1,680**	**$2,230**

* 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.

38 .1 - APPROACH AND ENTRANCE

EAST ENTRANCE

PARKING

Comment #: LT1st-01

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: East Entrance
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**2**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$560**
2019 CBC:	11B-216 / 11B-502.8	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

PARKING

GENERAL PARKING

Comment #: LT1st-02

Deficiency: Parking - General Parking - Car Stall Space Count

TABLE *11B*-208.2

PARKING SPACES

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

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: Parking
Room/Spot: General Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	208.2	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.1	N			**Base Cost:**		**$840**
2019 CBC:	11B-208.2	N	**Severity:**	**C**	**Estimated Year:**		**41/42**
					Total Project Cost:		**$2,230**

WEST ENTRANCCE

PARKING

Comment #: LT1st-03

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: West Entrancce
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

LOT 101 E 2ND-8335-009-904

39.0 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	8	$33,720	**$89,510**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	9	$2,880	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	1	$420	**N/A**
Total	**17**	**$37,020**	**$89,510**

* 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.

39 .1 - APPROACH AND ENTRANCE

ID 46. LOT 101

PARKING

Comment #: LT101-01

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 2 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: ID 46. Lot 101
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.7	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.2	N			**Base Cost:**		**$5,000**
2019 CBC:	11B-502.7.1	N	**Severity:**	**C**	**Estimated Year:**		**41/42**
					Total Project Cost:		**$13,270**

PARKING

ACCESSIBLE VAN STALL

Comment #: LT101-02

Deficiency: Parking - Accessible 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:

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: Parking
Room/Spot: Accessible Van Stall

Code Compliance:		Y/N/NA					
2010 ADAS:	208.2.4	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.1	N			**Base Cost:**		**$420**
2019 CBC:	11B-208.2.4	N	**Severity:**	**C**	**Estimated Year:**		**41/42**
					Total Project Cost:		**$1,120**

TOW AWAY SIGNAGE

Comment #: LT101-03

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" 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 Signage

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

STALL #2

PARKING

Comment #: LT101-04

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #2
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.4	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LT101-05

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 #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LT101-06

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: Stall #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 41/42
Total Project Cost: $16,720

TOW AWAY NORTH

PARKING

Comment #: LT101-07

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Tow away north
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

Comment #: LT101-08

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Tow away north
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 2 each
Base Cost: $10,000
Estimated Year: 41/42
Total Project Cost: $26,540

Comment #: LT101-09

Floor/Area: Tow away north
Room/Spot: Parking

Deficiency: Parking - Access Aisle Markings - Arrangement

The accessible aisle requires persons to pass behind parking stalls that are not their own.

Measurement: 21 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.7.1	N

Priority: 5
Severity: D

Quantity:	**1 each**
Base Cost:	**$420**
Estimated Year:	**N/A**
Total Project Cost:	**N/A**

Comment #: LT101-10

Floor/Area: Tow away north
Room/Spot: Parking

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: 37 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.

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
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity:	**1 each**
Base Cost:	**$420**
Estimated Year:	**N/A**
Total Project Cost:	**N/A**

Comment #: LT101-11

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Tow away north
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LT101-12

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Tow away north
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LT101-13

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: Tow away north
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 41/42
Total Project Cost: $750

Comment #: LT101-14

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: Tow away north
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LT101-15

Floor/Area: Tow away north
Room/Spot: Parking

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 51 inches

Recommended Remediation:

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

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LT101-16

Floor/Area: Tow away north
Room/Spot: Parking

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 3.2 % 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.

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
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 41/42
Total Project Cost: $16,720

Comment #: LT101-17

Floor/Area: Tow away north
Room/Spot: Parking

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: 52 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.

ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 41/42
Total Project Cost: $1,120

Comment #: LT101-18

Floor/Area: Tow away north
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 3.1 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 41/42
Total Project Cost: $13,270

LOT 1-8336-022-901

40 .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	9	$46,650	**$123,810**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	24	$43,700	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	5	$2,800	**N/A**
Total	**33**	**$93,150**	**$123,810**

* 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.

40 .1 - APPROACH AND ENTRANCE

A1

PARKING

Comment #: LOT1-01

Deficiency: Parking - ISA Marking - Location

The centerline of the ISA marking is greater than 6 inches (152 mm) from the centerline of the parking stall.

Measurement: 7 inches

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: A1
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT1-02

Deficiency: Parking - ISA Marking - Location

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: count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: A1
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT1-03

Deficiency: Parking - Signage - Height in Circulation Path

The sign is in the circulation path and the bottom of the sign is lower than 80 inches (2032 mm) above the finished floor.

Measurement: 77 inches

Recommended Remediation:

Relocate the sign so that the bottom edge is greater than 60 inches minimum AFF.

Floor/Area: A1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6 Exception	N

Priority: 7
Severity: C

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

Comment #: LOT1-04

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: A1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT1-05

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 180 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: A1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT1-06

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 9.3 % 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: A1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 41/42
Total Project Cost: $16,720

A1 - A2

PARKING

Comment #: LOT1-07

Floor/Area: A1 - A2
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.
Measurement: 7.3 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4 Exception	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 41/42
Total Project Cost: $13,270

Comment #: LOT1-08

Floor/Area: A1 - A2
Room/Spot: Parking

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.
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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 2 each
Base Cost: $840
Estimated Year: N/A
Total Project Cost: N/A

A2

PARKING

Comment #: LOT1-09

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: A2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT1-10

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 180 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: A2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT1-11

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 102 inches

Recommended Remediation:

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

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

Floor/Area: A2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT1-12

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 4.9 % 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: A2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 41/42
Total Project Cost: $16,720

A3

PARKING

Comment #: LOT1-13

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: A3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT1-14

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 180 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: A3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT1-15

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 100 inches

Recommended Remediation:

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

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

Floor/Area: A3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT1-16

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 1 inches

Recommended Remediation:

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

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

Floor/Area: A3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT1-17

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 6 % 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: A3
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.4	N				**Quantity:**	**1 each**
1991 ADAAG:	4.6.3	N	**Priority:**	**1**		**Base Cost:**	**$6,300**
2019 CBC:	11B-502.4	N				**Estimated Year:**	**41/42**
			Severity:	**C**		**Total Project Cost:**	**$16,720**

A3 - A4

PARKING

Comment #: LOT1-18

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: A3 - A4
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.3.3	N				**Quantity:**	**2 each**
1991 ADAAG:	N/A	N/A	**Priority:**	**7**		**Base Cost:**	**$840**
2019 CBC:	11B-502.3.3	N				**Estimated Year:**	**N/A**
			Severity:	**C**		**Total Project Cost:**	**N/A**

Comment #: LOT1-19

Floor/Area: A3 - A4
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 4.5 % 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.

Code Compliance:		Y/N/NA					
2010 ADAS:	502.4	N				**Quantity:**	1 each
1991 ADAAG:	4.6.3	N	**Priority:**	1		**Base Cost:**	$5,000
2019 CBC:	11B-502.4	N	**Severity:**	C		**Estimated Year:**	41/42
						Total Project Cost:	$13,270

A4

PARKING

Comment #: LOT1-20

Floor/Area: A4
Room/Spot: Parking

Deficiency: Parking - ISA Marking - Location

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: count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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.

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N				**Quantity:**	1 each
1991 ADAAG:	N/A	N/A	**Priority:**	5		**Base Cost:**	$250
2019 CBC:	11B-502.6.4.1	N	**Severity:**	D		**Estimated Year:**	N/A
						Total Project Cost:	N/A

Comment #: LOT1-21

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: A4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT1-22

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 180 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: A4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT1-23

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 98 inches

Recommended Remediation:

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

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

Floor/Area: A4
Room/Spot: Parking

Code Compliance:		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT1-24

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 7.7 % 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: A4
Room/Spot: Parking

Code Compliance:		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 41/42
Total Project Cost: $16,720

A5

PARKING

Comment #: LOT1-25

Deficiency: Parking - ISA Marking - Location

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: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: A5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT1-26

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: A5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT1-27

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 180 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: A5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT1-28

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 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: A5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT1-29

Floor/Area: A5
Room/Spot: Parking

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 3.2 % 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.

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
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 41/42
Total Project Cost: $16,720

Comment #: LOT1-30

Floor/Area: A5
Room/Spot: Parking

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT1-31

Floor/Area: A5
Room/Spot: Parking

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 1 count

Recommended Remediation:

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT1-32

Floor/Area: A5
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 5.9 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 41/42
Total Project Cost: $13,270

E1

PARKING

Comment #: LOT1-33

Deficiency: Parking - Tow Away Signage - Location

The "tow-away" sign is not located in a conspicuous place 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: E1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8	N

Priority: 5
Severity: D

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

Comment #: LOT1-34

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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: E1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8.2	N

Priority: 5
Severity: D

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

E2

PARKING

Comment #: LOT1-35

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: E2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

Comment #: LOT1-36

Deficiency: Parking - Tow Away Signage - Location

The "tow-away" sign is not located in a conspicuous place 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: E2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8	N

Priority: 5
Severity: D

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

Comment #: LOT1-37

Floor/Area: E2
Room/Spot: Parking

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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 _____."

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8.2	N

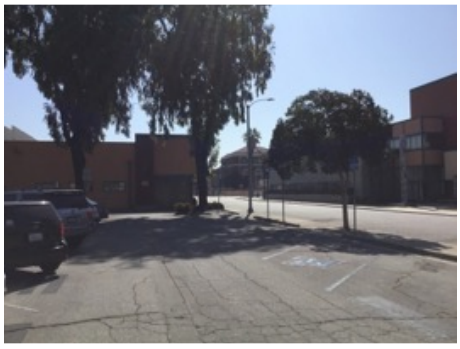
Priority: 5
Severity: D

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

E4

PARKING

Comment #: LOT1-38



Floor/Area: E4
Room/Spot: Parking

Deficiency: Parking - General - Vertical Clearance

The vertical clearance serving all parking space, access aisles and vehicular routes serving them is less than 98 inches (2489 mm) high.

Measurement: 76 inches

Recommended Remediation:

Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.

Exception: In existing multi-story parking facilities, car parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 80 inches (2032 mm) minimum. Existing vertical clearance in excess of 80 inches (2032 mm) and less than 98 inches (2489 mm) shall be maintained. This exception shall not apply to van parking spaces, access aisles, or vehicular routes serving them.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.5	N
1991 ADAAG:	4.6.5	N
2019 CBC:	11B-502.5	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $150
Estimated Year: 41/42
Total Project Cost: $400

LOT 2-8336-021-901

41 .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	12	$54,880	**$150,250**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	16	$5,850	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	4	$1,540	**N/A**
Total	**28**	**$62,270**	**$150,250**

* 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.

41 .1 - APPROACH AND ENTRANCE

#1 AND 2 ADDITIONAL PHOTO

PARKING

Comment #: LOT2-01

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 2 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: #1 and 2 additional photo
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 2 each
Base Cost: $10,000
Estimated Year: 42/43
Total Project Cost: $27,860

Comment #: LOT2-02

Deficiency: Parking - Accessible Route - Wheel Stops

The accessible van/car stall does not provide a wheel stop to prevent vehicles from encroaching upon the required clear width of the adjacent POT.

Measurement: 1 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: #1 and 2 additional photo
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 42/43
Total Project Cost: $790

Comment #: LOT2-03

Deficiency: Parking - Access Aisle Markings - Arrangement

The accessible 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: #1 and 2 additional photo
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.7	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$420**
2019 CBC:	11B-502.7.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

ACCESS AISLE #2

PARKING

Comment #: LOT2-04

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 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: Access aisle #2
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.2	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.3	N			**Base Cost:**		**$420**
2019 CBC:	11B-502.2 Exception	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

AISLE #2

PARKING

Comment #: LOT2-05

Deficiency: Parking - Access Aisle - Detectable Warning Surface

There is a detectable warning surface provided incorrectly at the end of the access aisle, adjacent to the roadway.

Measurement: 1 count

Recommended Remediation:

Detectable warning surfaces shall be provided at the at grade transitions between pedestrian walkways and vehicular ways.

Floor/Area: Aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	406.5	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-406.5.12	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $350
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT2-06

Deficiency: Parking - Access Aisle - Detectable Warning Surface

There is a detectable warning surface provided incorrectly at the end of the access aisle, adjacent to the roadway.

Measurement: 1 count

Recommended Remediation:

Detectable warning surfaces shall be provided at the at grade transitions between pedestrian walkways and vehicular ways.

Floor/Area: Aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	406.5	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-406.5.12	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $350
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT2-07

Floor/Area: Aisle #2
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.
Measurement: 5.7 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 41/42
Total Project Cost: $13,270

Comment #: LOT2-08

Floor/Area: Aisle #2
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.
Measurement: 3.5 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 41/42
Total Project Cost: $13,270

Comment #: LOT2-09

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT2-10

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT2-11

Floor/Area: Aisle #2
Room/Spot: Parking

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: 46 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.

ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 41/42
Total Project Cost: $1,120

DRIVE #3

PARKING

Comment #: LOT2-12

Floor/Area: Drive #3
Room/Spot: Parking

Deficiency: Parking - Tow Away Signage - Location

The "tow-away" sign is not located in a conspicuous place 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8	N

Priority: 5
Severity: D

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

Comment #: LOT2-13

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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: Drive #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8.2	N

Priority: 5
Severity: D

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

Comment #: LOT2-14

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Drive #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 41/42
Total Project Cost: $13,270

PARKING

TOW AWAY SIGNAGE

Comment #: LOT2-15

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" 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 Signage

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

STALL #2

PARKING

Comment #: LOT2-16

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Stall #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 41/42
Total Project Cost: $13,270

Comment #: LOT2-17

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 #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT2-18

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 109 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 #2
Room/Spot: Parking

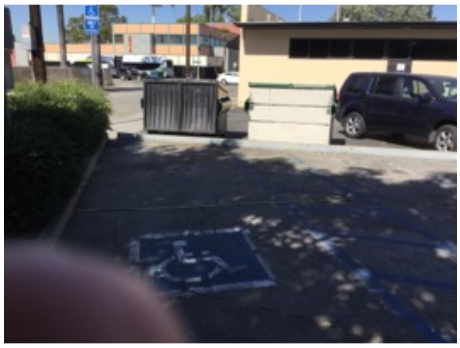
Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT2-19



Floor/Area: Stall #2
Room/Spot: Parking

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 109 inches

Recommended Remediation:

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

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT2-20

Floor/Area: Stall #2
Room/Spot: Parking

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 6.9 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 42/43
Total Project Cost: $17,560

STALL #3

PARKING

Comment #: LOT2-21

Floor/Area: Stall #3
Room/Spot: Parking

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 42/43
Total Project Cost: $13,930

Comment #: LOT2-22

Floor/Area: Stall #3
Room/Spot: Parking

Deficiency: Parking - ISA Marking - Location

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: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	Y
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT2-23

Floor/Area: Stall #3
Room/Spot: Parking

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”.

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT2-24

Floor/Area: Stall #3
Room/Spot: Parking

Deficiency: Parking - Signage - Location

The parking identification sign is not permanently posted immediately adjacent or at the head of the space within the parking stall width.

Measurement: 1 count

Recommended Remediation:

Install a parking space identification sign at each stall.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 42/43
Total Project Cost: $790

Comment #: LOT2-25

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 103 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 #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT2-26

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 46 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 #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT2-27

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 96 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 #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT2-28

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 108 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 #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT2-29

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 46 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 #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT2-30

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 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 #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT2-31

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 #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 42/43
Total Project Cost: $17,560

Comment #: LOT2-32

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 #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 42/43
Total Project Cost: $17,560

LOT 3-8341-003-900

42.0 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	12	$29,300	**$81,700**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	20	$27,870	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	3	$1,260	**N/A**
Total	**32**	**$58,430**	**$81,700**

* 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.

42 .1 - APPROACH AND ENTRANCE

AISLE #1

PARKING

Comment #: LOT3-01

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: Aisle #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT3-02

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: 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.

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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT3-03

Floor/Area: Aisle #1
Room/Spot: Parking

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT3-04

Floor/Area: Aisle #1
Room/Spot: Parking

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 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.

ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 42/43
Total Project Cost: $1,180

Comment #: LOT3-05

Floor/Area: Aisle #1
Room/Spot: Parking

Deficiency: Parking - Access Aisle Markings - General Location

The access aisle overlaps with the vehicular way.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 42/43
Total Project Cost: $1,180

Comment #: LOT3-06

Floor/Area: Aisle #1
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 4.1 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 42/43
Total Project Cost: $13,930

Comment #: LOT3-07

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Aisle #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 42/43
Total Project Cost: $13,930

AISLE #2

PARKING

Comment #: LOT3-08

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: Aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT3-09

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT3-10

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 1 count

Recommended Remediation:

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

Floor/Area: Aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT3-11

Floor/Area: Aisle #2
Room/Spot: Parking

Deficiency: Parking - Access Aisle Markings - General Location

The access aisle overlaps with the vehicular way.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 42/43
Total Project Cost: $1,180

Comment #: LOT3-12

Floor/Area: Aisle #2
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 6.3 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 42/43
Total Project Cost: $13,930

Comment #: LOT3-13

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Aisle #2
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.7	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.2	N			**Base Cost:**		**$5,000**
2019 CBC:	11B-502.7.1	N	**Severity:**	**C**	**Estimated Year:**		**42/43**
					Total Project Cost:		**$13,930**

STALL #1

PARKING

Comment #: LOT3-14

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #1
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT3-15

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT3-16

Deficiency: Parking - ISA Marking - Border Line

The ISA has been painted without the white border line.

Measurement: 1 count

Recommended Remediation:

Paint ISA marking at the parking space that is compliant with Figure 703.7.3.1.

ADA does not provide a method or design for markings.

Floor/Area: Stall #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT3-17

Deficiency: Parking - Signage - General

The accessible stall is not identified with a sign.

Measurement: 0 count

Recommended Remediation:

Parking space identification signs shall include the International Symbol of Accessibility in white on a blue background.

Floor/Area: Stall #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $480
Estimated Year: 42/43
Total Project Cost: $1,340

Comment #: LOT3-18

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 174 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:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT3-19

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 5.3 % 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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 42/43
Total Project Cost: $17,560

Comment #: LOT3-20

Deficiency: Parking - Access Aisle Markings - General

There is no adjacent access aisle marked.

Measurement: 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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 42/43
Total Project Cost: $1,180

STALL #3

PARKING

Comment #: LOT3-21

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT3-22

Deficiency: Parking - ISA Marking - Border Line

The ISA has been painted without the white border line.

Measurement: 1 count

Recommended Remediation:

Paint ISA marking at the parking space that is compliant with Figure 703.7.3.1.

ADA does not provide a method or design for markings.

Floor/Area: Stall #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT3-23

Deficiency: Parking - ISA Marking - Location

The centerline of the ISA marking is greater than 6 inches (152 mm) from the centerline of the parking stall.

Measurement: inches

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #3
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT3-24

Deficiency: Parking - ISA Marking - Location

The sides of the ISA identifying the accessible parking stall are not parallel to the length of the parking space.

Measurement: count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #3
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT3-25

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: Stall #3
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**0**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$280**
2019 CBC:	11B-502.6.2	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT3-26

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 195 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					
2010 ADAS:	502.2	N/A	**Priority:**	**5**	**Quantity:**	**9**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$7,560**
2019 CBC:	11B-502.2	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT3-27

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 92 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 #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT3-28

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 92 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 #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT3-29

Deficiency: Parking - Access Aisle Markings - General

There is no adjacent access aisle marked.

Measurement: 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 #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 42/43
Total Project Cost: $1,180

Comment #: LOT3-30

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT3-31

Deficiency: Parking - ISA Marking - Border Line

The ISA has been painted without the white border line.

Measurement: 1 count

Recommended Remediation:

Paint ISA marking at the parking space that is compliant with Figure 703.7.3.1.

ADA does not provide a method or design for markings.

Floor/Area: Stall #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT3-32

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: Stall #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

Quantity: 0 each
Base Cost: $280
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT3-33

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 164 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
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT3-34

Deficiency: Parking - Access Aisle Markings - General

There is no adjacent access aisle marked.

Measurement: 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 #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 42/43
Total Project Cost: $1,180

TOW AWAY #1

PARKING

Comment #: LOT3-35

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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: Tow away #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8.2	N

Priority: 5
Severity: D

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

LOT 4-8341-007-900

43.0 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	3	$12,750	**$35,540**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	17	$27,960	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	3	$1,260	**N/A**
Total	**20**	**$41,970**	**$35,540**

* 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.

43 .1 - APPROACH AND ENTRANCE

ACCESSIBLE STALL 2

PARKING

Comment #: LOT4-01

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: Accessible stall 2
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.4	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.3	N			**Base Cost:**		**$6,300**
2019 CBC:	11B-502.4	N	**Severity:**	**C**	**Estimated Year:**		**42/43**
					Total Project Cost:		**$17,560**

E2

PARKING

Comment #: LOT4-02

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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: E2
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$280**
2019 CBC:	11B-502.8.2	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

E4

PARKING

Comment #: LOT4-03

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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: E4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8.2	N

Priority: 5
Severity: D

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

Comment #: LOT4-04

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 1 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: E4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

PARKING

ACCESS AISLE

Comment #: LOT4-05

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

ACCESS AISLE MARKINGS

Comment #: LOT4-06

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: 2 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:

		Y/N/NA
2010 ADAS:	502.3.3	Y
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT4-07

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

Measurement: 2 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:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

ACCESSIBLE STALL

Comment #: LOT4-08

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: Parking
Room/Spot: Accessible Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT4-09

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: Parking
Room/Spot: Accessible Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 42/43
Total Project Cost: $17,560

Comment #: LOT4-10

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 192 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:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

ACCESSIBLE VAN STALL

Comment #: LOT4-11

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 107 inches

Recommended Remediation:

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

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

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

GENERAL

Comment #: LOT4-12

Deficiency: Parking - General - Vertical Clearance

The vertical clearance serving all parking space, access aisles and vehicular routes serving them is less than 98 inches (2489 mm) high.

Measurement: 72 inches

Recommended Remediation:

Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.

Exception: In existing multi-story parking facilities, car parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 80 inches (2032 mm) minimum. Existing vertical clearance in excess of 80 inches (2032 mm) and less than 98 inches (2489 mm) shall be maintained. This exception shall not apply to van parking spaces, access aisles, or vehicular routes serving them.

Floor/Area: Parking
Room/Spot: General

Code Compliance:

		Y/N/NA
2010 ADAS:	502.5	N
1991 ADAAG:	4.6.5	N
2019 CBC:	11B-502.5	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $150
Estimated Year: 42/43
Total Project Cost: $420

ISA

Comment #: LOT4-13

Floor/Area: Parking
Room/Spot: ISA

Deficiency: Parking - ISA Marking - Border Line

ISA is not standard symbol as required by ADAS / CBC as identified in Figure 703.7.2.1.

Measurement: 1.5 count

Recommended Remediation:

Paint ISA marking at the parking space that is compliant with Figure 703.7.3.1.

ADA does not provide a method or design for markings.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6.4.1 / 703.7.2.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1/11B-703.7.2.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT4-14

Floor/Area: Parking
Room/Spot: ISA

Deficiency: Parking - ISA Marking - Color

The ISA identifying the accessible parking stall is not white on a blue background.

Measurement: 3 count

Recommended Remediation:

Paint ISA marking at the parking space that is a white figure on a blue background. The color blue shall approximate FS 15090 in Federal Standard 595C. A border may be provided inside or outside of the minimum required International Symbol of Accessibility dimension.

Exceptions:
1. The appropriate enforcement agency may approve other colors provided the symbol contrast is light on dark or dark on light.

ADA does not provide a method or design for markings.

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 3 each
Base Cost: $750
Estimated Year: N/A
Total Project Cost: N/A

ISA MARKING

Comment #: LOT4-15

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 2 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Parking
Room/Spot: ISA Marking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 2 each
Base Cost: $500
Estimated Year: N/A
Total Project Cost: N/A

PARKING LOT 4

Comment #: LOT4-16

Deficiency: Parking - Tow Away Sign - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 1 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Parking
Room/Spot: Parking lot 4

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

SIGNAGE

Comment #: LOT4-17

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: Parking
Room/Spot: Signage

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT4-18

Deficiency: Parking - Signage - Minimum Fine

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

Measurement: 2 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
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

TOW AWAY SIGNAGE

Comment #: LOT4-19

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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: Parking
Room/Spot: Tow Away Signage

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8.2	N

Priority: 5
Severity: D

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

STALL 3

PARKING

Comment #: LOT4-20

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 3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT4-21

Floor/Area: Stall 3
Room/Spot: Parking

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 184 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT4-22

Floor/Area: Stall 3
Room/Spot: Parking

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: 37 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.

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
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **LOT4-23**

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Stall 3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

LOT 5-8341-002-904

44.0 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	$33,560	**$93,850**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	25	$7,760	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	4	$1,680	**N/A**
Total	**41**	**$43,000**	**$93,850**

* 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.

44 .1 - APPROACH AND ENTRANCE

AISLE #1

PARKING

Comment #: LOT5-01

Deficiency: Parking - Access Aisle Markings - Arrangement

The accessible 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: Aisle #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.7.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-02

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: Aisle #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-03

Floor/Area: Aisle #1
Room/Spot: Parking

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: 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.

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
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-04

Floor/Area: Aisle #1
Room/Spot: Parking

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-05

Floor/Area: Aisle #1
Room/Spot: Parking

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: 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.

ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 42/43
Total Project Cost: $1,180

Comment #: LOT5-06

Floor/Area: Aisle #1
Room/Spot: Parking

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 1 count

Recommended Remediation:

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

AISLE #1 & #2

PARKING

Comment #: LOT5-07

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Aisle #1 & #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 42/43
Total Project Cost: $13,930

AISLE #2

PARKING

Comment #: LOT5-08

Deficiency: Parking - Access Aisle Markings - Arrangement

The accessible 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: Aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.7.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-09

Floor/Area: Aisle #2
Room/Spot: Parking

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-10

Floor/Area: Aisle #2
Room/Spot: Parking

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: 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.

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
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-11

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-12

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 77 inches

Recommended Remediation:

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

Floor/Area: Aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-13

Deficiency: Parking - Access Aisle Markings - General Location

The access aisle overlaps with the vehicular way.

Measurement: 77 inches

Recommended Remediation:

Access aisles serving parking spaces shall be provided. Two parking spaces shall be permitted to share a common access aisle.

Floor/Area: Aisle #2
Room/Spot: Parking

Code Compliance:		Y/N/NA
2010 ADAS:	502.3.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 42/43
Total Project Cost: $1,180

Comment #: LOT5-14

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 14.1 % 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: Aisle #2
Room/Spot: Parking

Code Compliance:		Y/N/NA
2010 ADAS:	502.4	Y
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 42/43
Total Project Cost: $13,930

EAST ENTRANCE

PARKING

Comment #: LOT5-15

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: East entrance
Room/Spot: Parking

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

NORTH ENTRANCE

PARKING

Comment #: LOT5-16

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: North entrance
Room/Spot: Parking

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

STALL #1

PARKING

Comment #: LOT5-17

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-18

Deficiency: Parking - ISA Marking - Color

The ISA identifying the accessible parking stall is not white on a blue background.

Measurement: count

Recommended Remediation:

Paint ISA marking at the parking space that is a white figure on a blue background. The color blue shall approximate FS 15090 in Federal Standard 595C. A border may be provided inside or outside of the minimum required International Symbol of Accessibility dimension.

Exceptions:
1. The appropriate enforcement agency may approve other colors provided the symbol contrast is light on dark or dark on light.

ADA does not provide a method or design for markings.

Floor/Area: Stall #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-19

Deficiency: Parking - ISA Marking - Border Line

The ISA has been painted without the white border line.

Measurement: count

Recommended Remediation:

Paint ISA marking at the parking space that is compliant with Figure 703.7.3.1.

ADA does not provide a method or design for markings.

Floor/Area: Stall #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-20

Deficiency: Parking - ISA Marking - Location

The centerline of the ISA marking is greater than 6 inches (152 mm) from the centerline of the parking stall.

Measurement: 15 inches

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-21

Deficiency: Parking - ISA Marking - Location

The sides of the ISA identifying the accessible parking stall are not parallel to the length of the parking space.

Measurement: count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-22

Deficiency: Parking - Signage - General

The accessible stall is not identified with a sign.

Measurement: 0 count

Recommended Remediation:

Parking space identification signs shall include the International Symbol of Accessibility in white on a blue background.

Floor/Area: Stall #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $480
Estimated Year: 43/44
Total Project Cost: $1,410

Comment #: **LOT5-23**

Deficiency: Parking - Signage - Van Stall

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

Measurement: 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:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 43/44
Total Project Cost: $820

Comment #: **LOT5-24**

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 91 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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 42/43
Total Project Cost: $1,180

Comment #: LOT5-25

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 77 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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-26

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 3.2 % 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.

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:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 42/43
Total Project Cost: $17,560

STALL #2

PARKING

Comment #: LOT5-27

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-28

Deficiency: Parking - ISA Marking - Border Line

The ISA has been painted without the white border line.

Measurement: count

Recommended Remediation:

Paint ISA marking at the parking space that is compliant with Figure 703.7.3.1.

ADA does not provide a method or design for markings.

Floor/Area: Stall #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-29

Deficiency: Parking - Signage - General

The accessible stall is not identified with a sign.

Measurement: 0 count

Recommended Remediation:

Parking space identification signs shall include the International Symbol of Accessibility in white on a blue background.

Floor/Area: Stall #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $480
Estimated Year: 43/44
Total Project Cost: $1,410

Comment #: LOT5-30

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 90 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 #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 42/43
Total Project Cost: $1,180

Comment #: LOT5-31

Deficiency: Parking - Access Aisle Markings - General

There is no adjacent access aisle marked.

Measurement: count

Recommended Remediation:

Access aisles serving parking spaces shall be provided. Two parking spaces shall be permitted to share a common access aisle.

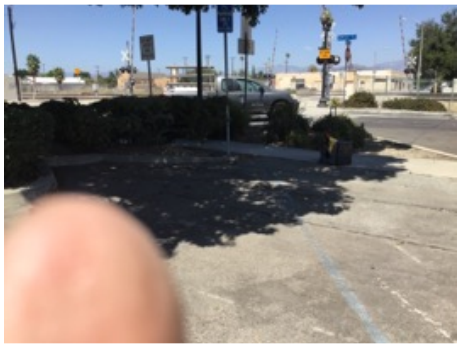
Floor/Area: Stall #2
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.3	N				**Quantity:**	1 each
1991 ADAAG:	4.6.3	N	**Priority:**	1		**Base Cost:**	$420
2019 CBC:	11B-502.3	N				**Estimated Year:**	42/43
			Severity:	C		**Total Project Cost:**	$1,180

STALL #3

PARKING

Comment #: LOT5-32



Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #3
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N				**Quantity:**	1 each
1991 ADAAG:	N/A	N/A	**Priority:**	5		**Base Cost:**	$250
2019 CBC:	11B-502.6.4	N				**Estimated Year:**	N/A
			Severity:	D		**Total Project Cost:**	N/A

Comment #: LOT5-33

Deficiency: Parking - ISA Marking - 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 new or repaint faded 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					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT5-34

Deficiency: Parking - ISA Marking - Location

The centerline of the ISA marking is greater than 6 inches (152 mm) from the centerline of the parking stall.

Measurement: inches

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #3
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT5-35

Floor/Area: Stall #3
Room/Spot: Parking

Deficiency: Parking - ISA Marking - Location

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: count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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.

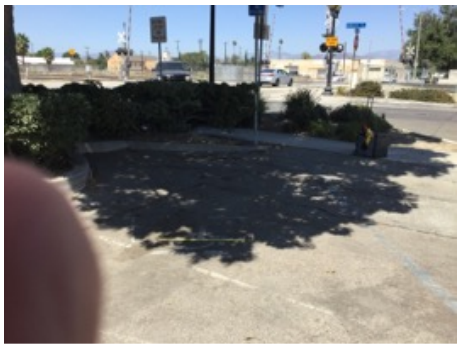
Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-36



Floor/Area: Stall #3
Room/Spot: Parking

Deficiency: Parking - Signage - General

The accessible stall is not identified with a sign.

Measurement: 0 count

Recommended Remediation:

Parking space identification signs shall include the International Symbol of Accessibility in white on a blue background.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $480
Estimated Year: 43/44
Total Project Cost: $1,410

Comment #: LOT5-37

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 #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT5-38

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 12.2 % 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.

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:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 42/43
Total Project Cost: $17,560

Comment #: LOT5-39

Deficiency: Parking - Access Aisle Markings - General

There is no adjacent access aisle marked.

Measurement: 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 #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

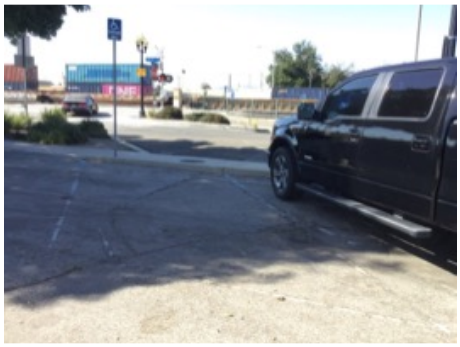
Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 42/43
Total Project Cost: $1,180

STALL #4

PARKING

Comment #: LOT5-40



Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-41

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 #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT5-42

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 105.5 inches

Recommended Remediation:

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

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

Floor/Area: Stall #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT5-43

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 8.9 % 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: Stall #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 42/43
Total Project Cost: $17,560

Comment #: LOT5-44

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 #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 42/43
Total Project Cost: $1,180

WEST ENTRANCE

PARKING

Comment #: **LOT5-45**

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: West entrance
Room/Spot: Parking

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

LOT 6-8341-003-901

45.0 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	25	$65,240	**$190,890**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	31	$31,960	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	11	$9,060	**N/A**
Total	**56**	**$106,260**	**$190,890**

* 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.

45 .1 - APPROACH AND ENTRANCE

AISLE #1

PARKING

Comment #: LOT6-01

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: Aisle #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-02

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Aisle #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-03

Floor/Area: Aisle #1
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 2.5 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 43/44
Total Project Cost: $14,630

Comment #: LOT6-04

Floor/Area: Aisle #1
Room/Spot: Parking

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 43/44
Total Project Cost: $14,630

AISLE #2

PARKING

Comment #: LOT6-05

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: Aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-06

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: 44 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.

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 #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-07

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-08

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 1 count

Recommended Remediation:

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

Floor/Area: Aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-09

Floor/Area: Aisle #2
Room/Spot: Parking

Deficiency: Parking - Access Aisle Markings - General Location

The access aisle overlaps with the vehicular way.

Measurement: 0 count

Recommended Remediation:

Access aisles serving parking spaces shall be provided. Two parking spaces shall be permitted to share a common access aisle.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 43/44
Total Project Cost: $1,230

Comment #: LOT6-10

Floor/Area: Aisle #2
Room/Spot: Parking

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 43/44
Total Project Cost: $14,630

Comment #: LOT6-11

Floor/Area: Aisle #2
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

There is a curb ramp installed in the access aisle with a slope in any direction exceeding 1:48 (2.0%) grade.

Measurement: 0 % 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.

Code Compliance:		Y/N/NA					
2010 ADAS:	502.4					**Quantity:**	**1 each**
1991 ADAAG:	4.6.3	Y	**Priority:**	**7**		**Base Cost:**	**$5,000**
2019 CBC:	11B-502.4	N	**Severity:**	**C**		**Estimated Year:**	**N/A**
						Total Project Cost:	**N/A**

AISLE #3

PARKING

Comment #: LOT6-12

Floor/Area: Aisle #3
Room/Spot: Parking

Deficiency: Parking - Access Aisle Markings - Arrangement

The accessible 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.

Code Compliance:		Y/N/NA					
2010 ADAS:	502.7	N				**Quantity:**	**1 each**
1991 ADAAG:	N/A	N/A	**Priority:**	**5**		**Base Cost:**	**$420**
2019 CBC:	11B-502.7.1	N	**Severity:**	**D**		**Estimated Year:**	**N/A**
						Total Project Cost:	**N/A**

Comment #: LOT6-13

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: Aisle #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-14

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:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 43/44
Total Project Cost: $14,630

Comment #: LOT6-15

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Aisle #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 43/44
Total Project Cost: $14,630

Comment #: LOT6-16

Deficiency: Parking - Accessible Route - Wheel Stops

The accessible van/car stall does not provide a wheel stop to prevent vehicles from encroaching upon the required clear width of the adjacent POT.

Measurement: 2 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: Aisle #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	Y
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 43/44
Total Project Cost: $820

Comment #: LOT6-17

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Aisle #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-18

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 1 count

Recommended Remediation:

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

Floor/Area: Aisle #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-19

Deficiency: Parking - Access Aisle Markings - General Location

The access aisle overlaps with the vehicular way.

Measurement: 0 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: Aisle #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 43/44
Total Project Cost: $1,230

AISLE #4

PARKING

Comment #: LOT6-20

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: 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: Aisle #4
Room/Spot: Parking

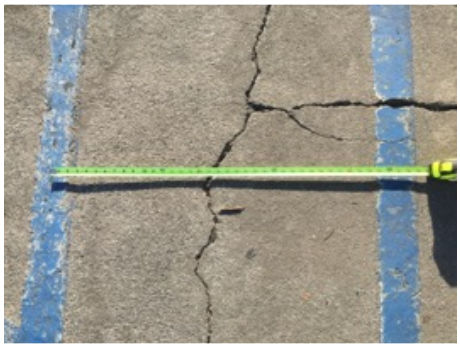
Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-21



Floor/Area: Aisle #4
Room/Spot: Parking

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: 37 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.

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
2010 ADAS:	502.6.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-22

Floor/Area: Aisle #4
Room/Spot: Parking

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-23

Floor/Area: Aisle #4
Room/Spot: Parking

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: 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.

ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 43/44
Total Project Cost: $1,230

Comment #: LOT6-24

Floor/Area: Aisle #4
Room/Spot: Parking

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 1 count

Recommended Remediation:

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-25

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Aisle #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 43/44
Total Project Cost: $14,630

Comment #: LOT6-26

Deficiency: Parking - Accessible Route - Wheel Stops

The accessible van/car stall does not provide a wheel stop to prevent vehicles from encroaching upon the required clear width of the adjacent POT.

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: Aisle #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 43/44
Total Project Cost: $820

AISLE #5

PARKING

Comment #: LOT6-27

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: Aisle #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-28

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Aisle #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-29

Floor/Area: Aisle #5
Room/Spot: Parking

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: 55 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.

ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 43/44
Total Project Cost: $1,230

Comment #: LOT6-30

Floor/Area: Aisle #5
Room/Spot: Parking

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 1 count

Recommended Remediation:

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-31

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Aisle #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 43/44
Total Project Cost: $14,630

Comment #: LOT6-32

Deficiency: Parking - Accessible Route - Wheel Stops

The accessible van/car stall does not provide a wheel stop to prevent vehicles from encroaching upon the required clear width of the adjacent POT.

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: Aisle #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 43/44
Total Project Cost: $820

STALL #1

PARKING

Comment #: LOT6-33

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-34

Deficiency: Parking - ISA Marking - Border Line

The ISA has been painted without the white border line.

Measurement: 1 count

Recommended Remediation:

Paint ISA marking at the parking space that is compliant with Figure 703.7.3.1.

ADA does not provide a method or design for markings.

Floor/Area: Stall #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-35

Deficiency: Parking - ISA Marking - Location

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: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #1
Room/Spot: Parking

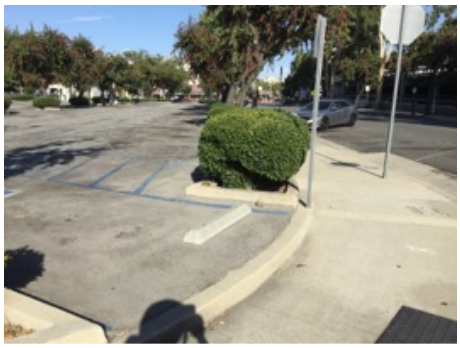
Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-36



Deficiency: Parking - Signage - Height in Circulation Path

The sign is in the circulation path and the bottom of the sign is lower than 80 inches (2032 mm) above the finished floor.

Measurement: 70 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:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6 Exception	N

Priority: 7
Severity: C

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

Comment #: LOT6-37

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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT6-38

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 7.1 % 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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 43/44
Total Project Cost: $18,430

Comment #: LOT6-39

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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 43/44
Total Project Cost: $1,230

STALL #3

PARKING

Comment #: LOT6-40

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-41

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 #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 43/44
Total Project Cost: $820

Comment #: LOT6-42

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 #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT6-43

Deficiency: Parking - Signage - Location

The parking identification sign is not permanently posted immediately adjacent or at the head of the space within the parking stall width.

Measurement: 1 count

Recommended Remediation:

Install a parking space identification sign at each stall.

Floor/Area: Stall #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 43/44
Total Project Cost: $820

Comment #: LOT6-44

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 190 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
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-45

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 2.3 % 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 #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 43/44
Total Project Cost: $18,430

STALL #4

PARKING

Comment #: LOT6-46

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-47

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 #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT6-48

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 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 #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-49

Floor/Area: Stall #4
Room/Spot: Parking

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 103 inches

Recommended Remediation:

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

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-50

Floor/Area: Stall #4
Room/Spot: Parking

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 43/44
Total Project Cost: $18,430

Comment #: LOT6-51

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 #4
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.3	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.3	N			**Base Cost:**		**$420**
2019 CBC:	11B-502.3	N	**Severity:**	**C**	**Estimated Year:**		**43/44**
					Total Project Cost:		**$1,230**

STALL #5

PARKING

Comment #: LOT6-52

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #5
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT6-53

Deficiency: Parking - ISA Marking - Border Line

The ISA has been painted without the white border line.

Measurement: 1 count

Recommended Remediation:

Paint ISA marking at the parking space that is compliant with Figure 703.7.3.1.

ADA does not provide a method or design for markings.

Floor/Area: Stall #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-54

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
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT6-55

Deficiency: Parking - Signage - Location

The parking identification sign is not permanently posted immediately adjacent or at the head of the space within the parking stall width.

Measurement: 1 count

Recommended Remediation:

Install a parking space identification sign at each stall.

Floor/Area: Stall #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 43/44
Total Project Cost: $820

Comment #: LOT6-56

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 0 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 #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-57

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 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 #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-58

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 #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 43/44
Total Project Cost: $1,230

STALL #6

PARKING

Comment #: LOT6-59

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-60

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 #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT6-61

Floor/Area: Stall #6
Room/Spot: Parking

Deficiency: Parking - Accessible Stall - Length

The accessible van/car stall is less than 216 inches (18 ft. or 5486 mm) long.
Measurement: 195 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-62

Floor/Area: Stall #6
Room/Spot: Parking

Deficiency: Parking - Accessible Car Stall - Width

The accessible car stall is less than 108 inches (9 ft. or 2743 mm) wide.
Measurement: 102 inches
Recommended Remediation:
Car parking spaces shall be 108 inches (2743 mm) wide minimum.

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT6-63

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 #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 43/44
Total Project Cost: $18,430

Comment #: LOT6-64

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:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 43/44
Total Project Cost: $1,230

TOW #1

PARKING

Comment #: LOT6-65

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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: Tow #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8.2	N

Priority: 5
Severity: D

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

TOW #2

PARKING

Comment #: LOT6-66

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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: Tow #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8.2	N

Priority: 5
Severity: D

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

TOW #3

PARKING

Comment #: LOT6-67

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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: Tow #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8.2	N

Priority: 5
Severity: D

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

LOT 7-8341-004-902

46.0 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	33	$92,560	**$279,610**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	32	$25,040	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	7	$2,940	**N/A**
Total	**65**	**$120,540**	**$279,610**

* 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.

46 .1 - APPROACH AND ENTRANCE

#1

PARKING

Comment #: LOT7-01

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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: #1
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A				**Quantity:**	1 each
1991 ADAAG:	N/A	N/A	**Priority:**	5		**Base Cost:**	$280
2019 CBC:	11B-502.8.2	N	**Severity:**	D		**Estimated Year:**	N/A
						Total Project Cost:	N/A

#2

PARKING

Comment #: LOT7-02

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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: #2
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A				**Quantity:**	1 each
1991 ADAAG:	N/A	N/A	**Priority:**	5		**Base Cost:**	$280
2019 CBC:	11B-502.8.2	N	**Severity:**	D		**Estimated Year:**	N/A
						Total Project Cost:	N/A

Comment #: LOT7-03

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-04

Deficiency: Parking - Signage - General

The accessible stall is not identified with a sign.

Measurement: 0 count

Recommended Remediation:

Parking space identification signs shall include the International Symbol of Accessibility in white on a blue background.

Floor/Area: #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $480
Estimated Year: 44/45
Total Project Cost: $1,480

Comment #: LOT7-05

Deficiency: Parking - Accessible Stall - Slopes

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

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.

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

Floor/Area: #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 44/45
Total Project Cost: $19,360

Comment #: LOT7-06

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-07

Deficiency: Parking - Signage - General

The accessible stall is not identified with a sign.

Measurement: 0 count

Recommended Remediation:

Parking space identification signs shall include the International Symbol of Accessibility in white on a blue background.

Floor/Area: #2
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N				**Quantity:**	**1 each**
1991 ADAAG:	4.6.4	N	**Priority:**	**1**		**Base Cost:**	**$480**
2019 CBC:	11B-502.6	N				**Estimated Year:**	**44/45**
			Severity:	**C**		**Total Project Cost:**	**$1,480**

Comment #: LOT7-08

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 104 inches

Recommended Remediation:

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

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

Floor/Area: #2
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.2	Y				**Quantity:**	**1 each**
1991 ADAAG:	4.6.3	Y	**Priority:**	**5**		**Base Cost:**	**$420**
2019 CBC:	11B-502.2	N				**Estimated Year:**	**N/A**
			Severity:	**D**		**Total Project Cost:**	**N/A**

Comment #: LOT7-09

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 3.6 % 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: #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 44/45
Total Project Cost: $19,360

Comment #: LOT7-10

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: #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-11

Floor/Area: #2
Room/Spot: Parking

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: 41 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.

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
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-12

Floor/Area: #2
Room/Spot: Parking

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-13

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 60 count

Recommended Remediation:

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

Floor/Area: #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-14

Deficiency: Parking - Access Aisle Markings - General Location

The access aisle overlaps with the vehicular way.

Measurement: 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: #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 43/44
Total Project Cost: $1,230

Comment #: LOT7-15

Floor/Area: #2
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.
Measurement: 10.8 % 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.

Code Compliance:		Y/N/NA					
2010 ADAS:	502.4	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.3	N			**Base Cost:**		**$5,000**
2019 CBC:	11B-502.4	N	**Severity:**	**C**	**Estimated Year:**		**43/44**
					Total Project Cost:		**$14,630**

#3

PARKING

Comment #: LOT7-16

Floor/Area: #3
Room/Spot: Parking

Deficiency: Parking - Tow Away Signage - Lettering

The letters on the "tow-away" sign are smaller than 1 inch (25 mm) in height.
Measurement: 1 inches
Recommended Remediation:
Sign shall clearly state in letters shall be a minimum height of 1 inch (25 mm).

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$280**
2019 CBC:	11B-502.8.2	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT7-17

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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: #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8.2	N

Priority: 5
Severity: D

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

Comment #: LOT7-18

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-19

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: #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT7-20

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 103 inches

Recommended Remediation:

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

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

Floor/Area: #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-21

Deficiency: Parking - Accessible Stall - Slopes

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

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: #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 44/45
Total Project Cost: $19,360

Comment #: LOT7-22

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: #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-23

Floor/Area: #3
Room/Spot: Parking

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: 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. T Access aisle markings may extend beyond the minimum required length.

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
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-24

Floor/Area: #3
Room/Spot: Parking

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-25

Floor/Area: #3
Room/Spot: Parking

Deficiency: Parking - Access Aisle Markings - General Location

The access aisle overlaps with the vehicular way.

Measurement: count

Recommended Remediation:

Access aisles serving parking spaces shall be provided. Two parking spaces shall be permitted to share a common access aisle.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 43/44
Total Project Cost: $1,230

Comment #: LOT7-26

Floor/Area: #3
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 2.6 % 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.

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 43/44
Total Project Cost: $14,630

Comment #: LOT7-27

Floor/Area: #3
Room/Spot: Parking

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

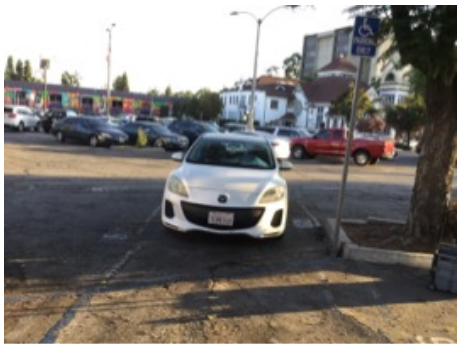
Measurement: count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Code Compliance:		Y/N/NA					
2010 ADAS:	502.7	N				**Quantity:**	**1 each**
1991 ADAAG:	4.6.2	N	**Priority:**	**1**		**Base Cost:**	**$5,000**
2019 CBC:	11B-502.7.1	N	**Severity:**	**C**		**Estimated Year:**	**43/44**
						Total Project Cost:	**$14,630**

Comment #: LOT7-28



Floor/Area: #3
Room/Spot: Parking

Deficiency: Parking - Accessible Route - Wheel Stops

The accessible van/car stall does not provide a wheel stop to prevent vehicles from encroaching upon the required clear width of the adjacent POT.

Measurement: 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.

Code Compliance:		Y/N/NA					
2010 ADAS:	502.7	N				**Quantity:**	**1 each**
1991 ADAAG:	4.6.3	N	**Priority:**	**1**		**Base Cost:**	**$280**
2019 CBC:	11B-502.7.1	N	**Severity:**	**C**		**Estimated Year:**	**44/45**
						Total Project Cost:	**$870**

AISLE #1 & #2

PARKING

Comment #: LOT7-29

Floor/Area: Aisle #1 & #2
Room/Spot: Parking

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 43/44
Total Project Cost: $14,630

Comment #: LOT7-30

Floor/Area: Aisle #1 & #2
Room/Spot: Parking

Deficiency: Parking - Accessible Route - Wheel Stops

The accessible van/car stall does not provide a wheel stop to prevent vehicles from encroaching upon the required clear width of the adjacent POT.

Measurement: 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 44/45
Total Project Cost: $870

AISLE #2

PARKING

Comment #: LOT7-31

Floor/Area: Aisle #2
Room/Spot: Parking

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-32

Floor/Area: Aisle #2
Room/Spot: Parking

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: 52 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.

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
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-33

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-34

Deficiency: Parking - Access Aisle Markings - General Location

The access aisle overlaps with the vehicular way.

Measurement: 45 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: Aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 43/44
Total Project Cost: $1,230

Comment #: LOT7-35

Floor/Area: Aisle #2
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 6.7 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 43/44
Total Project Cost: $14,630

AISLE #4

PARKING

Comment #: LOT7-36

Floor/Area: Aisle #4
Room/Spot: Parking

Deficiency: Parking - Access Aisle Markings - Arrangement

The accessible 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.7.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-37

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: Aisle #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-38

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Aisle #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-39

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 63 count

Recommended Remediation:

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

Floor/Area: Aisle #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-40

Deficiency: Parking - Access Aisle Markings - General Location

The access aisle overlaps with the vehicular way.

Measurement: 63 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: Aisle #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 43/44
Total Project Cost: $1,230

Comment #: **LOT7-41**

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Aisle #4
Room/Spot: Parking

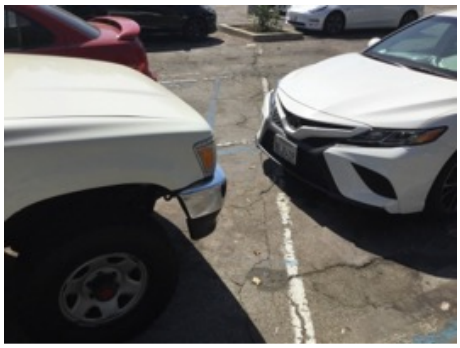
Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 44/45
Total Project Cost: $15,360

Comment #: **LOT7-42**



Deficiency: Parking - Accessible Route - Wheel Stops

The accessible van/car stall does not provide a wheel stop to prevent vehicles from encroaching upon the required clear width of the adjacent POT.

Measurement: 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: Aisle #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 44/45
Total Project Cost: $870

AISLE #5

PARKING

Comment #: LOT7-43

Floor/Area: Aisle #5
Room/Spot: Parking

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.

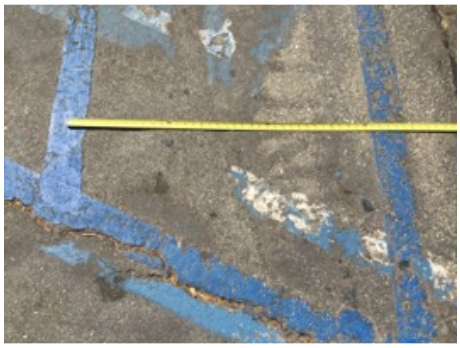
Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-44



Floor/Area: Aisle #5
Room/Spot: Parking

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: 39 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.

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
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-45

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Aisle #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-46

Deficiency: Parking - Access Aisle Markings - General Location

The access aisle overlaps with the vehicular way.

Measurement: 0 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: Aisle #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 43/44
Total Project Cost: $1,230

Comment #: LOT7-47

Floor/Area: Aisle #5
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 4.3 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 43/44
Total Project Cost: $14,630

STALL #2

PARKING

Comment #: LOT7-48

Floor/Area: Stall #2
Room/Spot: Parking

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-49

Deficiency: Parking - Signage - General

The accessible stall is not identified with a sign.

Measurement: 0 count

Recommended Remediation:

Parking space identification signs shall include the International Symbol of Accessibility in white on a blue background.

Floor/Area: Stall #2
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.4	N			**Base Cost:**		**$480**
2019 CBC:	11B-502.6	N	**Severity:**	**C**	**Estimated Year:**		**44/45**
					Total Project Cost:		**$1,480**

STALL #4

PARKING

Comment #: LOT7-50

Deficiency: Parking - Accessible Stall - Slopes

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

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: Stall #4
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.4	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.3	N			**Base Cost:**		**$6,300**
2019 CBC:	11B-502.4	N	**Severity:**	**C**	**Estimated Year:**		**44/45**
					Total Project Cost:		**$19,360**

Comment #: LOT7-51

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-52

Deficiency: Parking - ISA Marking - Location

The centerline of the ISA marking is greater than 6 inches (152 mm) from the centerline of the parking stall.

Measurement: 0 inches

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **LOT7-53**

Deficiency: Parking - Signage - General

The accessible stall is not identified with a sign.

Measurement: 0 count

Recommended Remediation:

Parking space identification signs shall include the International Symbol of Accessibility in white on a blue background.

Floor/Area: Stall #4
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.4	N			**Base Cost:**		**$480**
2019 CBC:	11B-502.6	N	**Severity:**	**C**	**Estimated Year:**		**44/45**
					Total Project Cost:		**$1,480**

Comment #: **LOT7-54**

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: Stall #4
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.4	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.3	N			**Base Cost:**		**$6,300**
2019 CBC:	11B-502.4	N	**Severity:**	**C**	**Estimated Year:**		**44/45**
					Total Project Cost:		**$19,360**

STALL #5

PARKING

Comment #: LOT7-55

Deficiency: Parking - ISA Marking - General

There is no ISA on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-56

Deficiency: Parking - Signage - General

The accessible stall is not identified with a sign.

Measurement: 0 count

Recommended Remediation:

Parking space identification signs shall include the International Symbol of Accessibility in white on a blue background.

Floor/Area: Stall #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	Y
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $480
Estimated Year: 44/45
Total Project Cost: $1,480

Comment #: LOT7-57

Floor/Area: Stall #5
Room/Spot: Parking

Deficiency: Parking - Accessible Stall - Length

The accessible van/car stall is less than 216 inches (18 ft. or 5486 mm) long.
Measurement: 184 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-58

Floor/Area: Stall #5
Room/Spot: Parking

Deficiency: Parking - Accessible Car Stall - Width

The accessible car stall is less than 108 inches (9 ft. or 2743 mm) wide.
Measurement: 104 inches
Recommended Remediation:
Car parking spaces shall be 108 inches (2743 mm) wide minimum.

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-59

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 #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 44/45
Total Project Cost: $19,360

Comment #: LOT7-60

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 #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 43/44
Total Project Cost: $1,230

STALL #6

PARKING

Comment #: LOT7-61

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-62

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 #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 44/45
Total Project Cost: $870

Comment #: LOT7-63

Floor/Area: Stall #6
Room/Spot: Parking

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”.

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

Quantity: 0 each
Base Cost: $280
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-64

Floor/Area: Stall #6
Room/Spot: Parking

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 175 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-65

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
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 44/45
Total Project Cost: $19,360

Comment #: LOT7-66

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:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 43/44
Total Project Cost: $1,230

STALL #7

PARKING

Comment #: LOT7-67

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #7
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-68

Deficiency: Parking - ISA Marking - Size

The ISA identifying the accessible parking stall is smaller than 36 inches wide by 36 inches high (914 mm x 914 mm).

Measurement: 44 inches

Recommended Remediation:

Paint new or repaint faded 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
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-69

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 #7
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 44/45
Total Project Cost: $870

Comment #: LOT7-70

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: Stall #7
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

Quantity: 0 each
Base Cost: $280
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT7-71

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 7.3 % 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
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 44/45
Total Project Cost: $19,360

Comment #: LOT7-72

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 #7
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 43/44
Total Project Cost: $1,230

LOT 8-8341-008-904

47.0 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	1	$150	**$470**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	11	$19,060	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	1	$420	**N/A**
Total	**12**	**$19,630**	**$470**

* 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.

47 .1 - APPROACH AND ENTRANCE

A1, A2 & A3

PARKING

Comment #: LOT8-01

Deficiency: Parking - ISA Marking - Size

The ISA identifying the accessible parking stall is smaller than 36 inches wide by 36 inches high (914 mm x 914 mm).

Measurement: 3030 inches

Recommended Remediation:

Paint new or repaint faded 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: A1, A2 & A3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT8-02

Deficiency: Parking - ISA Marking - Location

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: 3 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: A1, A2 & A3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 3 each
Base Cost: $750
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT8-03

Deficiency: Parking - Signage - Minimum Fine

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

Measurement: 3 count

Recommended Remediation:

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

Floor/Area: A1, A2 & A3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

Quantity: 3 each
Base Cost: $840
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT8-04

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: A1, A2 & A3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

E1, E2, E3 & E4

PARKING

Comment #: LOT8-05

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 2 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: E1, E2, E3 & E4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

Comment #: LOT8-06

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

Measurement: 2 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: E1, E2, E3 & E4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8.2	N

Priority: 5
Severity: D

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

LOT 8

PARKING

Comment #: LOT8-07

Floor/Area: Lot 8
Room/Spot: Parking

Deficiency: Parking - General - Vertical Clearance

The vertical clearance serving all parking space, access aisles and vehicular routes serving them is less than 98 inches (2489 mm) high.

Measurement: inches

Recommended Remediation:

Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.

Exception: In existing multi-story parking facilities, car parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 80 inches (2032 mm) minimum. Existing vertical clearance in excess of 80 inches (2032 mm) and less than 98 inches (2489 mm) shall be maintained. This exception shall not apply to van parking spaces, access aisles, or vehicular routes serving them.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.5	N
1991 ADAAG:	4.6.5	N
2019 CBC:	11B-502.5	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $150
Estimated Year: 44/45
Total Project Cost: $470

PARKING

ACCESS AISLE MARKINGS

Comment #: LOT8-08

Floor/Area: Parking
Room/Spot: Access Aisle Markings

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 208 inches

Recommended Remediation:

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.2	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT8-09

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

ACCESSIBLE STALL

Comment #: LOT8-10

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 207 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:		Y/N/NA					
2010 ADAS:	502.2	N/A	**Priority:**	**5**	**Quantity:**	**9**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$7,560**
2019 CBC:	11B-502.2	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

PARKING LOT 8

Comment #: LOT8-11

Deficiency: Parking - Tow Away Sign - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 1 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Parking
Room/Spot: Parking lot 8

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

SIGNAGE

Comment #: LOT8-12

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: Parking
Room/Spot: Signage

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

TOW AWAY SIGNAGE

Comment #: LOT8-13

Deficiency: Parking - Tow Away Signage - Location

The "tow-away" sign is not located in a conspicuous place at the entrance to the off-street parking.

Measurement: 71 inches

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: Parking
Room/Spot: Tow Away Signage

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

LOT 9-8341-005-900

48.0 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	3	$1,120	**$3,470**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	5	$15,960	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	2	$840	**N/A**
Total	**8**	**$17,920**	**$3,470**

* 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.

48 .1 - APPROACH AND ENTRANCE

A1

PARKING

Comment #: LOT9-01

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: A1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 44/45
Total Project Cost: $870

Comment #: LOT9-02

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: A1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT9-03

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 180 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: A1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT9-04

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: A1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

A2

PARKING

Comment #: LOT9-05

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: A2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT9-06

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 180 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: A2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT9-07

Floor/Area: A2
Room/Spot: Parking

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT9-08

Floor/Area: A2
Room/Spot: Parking

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 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.

ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 44/45
Total Project Cost: $1,300

E1

PARKING

Comment #: LOT9-09

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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: E1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8.2	N

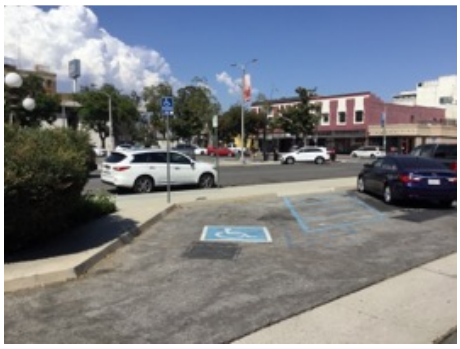
Priority: 5
Severity: D

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

LOT 9

PARKING

Comment #: LOT9-10



Deficiency: Parking - Accessible 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:

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 9
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 44/45
Total Project Cost: $1,300

LOT 10-8341-001-900

49.0 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	$13,680	**$42,080**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	8	$9,800	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	2	$840	**N/A**
Total	**15**	**$24,320**	**$42,080**

* 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.

49 .1 - APPROACH AND ENTRANCE

AISLE #1

PARKING

Comment #: LOT10-01

Floor/Area: Aisle #1
Room/Spot: Parking

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: 37 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.

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

Comment #: LOT10-02

Floor/Area: Aisle #1
Room/Spot: Parking

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:		Y/N/NA					
2010 ADAS:	502.3.3	N	**Priority:**	**7**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$420**
2019 CBC:	11B-502.3.3	N	**Severity:**	**C**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT10-03

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 1 count

Recommended Remediation:

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

Floor/Area: Aisle #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT10-04

Deficiency: Parking - Access Aisle Markings - General Location

The access aisle overlaps with the vehicular way.

Measurement: 0 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: Aisle #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 44/45
Total Project Cost: $1,300

Comment #: LOT10-05

Floor/Area: Aisle #1
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 5.2 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 44/45
Total Project Cost: $15,360

AISLE #3

PARKING

Comment #: LOT10-06

Floor/Area: Aisle #3
Room/Spot: Parking

Deficiency: Parking - Accessible Route - Wheel Stops

The accessible van/car stall does not provide a wheel stop to prevent vehicles from encroaching upon the required clear width of the adjacent POT.

Measurement: 1 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 44/45
Total Project Cost: $870

LOT 10 EAST DRIVEWAY #1

PARKING

Comment #: LOT10-07

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Lot 10 east driveway #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

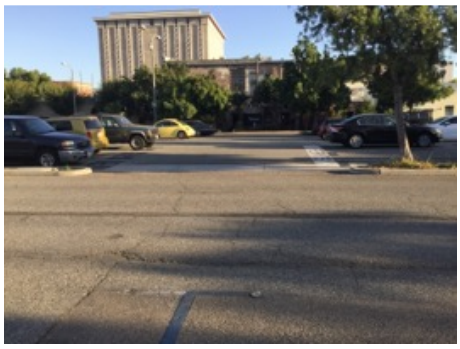
Quantity: 1 each
Base Cost: $280
Estimated Year: N/A
Total Project Cost: N/A

LOT 10 EAST DRIVEWAY #2

PARKING

Comment #: LOT10-08

Deficiency: Parking - Tow Away Signage - General



There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Lot 10 east driveway #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

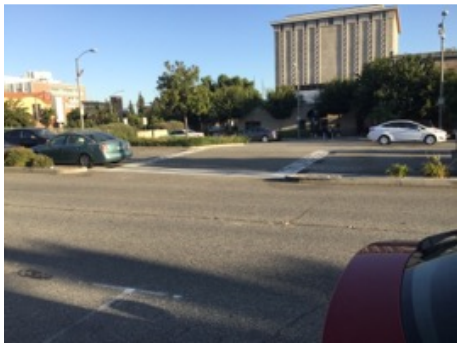
Quantity: 1 each
Base Cost: $280
Estimated Year: N/A
Total Project Cost: N/A

LOT 10 EAST DRIVEWAY #3

PARKING

Comment #: LOT10-09

Deficiency: Parking - Tow Away Signage - General



There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Lot 10 east driveway #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

LOT 10 EAST DRIVEWAY #4

PARKING

Comment #: LOT10-10

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Lot 10 east driveway #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

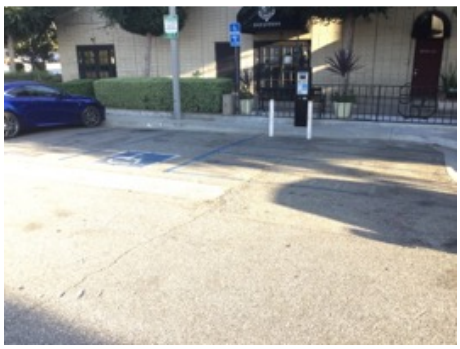
Priority: 5
Severity: D

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

LOT 10 WEST

PARKING

Comment #: LOT10-11



Floor/Area: Lot 10 west
Room/Spot: Parking

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

Measurement: 68 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).

Code Compliance:

		Y/N/NA
2010 ADAS:	NA	NA
1991 ADAAG:	4.6.1	N
2019 CBC:	Not Applicable	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 44/45
Total Project Cost: $1,300

Comment #: LOT10-12

Floor/Area: Lot 10 west
Room/Spot: Parking

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

Measurement: 1 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).

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2	N

Priority: 1
Severity: C

Quantity: 2 each
Base Cost: $840
Estimated Year: 44/45
Total Project Cost: $2,590

STALL #1

PARKING

Comment #: LOT10-13

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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT10-14

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 192 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:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT10-15

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 90 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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 44/45
Total Project Cost: $1,300

Comment #: LOT10-16

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 180 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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **LOT10-17**

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 5.9 % 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: Stall #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 44/45
Total Project Cost: $19,360

LOT 10-8341-001-902

50 .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	9	$25,100	**$77,520**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	10	$11,270	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	2	$840	**N/A**
Total	**19**	**$37,210**	**$77,520**

* 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.

50 .1 - APPROACH AND ENTRANCE

#1

PARKING

Comment #: LOT10.2-01

Deficiency: Parking - ISA Marking - Border Line

The ISA has been painted without the white border line.

Measurement: 1 count

Recommended Remediation:

Paint ISA marking at the parking space that is compliant with Figure 703.7.3.1.

ADA does not provide a method or design for markings.

Floor/Area: #1
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT10.2-02

Deficiency: Parking - Signage - General

The accessible stall is not identified with a sign.

Measurement: 0 count

Recommended Remediation:

Parking space identification signs shall include the International Symbol of Accessibility in white on a blue background.

Floor/Area: #1
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.4	N			**Base Cost:**		**$480**
2019 CBC:	11B-502.6	N	**Severity:**	**C**	**Estimated Year:**		**45/46**
					Total Project Cost:		**$1,550**

Comment #: LOT10.2-03

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: #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 45/46
Total Project Cost: $910

Comment #: LOT10.2-04

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 5.7 % 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: #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 44/45
Total Project Cost: $19,360

Comment #: LOT10.2-05

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT10.2-06

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 5.7 % 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: #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 44/45
Total Project Cost: $15,360

#2

PARKING

Comment #: LOT10.2-07

Deficiency: Parking - ISA Marking - Location

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: 6 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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.

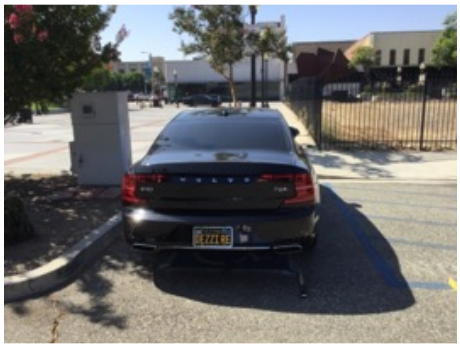
Floor/Area: #2
Room/Spot: Parking

Code Compliance:		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 6 each
Base Cost: $1,500
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT10.2-08



Deficiency: Parking - Signage - General

The accessible stall is not identified with a sign.

Measurement: 0 count

Recommended Remediation:

Parking space identification signs shall include the International Symbol of Accessibility in white on a blue background.

Floor/Area: #2
Room/Spot: Parking

Code Compliance:		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $480
Estimated Year: 45/46
Total Project Cost: $1,550

Comment #: LOT10.2-09

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: #2
Room/Spot: Parking

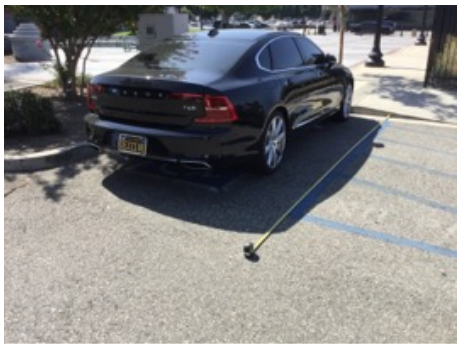
Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT10.2-10



Deficiency: Parking - Accessible Stall - Length

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

Measurement: 193 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: #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT10.2-11

Deficiency: Parking - Accessible Stall - Slopes

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

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.

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

Floor/Area: #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 44/45
Total Project Cost: $19,360

Comment #: LOT10.2-12

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT10.2-13

Floor/Area: #2
Room/Spot: Parking

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 44/45
Total Project Cost: $15,360

Comment #: LOT10.2-14

Floor/Area: #2
Room/Spot: Parking

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

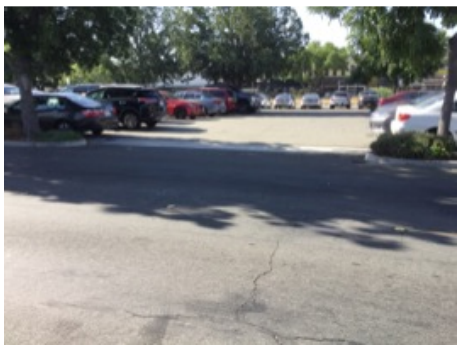
Quantity: 1 each
Base Cost: $280
Estimated Year: N/A
Total Project Cost: N/A

#3

PARKING

Comment #: LOT10.2-15

Deficiency: Parking - Tow Away Signage - General



There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: #3
Room/Spot: Parking

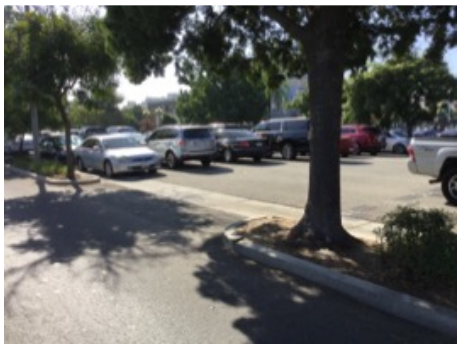
Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$280**
2019 CBC:	11B-216 / 11B-502.8	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

#4

PARKING

Comment #: LOT10.2-16

Deficiency: Parking - Tow Away Signage - General



There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: #4
Room/Spot: Parking

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

#5

PARKING

Comment #: **LOT10.2-17**

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: #5
Room/Spot: Parking

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

#6

PARKING

Comment #: **LOT10.2-18**

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

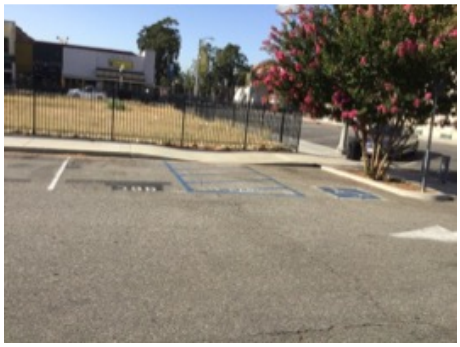
Floor/Area: #6
Room/Spot: Parking

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

ID 57

PARKING

Comment #: LOT10.2-19



Floor/Area: ID 57
Room/Spot: Parking

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

Measurement: 2 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).

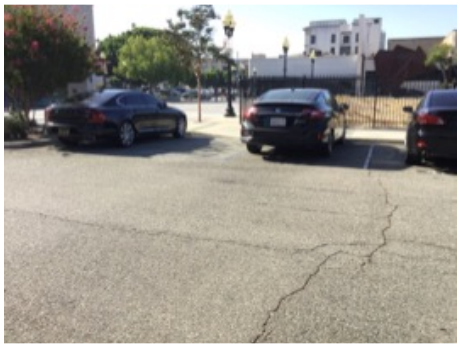
Code Compliance:

		Y/N/NA
2010 ADAS:	208.2	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2	N

Priority: 1
Severity: C

Quantity: 2 each
Base Cost: $840
Estimated Year: 45/46
Total Project Cost: $2,710

Comment #: LOT10.2-20



Floor/Area: ID 57
Room/Spot: Parking

Deficiency: Parking - Accessible 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:

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)

Code Compliance:

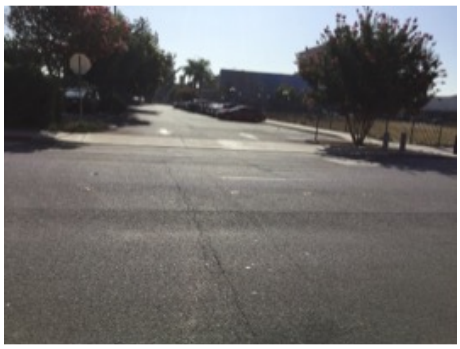
		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 45/46
Total Project Cost: $1,360

Comment #: **LOT10.2-21**

Deficiency: Parking - Tow Away Signage - General



There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: ID 57
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

LOT 11-8341-005-901

51 .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	5	$2,530	**$8,180**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	7	$16,960	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	3	$1,260	**N/A**
Total	**12**	**$20,750**	**$8,180**

* 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.

51 .1 - APPROACH AND ENTRANCE

A1 & A2

PARKING

Comment #: LOT11-01

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 2 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: A1 & A2
Room/Spot: Parking

Code Compliance:		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 2 each
Base Cost: $500
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT11-02

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: A1 & A2
Room/Spot: Parking

Code Compliance:		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 45/46
Total Project Cost: $910

Comment #: **LOT11-03**

Deficiency: Parking - Signage - Minimum Fine

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

Measurement: 2 count

Recommended Remediation:

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

Floor/Area: A1 & A2
Room/Spot: Parking

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

Comment #: **LOT11-04**

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 192 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: A1 & A2
Room/Spot: Parking

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

A1-A2

PARKING

Comment #: LOT11-05

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: A1-A2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT11-06

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: count

Recommended Remediation:

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

Floor/Area: A1-A2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

LOT 11

PARKING

Comment #: LOT11-07

Floor/Area: Lot 11
Room/Spot: Parking

Deficiency: Parking - Accessible 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:

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)

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 45/46
Total Project Cost: $1,360

Comment #: LOT11-08

Floor/Area: Lot 11
Room/Spot: Parking

Deficiency: Parking - General - Vertical Clearance

The vertical clearance serving all parking space, access aisles and vehicular routes serving them is less than 98 inches (2489 mm) high.

Measurement: 78 inches

Recommended Remediation:

Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2489 mm) minimum.

Exception: In existing multi-story parking facilities, car parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 80 inches (2032 mm) minimum. Existing vertical clearance in excess of 80 inches (2032 mm) and less than 98 inches (2489 mm) shall be maintained. This exception shall not apply to van parking spaces, access aisles, or vehicular routes serving them.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.5	N
1991 ADAAG:	4.6.5	N
2019 CBC:	11B-502.5	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $150
Estimated Year: 45/46
Total Project Cost: $490

PARKING

ACCESS AISLE MARKINGS

Comment #: LOT11-09

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

ACCESSIBLE STALL

Comment #: LOT11-10

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 180 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:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

GENERAL PARKING

Comment #: LOT11-11

Floor/Area: Parking
Room/Spot: General Parking

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: 2 % grade

Recommended Remediation:

Reconfigure parking to provide minimum number of parking stalls.

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $840
Estimated Year: 45/46
Total Project Cost: $2,710

Comment #: LOT11-12

Floor/Area: Parking
Room/Spot: General Parking

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:

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)

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $840
Estimated Year: 45/46
Total Project Cost: $2,710

ISA

Comment #: LOT11-13

Floor/Area: Parking
Room/Spot: ISA

Deficiency: Parking - ISA Marking - Border Line

ISA is not standard symbol as required by ADAS / CBC as identified in Figure 703.7.2.1.

Measurement: 2 count

Recommended Remediation:

Paint ISA marking at the parking space that is compliant with Figure 703.7.3.1.

ADA does not provide a method or design for markings.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6.4.1 / 703.7.2.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1/11B-703.7.2.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT11-14

Floor/Area: Parking
Room/Spot: ISA

Deficiency: Parking - ISA Marking - Color

The ISA identifying the accessible parking stall is not white on a blue background.

Measurement: 1 count

Recommended Remediation:

Paint ISA marking at the parking space that is a white figure on a blue background. The color blue shall approximate FS 15090 in Federal Standard 595C. A border may be provided inside or outside of the minimum required International Symbol of Accessibility dimension.

Exceptions:
1. The appropriate enforcement agency may approve other colors provided the symbol contrast is light on dark or dark on light.

ADA does not provide a method or design for markings.

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

SIGNAGE

Comment #: **LOT11-15**

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: Parking
Room/Spot: Signage

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

LOT 12-8335-009-903

52.0 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	26	$111,700	**$364,030**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	37	$41,930	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	9	$3,640	**N/A**
Total	**63**	**$157,270**	**$364,030**

* 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.

52 .1 - APPROACH AND ENTRANCE

AISLE #1

PARKING

Comment #: LOT12-01

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: Aisle #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-02

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: 64 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.

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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-03

Floor/Area: Aisle #1
Room/Spot: Parking

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity:	**1 each**
Base Cost:	**$420**
Estimated Year:	**N/A**
Total Project Cost:	**N/A**

Comment #: LOT12-04

Floor/Area: Aisle #1
Room/Spot: Parking

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 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.

ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.1	N

Priority: 1
Severity: C

Quantity:	**1 each**
Base Cost:	**$420**
Estimated Year:	**45/46**
Total Project Cost:	**$1,360**

Comment #: **LOT12-05**

Floor/Area: Aisle #1
Room/Spot: Parking

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 1 count

Recommended Remediation:

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **LOT12-06**

Floor/Area: Aisle #1
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 6.7 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 45/46
Total Project Cost: $16,130

AISLE 2

PARKING

Comment #: LOT12-07

Floor/Area: Aisle 2
Room/Spot: Parking

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: 37.5 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.

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

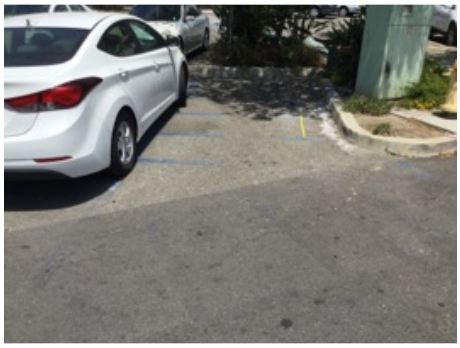
Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-08



Floor/Area: Aisle 2
Room/Spot: Parking

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-09

Floor/Area: Aisle 2
Room/Spot: Parking

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 1 count

Recommended Remediation:

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-10

Floor/Area: Aisle 2
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 3.4 % 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.

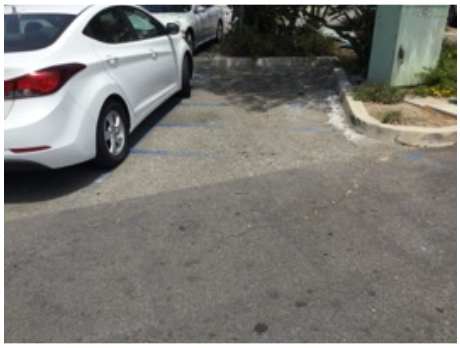
Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 45/46
Total Project Cost: $16,130

Comment #: LOT12-11



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: Aisle 2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

AISLE 3

PARKING

Comment #: LOT12-12

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: Aisle 3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-13

Floor/Area: Aisle 3
Room/Spot: Parking

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: 47 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.

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

Comment #: LOT12-14

Floor/Area: Aisle 3
Room/Spot: Parking

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:		Y/N/NA					
2010 ADAS:	502.3.3	N	**Priority:**	**7**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$420**
2019 CBC:	11B-502.3.3	N	**Severity:**	**C**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT12-15

Floor/Area: Aisle 3
Room/Spot: Parking

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 45/46
Total Project Cost: $16,130

AISLE 4

PARKING

Comment #: LOT12-16

Floor/Area: Aisle 4
Room/Spot: Parking

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-17

Floor/Area: Aisle 4
Room/Spot: Parking

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: 80 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.

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
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-18

Floor/Area: Aisle 4
Room/Spot: Parking

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-19

Floor/Area: Aisle 4
Room/Spot: Parking

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 1 count

Recommended Remediation:

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-20

Floor/Area: Aisle 4
Room/Spot: Parking

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 45/46
Total Project Cost: $16,130

PARKING

ACCESSIBLE VAN STALL

Comment #: LOT12-21

Deficiency: Parking - Accessible 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:

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: Parking
Room/Spot: Accessible Van Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 46/47
Total Project Cost: $1,430

GENERAL

Comment #: LOT12-22

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

Measurement: 321 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: Parking
Room/Spot: General

Code Compliance:

		Y/N/NA
2010 ADAS:	NA	NA
1991 ADAAG:	4.6.1	N
2019 CBC:	Not Applicable	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 46/47
Total Project Cost: $1,430

Comment #: **LOT12-23**

Floor/Area: Parking
Room/Spot: General

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

Measurement: 164 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).

Code Compliance:

		Y/N/NA
2010 ADAS:		
1991 ADAAG:	4.6.1	N
2019 CBC:	Not Applicable	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 46/47
Total Project Cost: $1,430

Comment #: **LOT12-24**

Floor/Area: Parking
Room/Spot: General

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

Measurement: 1 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).

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2	N

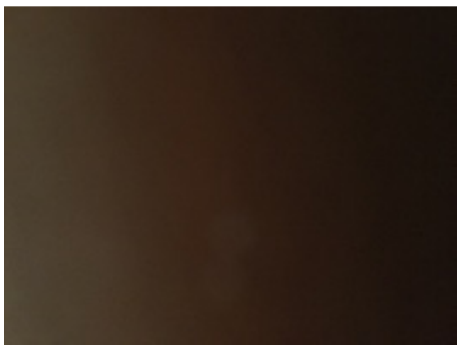
Priority: 1
Severity: C

Quantity: 6 each
Base Cost: $2,520
Estimated Year: 46/47
Total Project Cost: $8,540

SOUTH WALK

PARKING

Comment #: LOT12-25



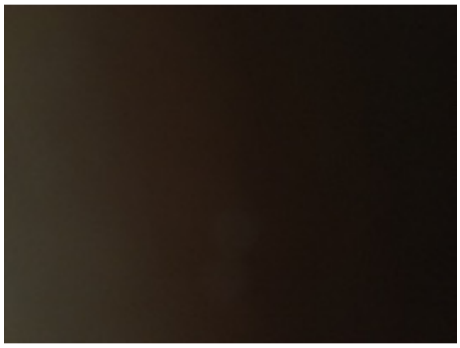
Floor/Area: South walk
Room/Spot: Parking

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.
Measurement: 1 count
Recommended Remediation:
Relocate accessible parking to connect to an accessible route.

Code Compliance:		Y/N/NA					
2010 ADAS:	502.7	N	**Priority:**	**1**	**Quantity:**	**4**	**each**
1991 ADAAG:	4.6.2	N			**Base Cost:**		**$20,000**
2019 CBC:	11B-502.7.1	N	**Severity:**	**C**	**Estimated Year:**		**45/46**
					Total Project Cost:		**$64,510**

Comment #: LOT12-26



Floor/Area: South walk
Room/Spot: Parking

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.
Measurement: 1 count
Recommended Remediation:
Relocate accessible parking to connect to an accessible route.

Code Compliance:		Y/N/NA					
2010 ADAS:	502.7	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.2	N			**Base Cost:**		**$5,000**
2019 CBC:	11B-502.7.1	N	**Severity:**	**C**	**Estimated Year:**		**45/46**
					Total Project Cost:		**$16,130**

STALL #1

PARKING

Comment #: LOT12-27

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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT12-28

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 110 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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-29

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 6.7 % 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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 46/47
Total Project Cost: $21,340

Comment #: LOT12-30

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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 45/46
Total Project Cost: $1,360

Comment #: LOT12-31

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

STALL #2

PARKING

Comment #: LOT12-32

Deficiency: Parking - ISA Marking - Location

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: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-33

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 #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT12-34

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 104 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 #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-35

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 104 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 #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-36

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 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 #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-37

Floor/Area: Stall #2
Room/Spot: Parking

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 45/46
Total Project Cost: $20,320

Comment #: LOT12-38

Floor/Area: Stall #2
Room/Spot: Parking

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-39

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 #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT12-40

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 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:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-41

Floor/Area: Stall #2
Room/Spot: Parking

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 104 inches

Recommended Remediation:

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

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-42

Floor/Area: Stall #2
Room/Spot: Parking

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 92 inches

Recommended Remediation:

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

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-43

Floor/Area: Stall #2
Room/Spot: Parking

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 92 inches

Recommended Remediation:

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

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-44

Floor/Area: Stall #2
Room/Spot: Parking

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 45/46
Total Project Cost: $20,320

Comment #: LOT12-45

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 #2
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.3	N				**Quantity:**	**1 each**
1991 ADAAG:	4.6.3	N	**Priority:**	**1**		**Base Cost:**	**$420**
2019 CBC:	11B-502.3	N	**Severity:**	**C**		**Estimated Year:**	**45/46**
						Total Project Cost:	**$1,360**

STALL #3

PARKING

Comment #: LOT12-46

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 207 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					
2010 ADAS:	502.2	N/A				**Quantity:**	**9 each**
1991 ADAAG:	N/A	N/A	**Priority:**	**5**		**Base Cost:**	**$7,560**
2019 CBC:	11B-502.2	N	**Severity:**	**D**		**Estimated Year:**	**N/A**
						Total Project Cost:	**N/A**

Comment #: LOT12-47

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:		Y/N/NA					
2010 ADAS:	502.4	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.3	N			**Base Cost:**		**$6,300**
2019 CBC:	11B-502.4	N	**Severity:**	**C**	**Estimated Year:**		**45/46**
					Total Project Cost:		**$20,320**

STALL #4

PARKING

Comment #: LOT12-48

Deficiency: Parking - ISA Marking - 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 new or repaint faded 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					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT12-49

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 #4
Room/Spot: Parking

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

Comment #: LOT12-50

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 4.8 % 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 #4
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.4	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.3	N			**Base Cost:**		**$6,300**
2019 CBC:	11B-502.4	N	**Severity:**	**C**	**Estimated Year:**		**46/47**
					Total Project Cost:		**$21,340**

Comment #: LOT12-51

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-52

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 #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT12-53

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 258 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 #4
Room/Spot: Parking

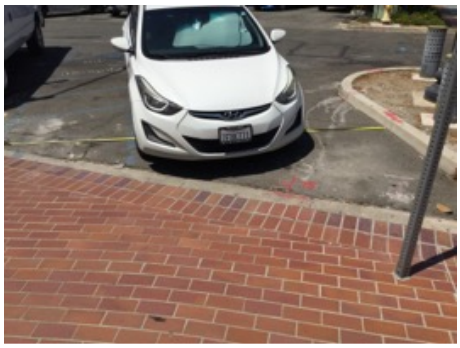
Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-54



Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 119 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

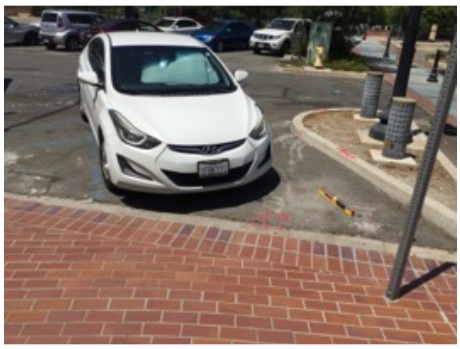
Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-55



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
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 45/46
Total Project Cost: $20,320

Comment #: LOT12-56

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 #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 45/46
Total Project Cost: $1,360

STALL 2

PARKING

Comment #: LOT12-57

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 2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 45/46
Total Project Cost: $1,360

STALL 3

PARKING

Comment #: LOT12-58

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall 3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **LOT12-59**

Deficiency: Parking - Signage - Height in Circulation Path

The sign is in the circulation path and the bottom of the sign is lower than 80 inches (2032 mm) above the finished floor.

Measurement: 79 inches

Recommended Remediation:

Relocate the sign so that the bottom edge is greater than 60 inches minimum AFF.

Floor/Area: Stall 3
Room/Spot: Parking

Code Compliance:		**Y/N/NA**				
2010 ADAS:	502.6	N	**Priority:**	**7**	**Quantity:**	**1 each**
1991 ADAAG:	N/A	N/A			**Base Cost:**	**$280**
2019 CBC:	11B-502.6 Exception	N	**Severity:**	**C**	**Estimated Year:**	**N/A**
					Total Project Cost:	**N/A**

Comment #: **LOT12-60**

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 210 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**				
2010 ADAS:	502.2	N/A	**Priority:**	**5**	**Quantity:**	**9 each**
1991 ADAAG:	N/A	N/A			**Base Cost:**	**$7,560**
2019 CBC:	11B-502.2	N	**Severity:**	**D**	**Estimated Year:**	**N/A**
					Total Project Cost:	**N/A**

Comment #: LOT12-61

Floor/Area: Stall 3
Room/Spot: Parking

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 108 inches

Recommended Remediation:

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

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-62

Floor/Area: Stall 3
Room/Spot: Parking

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 45/46
Total Project Cost: $20,320

Comment #: LOT12-63

Floor/Area: Stall 3
Room/Spot: Parking

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 45/46
Total Project Cost: $1,360

WEST TOW AWAY SIGN

PARKING

Comment #: LOT12-64

Floor/Area: West tow away sign
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.
Measurement: 6.1 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4 Exception	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 45/46
Total Project Cost: $16,130

Comment #: LOT12-65

Floor/Area: West tow away sign
Room/Spot: Parking

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

Measurement: 2 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 _____."

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8.2	N

Priority: 5
Severity: D

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

Comment #: LOT12-66

Floor/Area: West tow away sign
Room/Spot: Parking

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 45/46
Total Project Cost: $16,130

Comment #: LOT12-67

Floor/Area: West tow away sign
Room/Spot: Parking

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-68

Floor/Area: West tow away sign
Room/Spot: Parking

Deficiency: Parking - ISA Marking - Size

The ISA identifying the accessible parking stall is smaller than 36 inches wide by 36 inches high (914 mm x 914 mm).

Measurement: 1 inches

Recommended Remediation:

Paint new or repaint faded 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-69

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: West tow away sign
Room/Spot: Parking

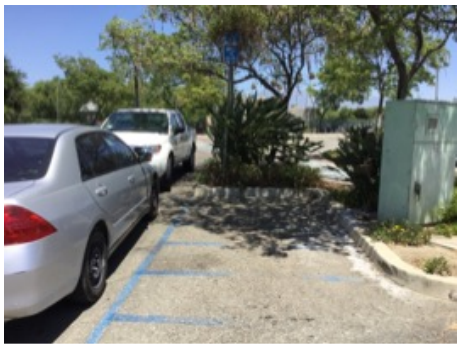
Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT12-70



Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 1 inches

Recommended Remediation:

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

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

Floor/Area: West tow away sign
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-71

Floor/Area: West tow away sign
Room/Spot: Parking

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 93 inches

Recommended Remediation:

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

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT12-72

Floor/Area: West tow away sign
Room/Spot: Parking

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 4.4 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 46/47
Total Project Cost: $21,340

LOT 13-8335-010-905, 8335-010-906 & 8335 -010-907

53.0 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	6	$12,700	**$43,040**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	11	$25,450	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	1	$350	**N/A**
Total	**17**	**$38,500**	**$43,040**

* 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.

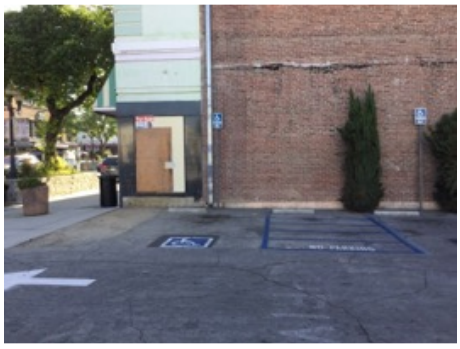
53 .1 - APPROACH AND ENTRANCE

A1

PARKING

Comment #: LOT13-01

Deficiency: Parking - Signage - Van Stall



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

Measurement: 1 count

Recommended Remediation:

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

Floor/Area: A1
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N				**Quantity:**	**1 each**
1991 ADAAG:	4.6.4	N	**Priority:**	**1**		**Base Cost:**	**$280**
2019 CBC:	11B-502.6	N	**Severity:**	**C**		**Estimated Year:**	**46/47**
						Total Project Cost:	**$950**

Comment #: LOT13-02

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: A1
Room/Spot: Parking

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

Comment #: LOT13-03

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 215 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: A1
Room/Spot: Parking

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

A1 - A2

PARKING

Comment #: LOT13-04

Deficiency: Parking - Access Aisle Markings - Arrangement

The accessible aisle requires persons to pass behind parking stalls that are not their own.

Measurement: 1 count

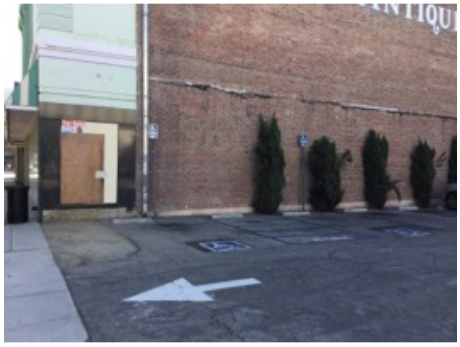
Recommended Remediation:

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: A1 - A2
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.7	N				**Quantity:**	**1 each**
1991 ADAAG:	N/A	N/A	**Priority:**	**5**		**Base Cost:**	**$420**
2019 CBC:	11B-502.7.1	N	**Severity:**	**D**		**Estimated Year:**	**N/A**
						Total Project Cost:	**N/A**

Comment #: LOT13-05



Deficiency: Parking - Accessible 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:

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: A1 - A2
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	208.2.4	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.1	N			**Base Cost:**		**$420**
2019 CBC:	11B-208.2.4	N	**Severity:**	**C**	**Estimated Year:**		**46/47**
					Total Project Cost:		**$1,430**

A2

PARKING

Comment #: LOT13-06

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: A2
Room/Spot: Parking

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

Comment #: LOT13-07

Floor/Area: A2
Room/Spot: Parking

Deficiency: Parking - Accessible Stall - Length

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

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

E1

PARKING

Comment #: LOT13-08

Floor/Area: E1
Room/Spot: Parking

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.
Measurement: 0 count
Recommended Remediation:
Install "Unauthorized Parking Sign" sign.

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

NORTHERN STALL

PARKING

Comment #: LOT13-09

Deficiency: Parking - ISA Marking - 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 new or repaint faded 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: Northern stall
Room/Spot: Parking

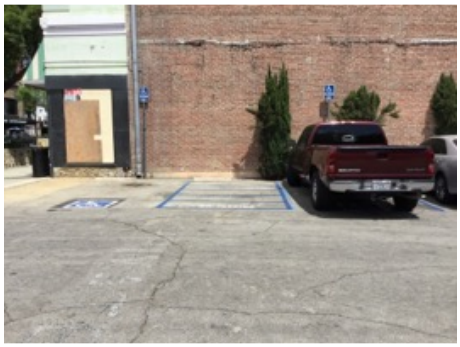
Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT13-10



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: Northern stall
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 46/47
Total Project Cost: $950

Comment #: LOT13-11

Floor/Area: Northern stall
Room/Spot: Parking

Deficiency: Parking - Signage - Minimum Fine

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

Measurement: 2 count

Recommended Remediation:

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

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT13-12

Floor/Area: Northern stall
Room/Spot: Parking

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 215 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity:	**9 each**
Base Cost:	**$7,560**
Estimated Year:	**N/A**
Total Project Cost:	**N/A**

Comment #: LOT13-13

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: Northern stall
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 46/47
Total Project Cost: $21,340

Comment #: LOT13-14

Deficiency: Parking - Access Aisle - Detectable Warning Surface

There is a detectable warning surface provided incorrectly at the end of the access aisle, adjacent to the roadway.

Measurement: 1 count

Recommended Remediation:

Detectable warning surfaces shall be provided at the at grade transitions between pedestrian walkways and vehicular ways.

Floor/Area: Northern stall
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	406.5	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-406.5.12	N

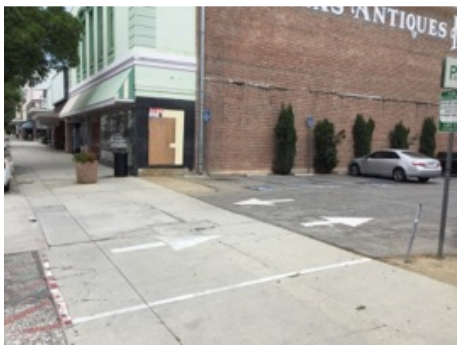
Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $350
Estimated Year: N/A
Total Project Cost: N/A

PARKING

ACCESSIBLE ROUTE

Comment #: LOT13-15



Floor/Area: Parking
Room/Spot: Accessible Route

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Code Compliance:

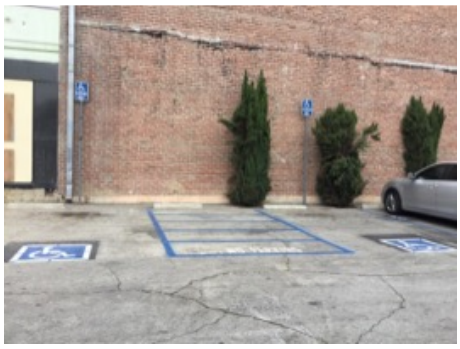
		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity:	**1 each**
Base Cost:	**$5,000**
Estimated Year:	**46/47**
Total Project Cost:	**$16,940**

ACCESSIBLE VAN STALL

Comment #: LOT13-16



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

Deficiency: Parking - Accessible 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:

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)

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

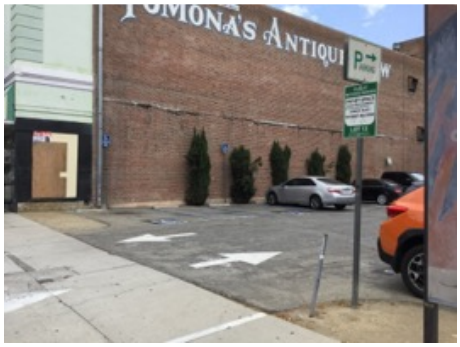
Priority: 1
Severity: C

Quantity:	**1 each**
Base Cost:	**$420**
Estimated Year:	**46/47**
Total Project Cost:	**$1,430**

TOW AWAY SIGNAGE

Comment #: LOT13-17

Deficiency: Parking - Tow Away Signage - General



There is no "tow away" 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 Signage

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

SOUTHERN STALL

PARKING

Comment #: LOT13-18

Deficiency: Parking - Access Aisle Markings - Arrangement

The accessible 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: Southern stall
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.7	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$420**
2019 CBC:	11B-502.7.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

LOT 14-8335-010-902 & 8335-010-904

54.0 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	$33,100	**$112,160**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	14	$19,600	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	3	$5,770	**N/A**
Total	**27**	**$58,470**	**$112,160**

* 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.

54 .1 - APPROACH AND ENTRANCE

A1

PARKING

Comment #: LOT14-01

Deficiency: Parking - Signage - Van Stall

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

Measurement: 1 count

Recommended Remediation:

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

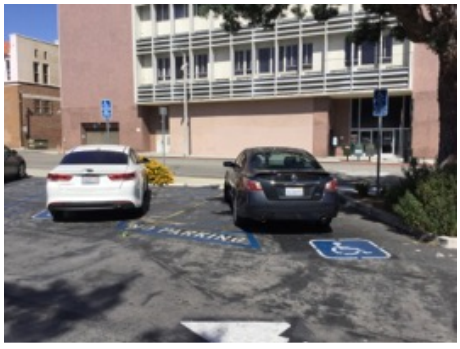
Floor/Area: A1
Room/Spot: Parking

Code Compliance:		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 46/47
Total Project Cost: $950

Comment #: LOT14-02



Deficiency: Parking - Accessible Stall - Length

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

Measurement: 180 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.

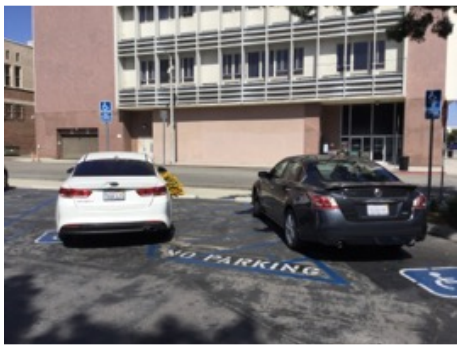
Floor/Area: A1
Room/Spot: Parking

Code Compliance:		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **LOT14-03**



Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 93 inches

Recommended Remediation:

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

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

Floor/Area: A1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

A1 - A2

PARKING

Comment #: **LOT14-04**

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 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.

ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Floor/Area: A1 - A2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 46/47
Total Project Cost: $1,430

Comment #: LOT14-05

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 2 count

Recommended Remediation:

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

Floor/Area: A1 - A2
Room/Spot: Parking

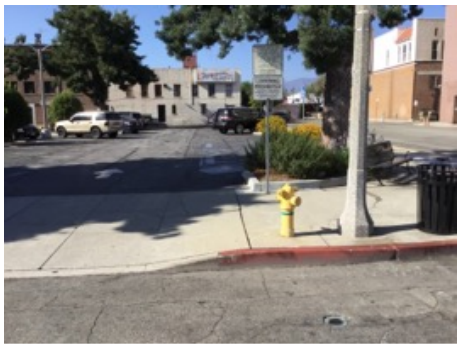
Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT14-06



Deficiency: Parking - Access Aisle Markings - General Location

The access aisle overlaps with the vehicular way.

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: A1 - A2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 46/47
Total Project Cost: $1,430

Comment #: LOT14-07

Deficiency: Parking - Access Aisle - Van Stall Location

The access aisle for an accessible van stall is not located on the passenger side of the parking space.

Measurement: 1 count

Recommended Remediation:

Floor/Area: A1 - A2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.4	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.4	N

Priority: 7
Severity: B

Quantity: 1 each
Base Cost: $5,000
Estimated Year: N/A
Total Project Cost: N/A

A2

PARKING

Comment #: LOT14-08

Deficiency: Parking - Signage - Van Stall

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

Measurement: 1 count

Recommended Remediation:

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

Floor/Area: A2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 46/47
Total Project Cost: $950

Comment #: LOT14-09

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 180 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: A2
Room/Spot: Parking

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

Comment #: LOT14-10

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 93 inches

Recommended Remediation:

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

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

Floor/Area: A2
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.2	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.3	N			**Base Cost:**		**$420**
2019 CBC:	11B-502.2 Exception	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT14-11

Deficiency: Parking - Accessible Stall - Slopes

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

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.

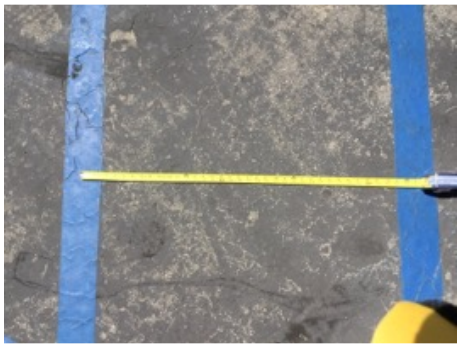
Floor/Area: A2
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.4	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.3	N			**Base Cost:**		**$6,300**
2019 CBC:	11B-502.4	N	**Severity:**	**C**	**Estimated Year:**		**46/47**
					Total Project Cost:		**$21,340**

ACCESS AISLE #2

PARKING

Comment #: LOT14-12



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: 37 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.

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: Access aisle #2
Room/Spot: Parking

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

Comment #: LOT14-13

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 84 inches

Recommended Remediation:

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

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

Floor/Area: Access aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT14-14

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 93 inches

Recommended Remediation:

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

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

Floor/Area: Access aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT14-15

Deficiency: Parking - Accessible Stall - Slopes

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

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: Access aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 46/47
Total Project Cost: $21,340

Comment #: LOT14-16

Deficiency: Parking - Access Aisle - Detectable Warning Surface

There is a detectable warning surface provided incorrectly at the end of the access aisle, adjacent to the roadway.

Measurement: 2 count

Recommended Remediation:

Detectable warning surfaces shall be provided at the at grade transitions between pedestrian walkways and vehicular ways.

Floor/Area: Access aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	406.5	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-406.5.12	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $350
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT14-17

Floor/Area: Access aisle #2
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

The slope of the access aisle in any direction exceeds 1:48 (2.0%) grade.
Measurement: 6.2 % 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.

Code Compliance:		Y/N/NA					
2010 ADAS:	502.4	N				**Quantity:**	**1 each**
1991 ADAAG:	4.6.3	N	**Priority:**	**1**		**Base Cost:**	**$5,000**
2019 CBC:	11B-502.4	N	**Severity:**	**C**		**Estimated Year:**	**46/47**
						Total Project Cost:	**$16,940**

Comment #: LOT14-18

Floor/Area: Access aisle #2
Room/Spot: Parking

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.

Code Compliance:		Y/N/NA					
2010 ADAS:	502.4	N				**Quantity:**	**1 each**
1991 ADAAG:	4.6.3	N	**Priority:**	**1**		**Base Cost:**	**$5,000**
2019 CBC:	11B-502.4	N	**Severity:**	**C**		**Estimated Year:**	**46/47**
						Total Project Cost:	**$16,940**

DAVE

PARKING

Comment #: LOT14-19

Floor/Area: Dave
Room/Spot: Parking

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

Measurement: 2 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).

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2	N

Priority: 1
Severity: C

Quantity: 2 each
Base Cost: $840
Estimated Year: 46/47
Total Project Cost: $2,850

Comment #: LOT14-20

Floor/Area: Dave
Room/Spot: Parking

Deficiency: Parking - Accessible 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:

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)

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 46/47
Total Project Cost: $1,430

DRIVE #4

PARKING

Comment #: LOT14-21

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 1 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Drive #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

E2

PARKING

Comment #: LOT14-22

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: E2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

E3

PARKING

Comment #: LOT14-23

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 3 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: E3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

PARKING

GENERAL

Comment #: LOT14-24

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

Measurement: 2 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: Parking
Room/Spot: General

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2	N

Priority: 1
Severity: C

Quantity: 3 each
Base Cost: $1,260
Estimated Year: 46/47
Total Project Cost: $4,270

TOW AWAY SIGNAGE

Comment #: LOT14-25

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" 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 Signage

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

STALL #1

PARKING

Comment #: LOT14-26

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 109 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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

STALL #2

PARKING

Comment #: LOT14-27

Deficiency: Parking - Signage - Location

The parking identification sign is not permanently posted immediately adjacent or at the head of the space within the parking stall width.

Measurement: 1 count

Recommended Remediation:

Install a parking space identification sign at each stall.

Floor/Area: Stall #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6.3	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 46/47
Total Project Cost: $950

Comment #: LOT14-28

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 93 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 #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT14-29

Floor/Area: Stall #2
Room/Spot: Parking

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 113 inches

Recommended Remediation:

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

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT14-30

Floor/Area: Stall #2
Room/Spot: Parking

Deficiency: Parking - Accessible Stall - Slopes

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

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 46/47
Total Project Cost: $21,340

LOT 15-8335-011-901

55.0 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	3	$11,720	**$39,710**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	3	$2,400	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	0	$0	**N/A**
Total	**6**	**$14,120**	**$39,710**

* 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.

55 .1 - APPROACH AND ENTRANCE

PARKING

ACCESS AISLE

Comment #: LOT15-01

Deficiency: Parking - Access Aisle Markings - General Location

The access aisle overlaps with the vehicular way.

Measurement: 0 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: Parking
Room/Spot: Access Aisle

Code Compliance:		Y/N/NA
2010 ADAS:	502.3.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 46/47
Total Project Cost: $1,430

Comment #: LOT15-02

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 3.8 % 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: Parking
Room/Spot: Access Aisle

Code Compliance:		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 46/47
Total Project Cost: $16,940

ACCESSIBLE STALL

Comment #: LOT15-03

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 4.8 % 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
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 46/47
Total Project Cost: $21,340

ISA MARKING

Comment #: LOT15-04

Deficiency: Parking - ISA Marking - Border Line

The ISA has been painted without the white border line.

Measurement: 4 count

Recommended Remediation:

Paint ISA marking at the parking space that is compliant with Figure 703.7.3.1.

ADA does not provide a method or design for markings.

Floor/Area: Parking
Room/Spot: ISA Marking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 4 each
Base Cost: $1,000
Estimated Year: N/A
Total Project Cost: N/A

SIGNAGE

Comment #: LOT15-05

Deficiency: Parking - Signage - Minimum Fine

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

Measurement: 4 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					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**4**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$1,120**
2019 CBC:	11B-502.6.2	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

TOW AWAY SIGNAGE

Comment #: LOT15-06

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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: Parking
Room/Spot: Tow Away Signage

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$280**
2019 CBC:	11B-502.8.2	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

LOT 17-8335-008-902

57 .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	10	$18,260	**$64,140**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	5	$1,650	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	2	$840	**N/A**
Total	**15**	**$20,750**	**$64,140**

* 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.

57 .1 - APPROACH AND ENTRANCE

AISLE #1, SOUTH OF 401 UNIV. CENTER, GUEST PARKING.

PARKING

Comment #: LOT17-01

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: Aisle #1, south of 401 univ.
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT17-02

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Aisle #1, south of 401 univ.
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT17-03

Floor/Area: Aisle #1, south of 401 univ.
Room/Spot: Parking

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: 56 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.

ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

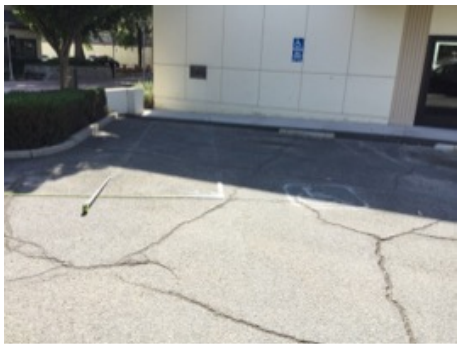
Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 47/48
Total Project Cost: $1,500

Comment #: LOT17-04



Floor/Area: Aisle #1, south of 401 univ.
Room/Spot: Parking

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 1 count

Recommended Remediation:

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT17-05

Floor/Area: Aisle #1, south of 401 univ.
Room/Spot: Parking

Deficiency: Parking - Access Aisle Markings - General Location

The access aisle overlaps with the vehicular way.

Measurement: 0 count

Recommended Remediation:

Access aisles serving parking spaces shall be provided. Two parking spaces shall be permitted to share a common access aisle.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 47/48
Total Project Cost: $1,500

Comment #: LOT17-06

Floor/Area: Aisle #1, south of 401 univ.
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 3.5 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 46/47
Total Project Cost: $16,940

LOT 17

PARKING

Comment #: LOT17-07

Floor/Area: Lot 17
Room/Spot: Parking

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

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

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:

		Y/N/NA
2010 ADAS:		
1991 ADAAG:	4.6.1	N
2019 CBC:	Not Applicable	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 47/48
Total Project Cost: $1,500

Comment #: LOT17-08

Floor/Area: Lot 17
Room/Spot: Parking

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

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

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:

		Y/N/NA
2010 ADAS:	208.2	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2	N

Priority: 1
Severity: C

Quantity: 6 each
Base Cost: $2,520
Estimated Year: 47/48
Total Project Cost: $8,970

Comment #: LOT17-09

Deficiency: Parking - Accessible 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:

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 17
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 47/48
Total Project Cost: $1,500

PARKING

ACCESSIBLE VAN STALL

Comment #: LOT17-10

Deficiency: Parking - Accessible 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:

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: Parking
Room/Spot: Accessible Van Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 47/48
Total Project Cost: $1,500

GENERAL

Comment #: LOT17-11

Floor/Area: Parking
Room/Spot: General

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

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

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:

		Y/N/NA
2010 ADAS:	208.2	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2	N

Priority: 1
Severity: C

Quantity: 8 each
Base Cost: $3,360
Estimated Year: 47/48
Total Project Cost: $11,950

SIGN #1

PARKING

Comment #: LOT17-12

Floor/Area: Sign #1
Room/Spot: Parking

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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 _____."

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8.2	N

Priority: 5
Severity: D

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

SIGN #2

PARKING

Comment #: LOT17-13

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

Measurement: 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: Sign #2
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$280**
2019 CBC:	11B-502.8.2	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

STALL #1 SOUTH OF 401 UNIV. CENTER, GUEST PARKING.

PARKING

Comment #: LOT17-14

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #1 south of 401 univ.
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT17-15

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 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 #1 south of 401 univ.
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.2	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.3	N			**Base Cost:**		**$420**
2019 CBC:	11B-502.2 Exception	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

TOW AWAY #1

PARKING

Comment #: LOT17-16

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 0 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Tow away #1
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.7	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.2	N			**Base Cost:**		**$5,000**
2019 CBC:	11B-502.7.1	N	**Severity:**	**C**	**Estimated Year:**		**47/48**
					Total Project Cost:		**$17,780**

Comment #: **LOT17-17**

Deficiency: Parking - Accessible Route - Wheel Stops

The accessible van/car stall does not provide a wheel stop to prevent vehicles from encroaching upon the required clear width of the adjacent POT.

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: Tow away #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 47/48
Total Project Cost: $1,000

LOT 18-UNKNOWN

58 .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	1	$5,000	**$17,780**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	2	$700	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	3	$1,120	**N/A**
Total	**3**	**$6,820**	**$17,780**

* 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.

58 .1 - APPROACH AND ENTRANCE

PARKING

ACCESS AISLE

Comment #: LOT18-01

Floor/Area: Parking
Room/Spot: Access Aisle

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 3.9 % 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.

Code Compliance:		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 47/48
Total Project Cost: $17,780

ACCESS AISLE MARKINGS

Comment #: LOT18-02

Floor/Area: Parking
Room/Spot: Access Aisle Markings

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: 60 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.

ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Code Compliance:		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT18-03

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:

		Y/N/NA
2010 ADAS:	502.3.3	Y
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

ACCESSIBLE STALL

Comment #: LOT18-04

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: 108 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:

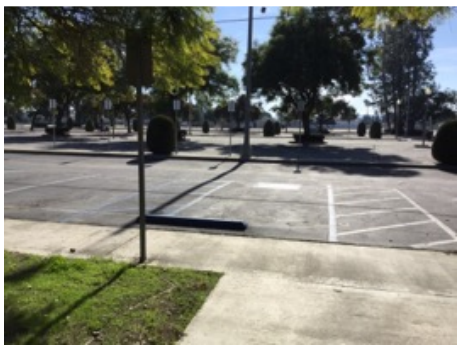
		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2, 11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

SIGNAGE

Comment #: LOT18-05



Deficiency: Parking - Signage - Height in Circulation Path

The sign is in the circulation path and the bottom of the sign is lower than 80 inches (2032 mm) above the finished floor.

Measurement: 78 inches

Recommended Remediation:

Relocate the sign so that the bottom edge is greater than 60 inches minimum AFF.

Floor/Area: Parking
Room/Spot: Signage

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6 Exception	N

Priority: 7
Severity: C

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

Comment #: LOT18-06

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: Parking
Room/Spot: Signage

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

LOT 20-8335-013-903

60 .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	6	$15,360	**$54,650**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	8	$4,310	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	4	$2,520	**N/A**
Total	**14**	**$22,190**	**$54,650**

* 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.

60 .1 - APPROACH AND ENTRANCE

NORTHEAST ACCESS AISLE

20

Comment #: LOT20-01

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Northeast access aisle
Room/Spot: 20

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT20-02

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Northeast access aisle
Room/Spot: 20

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 47/48
Total Project Cost: $17,780

NORTHWEST ACCESS AISLE

20

Comment #: **LOT20-03**

Floor/Area: Northwest access aisle
Room/Spot: 20

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

PARKING

20

Comment #: **LOT20-04**

Floor/Area: Parking
Room/Spot: 20

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

Measurement: 4 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).

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2	N

Priority: 1
Severity: C

Quantity: 4 each
Base Cost: $1,680
Estimated Year: 47/48
Total Project Cost: $5,980

Comment #: **LOT20-05**

Deficiency: Parking - Accessible 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:

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: Parking
Room/Spot: 20

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 47/48
Total Project Cost: $1,500

PARKING

19

Comment #: **LOT20-06**

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

Measurement: 3 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: Parking
Room/Spot: 19

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2	N

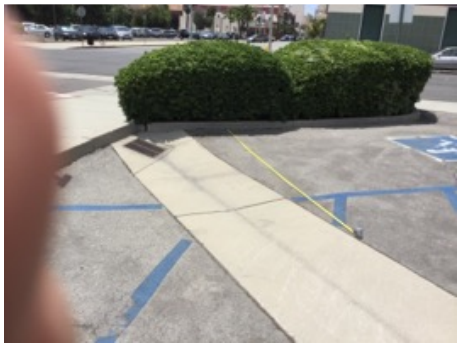
Priority: 1
Severity: C

Quantity: 4 each
Base Cost: $1,680
Estimated Year: 47/48
Total Project Cost: $5,980

WEST 2 AND EAST 2

19

Comment #: LOT20-07



Floor/Area: West 2 and East 2
Room/Spot: 19

Deficiency: Parking - Accessible Car Stall - Width

The accessible car stall is less than 108 inches (9 ft. or 2743 mm) wide.
Measurement: 106 inches

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

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

Code Compliance:		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT20-08

Floor/Area: West 2 and East 2
Room/Spot: 19

Deficiency: Parking - Accessible Stall - Slopes

The slope of the van/car stall in any direction exceeds 1:48 (2.0%) grade.
Measurement: 5.4 % 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.

Code Compliance:		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 47/48
Total Project Cost: $22,410

Comment #: LOT20-09

Floor/Area: West 2 and East 2
Room/Spot: 19

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: 44 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.

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
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT20-10

Floor/Area: West 2 and East 2
Room/Spot: 19

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 2 each
Base Cost: $840
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT20-11

Deficiency: Parking - ISA Marking - Location

The sides of the ISA identifying the accessible parking stall are not parallel to the length of the parking space.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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 2 and East 2
Room/Spot: 19

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT20-12

Deficiency: Parking - Signage - Minimum Fine

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

Measurement: 4 count

Recommended Remediation:

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

Floor/Area: West 2 and East 2
Room/Spot: 19

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

Quantity: 4 each
Base Cost: $1,120
Estimated Year: N/A
Total Project Cost: N/A

WEST AISLE

20

Comment #: **LOT20-13**

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 90 inches

Recommended Remediation:

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

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

Floor/Area: West aisle
Room/Spot: 20

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

WEST AISLE AND EAST AISLE

20

Comment #: **LOT20-14**

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 aisle and East aisle
Room/Spot: 20

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT20-15

Floor/Area: West aisle and East aisle
Room/Spot: 20

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: 34 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.

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

Comment #: LOT20-16

Floor/Area: West aisle and East aisle
Room/Spot: 20

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:		Y/N/NA					
2010 ADAS:	502.3.3	N	**Priority:**	**7**	**Quantity:**	**2**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$840**
2019 CBC:	11B-502.3.3	N	**Severity:**	**C**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

WEST STALLS AND EAST STALL

20

Comment #: **LOT20-17**

Deficiency: Parking - Signage - Van Stall

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

Measurement: count

Recommended Remediation:

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

Floor/Area: West stalls and east stall
Room/Spot: 20

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 47/48
Total Project Cost: $1,000

Comment #: **LOT20-18**

Deficiency: Parking - Signage - Minimum Fine

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

Measurement: 3 count

Recommended Remediation:

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

Floor/Area: West stalls and east stall
Room/Spot: 20

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

Quantity: 3 each
Base Cost: $840
Estimated Year: N/A
Total Project Cost: N/A

LOT 21-8335-007-906

61 .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	8	$33,160	**$117,940**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	6	$2,940	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	4	$1,540	**N/A**
Total	**14**	**$37,640**	**$117,940**

* 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.

61 .1 - APPROACH AND ENTRANCE

ACCESS AISLE 2

21

Comment #: LOT21-01

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Access aisle 2
Room/Spot: 21

Code Compliance:		Y/N/NA					
2010 ADAS:	502.7	N				**Quantity:**	**1 each**
1991 ADAAG:	4.6.2	N	**Priority:**	**1**		**Base Cost:**	**$5,000**
2019 CBC:	11B-502.7.1	N	**Severity:**	**C**		**Estimated Year:**	**47/48**
						Total Project Cost:	**$17,780**

Comment #: LOT21-02

Deficiency: Parking - Accessible Route - Wheel Stops

The accessible van/car stall does not provide a wheel stop to prevent vehicles from encroaching upon the required clear width of the adjacent POT.

Measurement: 2 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: Access aisle 2
Room/Spot: 21

Code Compliance:		Y/N/NA					
2010 ADAS:	502.7	N				**Quantity:**	**1 each**
1991 ADAAG:	4.6.3	N	**Priority:**	**1**		**Base Cost:**	**$280**
2019 CBC:	11B-502.7.1	N	**Severity:**	**C**		**Estimated Year:**	**47/48**
						Total Project Cost:	**$1,000**

ALL STALLS

PARKING

Comment #: LOT21-03

Deficiency: Parking - Signage - Minimum Fine

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

Measurement: 4 count

Recommended Remediation:

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

Floor/Area: All stalls
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

Quantity: 4 each
Base Cost: $1,120
Estimated Year: N/A
Total Project Cost: N/A

NORTH

PARKING

Comment #: LOT21-04

Deficiency: Parking - Access Aisle Markings - Arrangement

The accessible 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: North
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.7.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

NORTH AISLE

PARKING

Comment #: LOT21-05

Floor/Area: North aisle
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Detectable Warning Surface

There is a detectable warning surface provided incorrectly at the end of the access aisle, adjacent to the roadway.

Measurement: 0 count

Recommended Remediation:

Detectable warning surfaces shall be provided at the at grade transitions between pedestrian walkways and vehicular ways.

Code Compliance:

		Y/N/NA
2010 ADAS:	406.5	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-406.5.12	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $350
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT21-06

Floor/Area: North aisle
Room/Spot: Parking

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 47/48
Total Project Cost: $17,780

NORTH STALLS

PARKING

Comment #: LOT21-07

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 3.2 % 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.

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

Floor/Area: North stalls
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

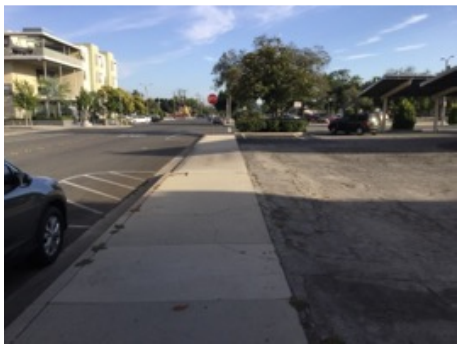
Quantity: 1 each
Base Cost: $6,300
Estimated Year: 47/48
Total Project Cost: $22,410

PARKING

21

Comment #: LOT21-08

Deficiency: Parking - Tow Away Signage - General



There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 2 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Parking
Room/Spot: 21

Code Compliance:

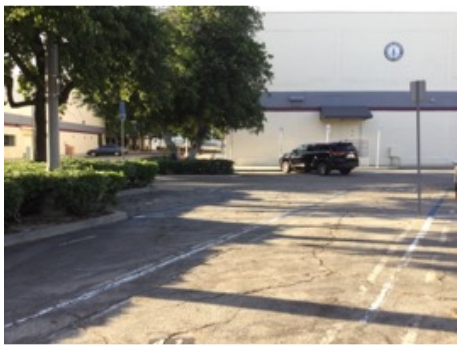
		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

Comment #: LOT21-09

Deficiency: Parking - Tow Away Signage - Location



The "tow-away" sign is not located in a conspicuous place 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: Parking
Room/Spot: 21

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

ACCESSIBLE ROUTE

Comment #: LOT21-10

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Parking
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA					
2010 ADAS:	502.7	N				**Quantity:**	**1 each**
1991 ADAAG:	4.6.2	N	**Priority:**	**1**		**Base Cost:**	**$5,000**
2019 CBC:	11B-502.7.1	N	**Severity:**	**C**		**Estimated Year:**	**47/48**
						Total Project Cost:	**$17,780**

SOUTH ACCESSIBLE PARKING

PARKING

Comment #: LOT21-11

Deficiency: Parking - Access Aisle - Detectable Warning Surface

There is a detectable warning surface provided incorrectly at the end of the access aisle, adjacent to the roadway.

Measurement: 0 count

Recommended Remediation:

Detectable warning surfaces shall be provided at the at grade transitions between pedestrian walkways and vehicular ways.

Floor/Area: South accessible parking
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	406.5	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-406.5.12	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $350
Estimated Year: N/A
Total Project Cost: N/A

SOUTH AISLE

PARKING

Comment #: LOT21-12

Deficiency: Parking - Accessible Route - Wheel Stops

The accessible van/car stall does not provide a wheel stop to prevent vehicles from encroaching upon the required clear width of the adjacent POT.

Measurement: 1 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: South aisle
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 47/48
Total Project Cost: $1,000

Comment #: LOT21-13

Floor/Area: South aisle
Room/Spot: Parking

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: 1 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.

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
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT21-14

Floor/Area: South aisle
Room/Spot: Parking

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **LOT21-15**

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: South aisle
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **LOT21-16**

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: South aisle
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 47/48
Total Project Cost: $17,780

SOUTH STALLS

PARKING

Comment #: LOT21-17

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 5.2 % 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.

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

Floor/Area: South stalls
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 47/48
Total Project Cost: $22,410

SOUTHWEST STALL

PARKING

Comment #: LOT21-18

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 105.5 inches

Recommended Remediation:

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

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

Floor/Area: Southwest stall
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

LOT 22-8335-013-900

62.0 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	3	$7,100	**$25,260**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	6	$1,930	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	0	$0	**N/A**
Total	**9**	**$9,030**	**$25,260**

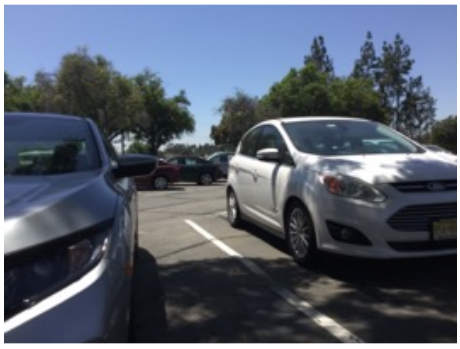
* Project costs includes soft cost allowance, GC cost & fee, escalation and contingency, priority 5, 6, and 7 are not included in the transition plan and therefore have o calculated Project Costs.

62 .1 - APPROACH AND ENTRANCE

0

PARKING

Comment #: **LOT22-01**



Floor/Area: 0
Room/Spot: Parking

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: 0 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.

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
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **LOT22-02**

Floor/Area: 0
Room/Spot: Parking

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 0 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 0 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

PARKING

ACCESSIBLE VAN STALL

Comment #: LOT22-03

Deficiency: Parking - Accessible 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:

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: Parking
Room/Spot: Accessible Van Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 47/48
Total Project Cost: $1,500

GENERAL

Comment #: LOT22-04

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

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

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: Parking
Room/Spot: General

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2	N

Priority: 1
Severity: C

Quantity: 4 each
Base Cost: $1,680
Estimated Year: 47/48
Total Project Cost: $5,980

TOW AWAY SIGNAGE

Comment #: LOT22-05

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" 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 Signage

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

TOW AWAY AT DRIVEWAY #5

PARKING

Comment #: LOT22-06

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Tow away at driveway #5
Room/Spot: Parking

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

TOW AWAY AT DRIVEWAY #6

PARKING

Comment #: LOT22-07

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Tow away at driveway #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

Comment #: LOT22-08

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 0 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Tow away at driveway #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 47/48
Total Project Cost: $17,780

Comment #: **LOT22-09**

Floor/Area: Tow away at driveway #6
Room/Spot: Parking

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

LOT 23-8335-013-904, 8335-013-906, 8335 -013-907 & 8335-013-908

63.0 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	$30,540	**$112,280**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	10	$18,000	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	3	$1,190	**N/A**
Total	**17**	**$49,730**	**$112,280**

* 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.

63 .1 - APPROACH AND ENTRANCE

BOTH TOW AWAY SIGNS

PARKING

Comment #: LOT23-01

Deficiency: Parking - Tow Away Signage - Location

The "tow-away" sign is not located in a conspicuous place at the entrance to the off-street parking.

Measurement: 2 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: Both Tow away signs
Room/Spot: Parking

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

Comment #: LOT23-02

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

Measurement: 2 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: Both Tow away signs
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$280**
2019 CBC:	11B-502.8.2	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

NORTHERN STALL

PARKING

Comment #: LOT23-03

Deficiency: Parking - Signage - Minimum Fine

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

Measurement: 2 count

Recommended Remediation:

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

Floor/Area: Northern stall
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT23-04

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 1 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: Northern stall
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT23-05

Floor/Area: Northern stall
Room/Spot: Parking

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 213 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.

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

Comment #: LOT23-06

Floor/Area: Northern stall
Room/Spot: Parking

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 92 inches

Recommended Remediation:

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

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

Code Compliance:		Y/N/NA					
2010 ADAS:	502.2	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.3	N			**Base Cost:**		**$420**
2019 CBC:	11B-502.2 Exception	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT23-07

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Northern stall
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 48/49
Total Project Cost: $18,670

Comment #: LOT23-08

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: 1 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.

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: Northern stall
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **LOT23-09**

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Northern stall
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **LOT23-10**

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Northern stall
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT23-11

Deficiency: Parking - ISA Marking - Size

The ISA identifying the accessible parking stall is smaller than 36 inches wide by 36 inches high (914 mm x 914 mm).

Measurement: 34 inches

Recommended Remediation:

Paint new or repaint faded 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: Northern stall
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT23-12

Deficiency: Parking - ISA Marking - Size

The ISA identifying the accessible parking stall is smaller than 36 inches wide by 36 inches high (914 mm x 914 mm).

Measurement: 35 inches

Recommended Remediation:

Paint new or repaint faded 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: Northern stall
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

NORTHERN STALL

PARKING

Comment #: LOT23-13

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: Northern stall
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 48/49
Total Project Cost: $23,530

Comment #: LOT23-14

Deficiency: Parking - Access Aisle - Detectable Warning Surface

There is a detectable warning surface provided incorrectly at the end of the access aisle, adjacent to the roadway.

Measurement: 2 count

Recommended Remediation:

Detectable warning surfaces shall be provided at the at grade transitions between pedestrian walkways and vehicular ways.

Floor/Area: Northern stall
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	406.5	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-406.5.12	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $350
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **LOT23-15**

Floor/Area: Northern stall
Room/Spot: Parking

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 47/48
Total Project Cost: $17,780

Comment #: **LOT23-16**

Floor/Area: Northern stall
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 47/48
Total Project Cost: $17,780

OOPS

PARKING

Comment #: LOT23-17

Floor/Area: Oops
Room/Spot: Parking

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 92 inches

Recommended Remediation:

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

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

PARKING

GENERAL

Comment #: LOT23-18

Floor/Area: Parking
Room/Spot: General

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

Measurement: 2 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).

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2	N

Priority: 1
Severity: C

Quantity: 5 each
Base Cost: $2,100
Estimated Year: 48/49
Total Project Cost: $7,850

Comment #: LOT23-19

Floor/Area: Parking
Room/Spot: General

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

Measurement: 5 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).

Code Compliance:		Y/N/NA
2010 ADAS:	208.2	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2	N

Priority: 1
Severity: C

Quantity: 2 each
Base Cost: $840
Estimated Year: 48/49
Total Project Cost: $3,140

SOUTHERN STALL

PARKING

Comment #: LOT23-20

Floor/Area: Southern stall
Room/Spot: Parking

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.

Code Compliance:		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 48/49
Total Project Cost: $23,530

LOT 24-8335-005-903

64.0 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	29	$139,220	**$536,540**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	34	$44,260	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	8	$3,080	**N/A**
Total	**63**	**$186,560**	**$536,540**

* 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.

64 .1 - APPROACH AND ENTRANCE

AISLE #1

PARKING

Comment #: LOT24-01

Floor/Area: Aisle #1
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 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.

Code Compliance:		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity:	1 each
Base Cost:	$5,000
Estimated Year:	48/49
Total Project Cost:	$18,670

Comment #: LOT24-02

Floor/Area: Aisle #1
Room/Spot: Parking

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity:	1 each
Base Cost:	$420
Estimated Year:	N/A
Total Project Cost:	N/A

AISLE #2

PARKING

Comment #: LOT24-03

Floor/Area: Aisle #2
Room/Spot: Parking

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 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.

ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 48/49
Total Project Cost: $1,570

Comment #: LOT24-04

Floor/Area: Aisle #2
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 6.9 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 48/49
Total Project Cost: $18,670

Comment #: LOT24-05

Floor/Area: Aisle #2
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

There is a curb ramp installed in the access aisle with a slope in any direction exceeding 1:48 (2.0%) grade.

Measurement: 8.4 % 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.

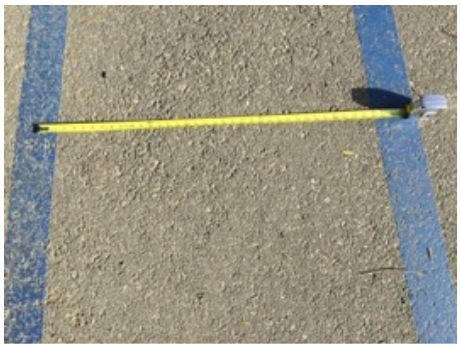
Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 48/49
Total Project Cost: $18,670

Comment #: LOT24-06



Floor/Area: Aisle #2
Room/Spot: Parking

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: 38 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.

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
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT24-07

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Aisle #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

AISLE #3

PARKING

Comment #: LOT24-08

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 7.7 % 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:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 48/49
Total Project Cost: $18,670

Comment #: LOT24-09

Floor/Area: Aisle #3
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

There is a curb ramp installed in the access aisle with a slope in any direction exceeding 1:48 (2.0%) grade.

Measurement: 7.8 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 48/49
Total Project Cost: $18,670

Comment #: LOT24-10

Floor/Area: Aisle #3
Room/Spot: Parking

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: 39 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.

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
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT24-11

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Aisle #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

AISLE #4

PARKING

Comment #: LOT24-12

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 7.1 % 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: Aisle #4
Room/Spot: Parking

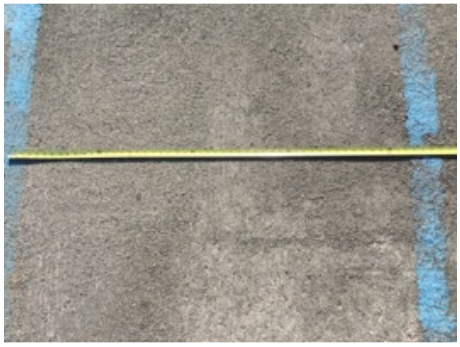
Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 48/49
Total Project Cost: $18,670

Comment #: LOT24-13



Floor/Area: Aisle #4
Room/Spot: Parking

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: 52 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.

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
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT24-14

Floor/Area: Aisle #4
Room/Spot: Parking

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

AISLE #5

PARKING

Comment #: LOT24-15

Floor/Area: Aisle #5
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 8.5 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 48/49
Total Project Cost: $18,670

Comment #: LOT24-16

Floor/Area: Aisle #5
Room/Spot: Parking

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: 152 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.

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
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT24-17

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Aisle #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

PARKING

ACCESS AISLE

Comment #: LOT24-18

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: 37 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.

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: Access Aisle

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

ACCESSIBLE VAN STALL

Comment #: LOT24-19

Deficiency: Parking - Accessible 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:

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: Parking
Room/Spot: Accessible Van Stall

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 50/51
Total Project Cost: $1,730

TOW AWAY SIGNAGE

Comment #: LOT24-20

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" 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 Signage

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

STALL # 6 AND #7

PARKING

Comment #: LOT24-21

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 2 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Stall # 6 and #7
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 49/50
Total Project Cost: $19,610

STALL # 8 & #9

PARKING

Comment #: LOT24-22

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 2 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Stall # 8 & #9
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 49/50
Total Project Cost: $19,610

Comment #: LOT24-23

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 7.3 % grade

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Stall # 8 & #9
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.7	N				**Quantity:**	1 each
1991 ADAAG:	4.6.2	N	**Priority:**	1		**Base Cost:**	$5,000
2019 CBC:	11B-502.7.1	N	**Severity:**	C		**Estimated Year:**	49/50
						Total Project Cost:	$19,610

STALL #1

PARKING

Comment #: LOT24-24

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 #1
Room/Spot: Parking

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

Comment #: LOT24-25

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 5.4 % 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:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 49/50
Total Project Cost: $24,700

STALL #10

PARKING

Comment #: LOT24-26

Deficiency: Parking - ISA Marking - Border Line

The ISA has been painted without the white border line.

Measurement: 1 count

Recommended Remediation:

Paint ISA marking at the parking space that is compliant with Figure 703.7.3.1.

ADA does not provide a method or design for markings.

Floor/Area: Stall #10
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT24-27

Deficiency: Parking - ISA Marking - Size

The ISA identifying the accessible parking stall is smaller than 36 inches wide by 36 inches high (914 mm x 914 mm).

Measurement: 0 inches

Recommended Remediation:

Paint new or repaint faded 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 #10
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT24-28

Deficiency: Parking - ISA Marking - Location

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: 24 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #10
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**24**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$6,000**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: **LOT24-29**

Deficiency: Parking - Signage - Height in Circulation Path

The sign is in the circulation path and the bottom of the sign is lower than 80 inches (2032 mm) above the finished floor.

Measurement: 71 inches

Recommended Remediation:

Relocate the sign so that the bottom edge is greater than 60 inches minimum AFF.

Floor/Area: Stall #10
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6 Exception	N

Priority: 7
Severity: C

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

Comment #: **LOT24-30**

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 #10
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

STALL #2

PARKING

Comment #: LOT24-31

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Stall #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 48/49
Total Project Cost: $18,670

Comment #: LOT24-32

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 #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT24-33

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: Stall #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 49/50
Total Project Cost: $24,700

STALL #3

PARKING

Comment #: LOT24-34

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Stall #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 48/49
Total Project Cost: $18,670

Comment #: LOT24-35

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 #3
Room/Spot: Parking

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

Comment #: LOT24-36

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.

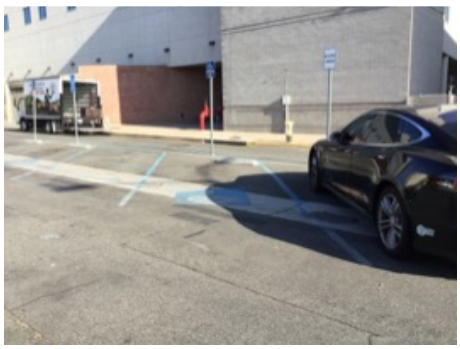
Floor/Area: Stall #3
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.4	N				**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:**	**49/50**
						Total Project Cost:	**$24,700**

STALL #4

PARKING

Comment #: LOT24-37



Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Stall #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 49/50
Total Project Cost: $19,610

Comment #: LOT24-38

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 #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT24-39

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 3.2 % 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.

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
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 49/50
Total Project Cost: $24,700

STALL #5

PARKING

Comment #: LOT24-40

Deficiency: Parking - Accessible Route - Adjacent

There is no compliant route between the access aisle and the facility entrance.

Measurement: 6.7 % grade

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: Stall #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 49/50
Total Project Cost: $19,610

Comment #: LOT24-41

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

Comment #: LOT24-42

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 13.4 % 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 #5
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.4	N				**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:**	**50/51**
						Total Project Cost:	**$25,940**

Comment #: LOT24-43

Deficiency: Parking - ISA Marking - Location

The centerline of the ISA marking is greater than 6 inches (152 mm) from the centerline of the parking stall.

Measurement: 16 inches

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stall #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	Y
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

STALL #6

PARKING

Comment #: LOT24-44

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: Stall #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT24-45

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 2.5 % 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: Stall #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 48/49
Total Project Cost: $18,670

Comment #: LOT24-46

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 106 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 #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT24-47

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 7.4 % 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 #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 49/50
Total Project Cost: $24,700

Comment #: LOT24-48

Deficiency: Parking - ISA Marking - Border Line

The ISA has been painted without the white border line.

Measurement: 1 count

Recommended Remediation:

Paint ISA marking at the parking space that is compliant with Figure 703.7.3.1.

ADA does not provide a method or design for markings.

Floor/Area: Stall #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

STALL #7

PARKING

Comment #: LOT24-49

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 106 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 #7
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT24-50

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 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 #7
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

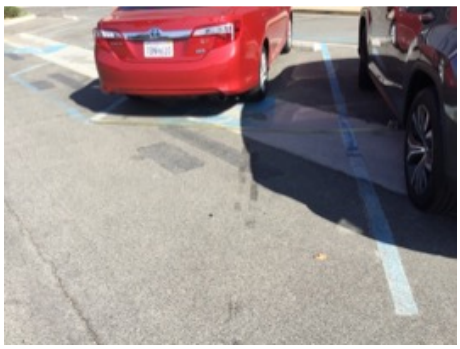
Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 49/50
Total Project Cost: $24,700

STALL #8

PARKING

Comment #: LOT24-51



Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 107 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 #8
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT24-52

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 8.9 % 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: Stall #8
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 49/50
Total Project Cost: $24,700

Comment #: LOT24-53

Deficiency: Parking - ISA Marking - Size

The ISA identifying the accessible parking stall is smaller than 36 inches wide by 36 inches high (914 mm x 914 mm).

Measurement: 49 inches

Recommended Remediation:

Paint new or repaint faded 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 #8
Room/Spot: Parking

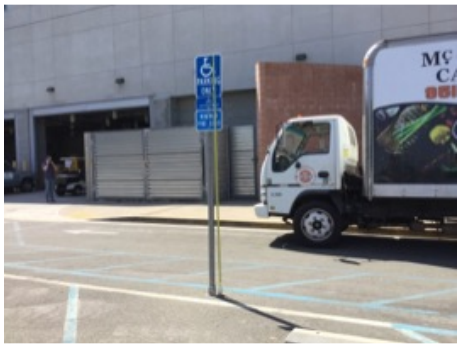
Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

STALL #9

PARKING

Comment #: LOT24-54

Deficiency: Parking - Signage - Height in Circulation Path



The sign is in the circulation path and the bottom of the sign is lower than 80 inches (2032 mm) above the finished floor.

Measurement: 70 inches

Recommended Remediation:

Relocate the sign so that the bottom edge is greater than 60 inches minimum AFF.

Floor/Area: Stall #9
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**7**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$280**
2019 CBC:	11B-502.6 Exception	N	**Severity:**	**C**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT24-55

Floor/Area: Stall #9
Room/Spot: Parking

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 106.5 inches

Recommended Remediation:

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

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

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT24-56

Floor/Area: Stall #9
Room/Spot: Parking

Deficiency: Parking - Accessible Stall - Slopes

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

Measurement: 6.1 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 49/50
Total Project Cost: $24,700

Comment #: LOT24-57

Deficiency: Parking - ISA Marking - Border Line

The ISA has been painted without the white border line.

Measurement: 1 count

Recommended Remediation:

Paint ISA marking at the parking space that is compliant with Figure 703.7.3.1.

ADA does not provide a method or design for markings.

Floor/Area: Stall #9
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

STALL #9STALL #8

PARKING

Comment #: LOT24-58

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 #9stall #8
Room/Spot: Parking

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

STALLS #1,2

PARKING

Comment #: LOT24-59

Deficiency: Parking - Accessible Stall - Length

The accessible van/car stall is less than 216 inches (18 ft. or 5486 mm) long.
Measurement: 214.5 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: Stalls #1,2
Room/Spot: Parking

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

STALLS #3,4

PARKING

Comment #: LOT24-60

Deficiency: Parking - Accessible Stall - Length

The accessible van/car stall is less than 216 inches (18 ft. or 5486 mm) long.
Measurement: 212 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: Stalls #3,4
Room/Spot: Parking

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

STALLS #6

PARKING

Comment #: LOT24-61

Deficiency: Parking - Accessible Stall - Length

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

Measurement: 214 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: Stalls #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT24-62

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stalls #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

STALLS #6,7,8,9

PARKING

Comment #: LOT24-63

Deficiency: Parking - ISA Marking - Location

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: 24 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stalls #6,7,8,9
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 24 each
Base Cost: $6,000
Estimated Year: N/A
Total Project Cost: N/A

STALLS #7 & #8

PARKING

Comment #: LOT24-64

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 2 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stalls #7 & #8
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

Quantity: 2 each
Base Cost: $500
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT24-65

Deficiency: Parking - ISA Marking - Border Line

The ISA has been painted without the white border line.

Measurement: 2 count

Recommended Remediation:

Paint ISA marking at the parking space that is compliant with Figure 703.7.3.1.

ADA does not provide a method or design for markings.

Floor/Area: Stalls #7 & #8
Room/Spot: Parking

Code Compliance:

		Y/N/NA					
2010 ADAS:	502.6	N			**Quantity:**	**2**	**each**
1991 ADAAG:	N/A	N/A	**Priority:**	**5**	**Base Cost:**		**$500**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

STALLS #8,9

PARKING

Comment #: LOT24-66

Deficiency: Parking - Access Aisle Markings - General

There is no adjacent access aisle marked.

Measurement: 2 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: Stalls #8,9
Room/Spot: Parking

Code Compliance:

		Y/N/NA					
2010 ADAS:	502.3	N			**Quantity:**	**2**	**each**
1991 ADAAG:	4.6.3	N	**Priority:**	**1**	**Base Cost:**		**$840**
2019 CBC:	11B-502.3	N	**Severity:**	**C**	**Estimated Year:**		**48/49**
					Total Project Cost:		**$3,140**

STALLS #9

PARKING

Comment #: LOT24-67

Deficiency: Parking - ISA Marking - General

There is no ISA (or the current ISA has faded) on the parking stall surface identifying the accessible parking stall.

Measurement: 1 count

Recommended Remediation:

Repaint the ISA marking. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and 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: Stalls #9
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4	N

Priority: 5
Severity: D

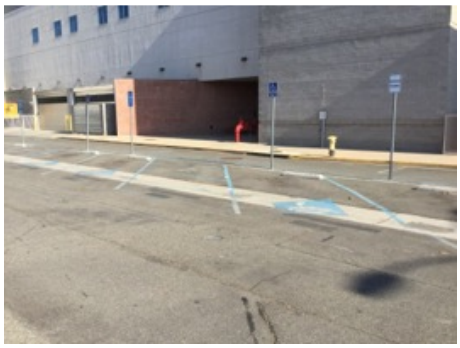
Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

STALLS 7,8

PARKING

Comment #: LOT24-68

Deficiency: Parking - Access Aisle Markings - General



There is no adjacent access aisle marked.

Measurement: 2 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: Stalls 7,8
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3	N

Priority: 1
Severity: C

Quantity: 2 each
Base Cost: $840
Estimated Year: 48/49
Total Project Cost: $3,140

WEST ENTRANCE

PARKING

Comment #: LOT24-69

Deficiency: Parking - Tow Away Signage - Location

The "tow-away" sign is not located in a conspicuous place 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: West entrance
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8	N

Priority: 5
Severity: D

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

Comment #: LOT24-70

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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: West entrance
Room/Spot: Parking

Code Compliance:

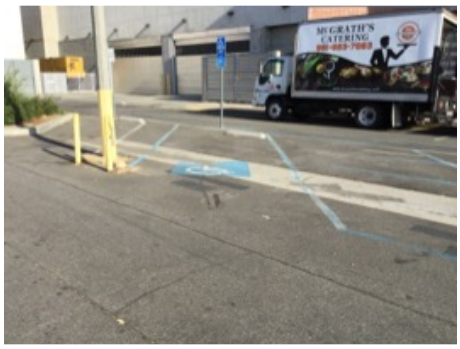
		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8.2	N

Priority: 5
Severity: D

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

Comment #: **LOT24-71**

Deficiency: Parking - Accessible Route - Adjacent



There is no compliant route between the access aisle and the facility entrance.

Measurement: 1 count

Recommended Remediation:

Relocate accessible parking to connect to an accessible route.

Floor/Area: West entrance
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.7	N
1991 ADAAG:	4.6.2	N
2019 CBC:	11B-502.7.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 48/49
Total Project Cost: $18,670

LOT 25-8335-014-918

65.0 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	10	$25,400	**$104,600**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	17	$5,060	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	0	$0	**N/A**
Total	**27**	**$30,460**	**$104,600**

* 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.

65 .1 - APPROACH AND ENTRANCE

#2

PARKING

Comment #: LOT25-01

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: #2
Room/Spot: Parking

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

#3

PARKING

Comment #: LOT25-02

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: #3
Room/Spot: Parking

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

Comment #: LOT25-03

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: #3
Room/Spot: Parking

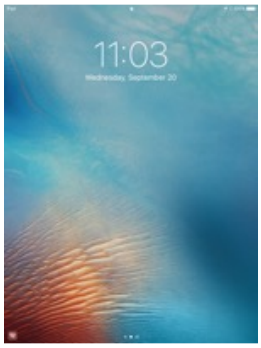
Code Compliance:		Y/N/NA					
2010 ADAS:	N/A	N/A				**Quantity:**	1 each
1991 ADAAG:	N/A	N/A	**Priority:**	5		**Base Cost:**	$280
2019 CBC:	11B-216 / 11B-502.8	N	**Severity:**	D		**Estimated Year:**	N/A
						Total Project Cost:	N/A

#5

PARKING

Comment #: LOT25-04

Deficiency: Parking - Tow Away Signage - General



There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: #5
Room/Spot: Parking

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

ACCESS AISLE #1

PARKING

Comment #: LOT25-05

Floor/Area: Access aisle #1
Room/Spot: Parking

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: 44 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.

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
2010 ADAS:	502.3.3	Y
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT25-06

Floor/Area: Access aisle #1
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 4.8 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

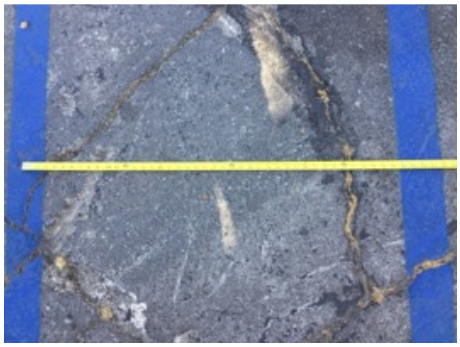
Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 50/51
Total Project Cost: $20,590

AISLE #2

PARKING

Comment #: LOT25-07



Floor/Area: Aisle #2
Room/Spot: Parking

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: 44 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.

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
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	2016 CBC 11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT25-08

Floor/Area: Aisle #2
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 3.1 % 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.

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $5,000
Estimated Year: 50/51
Total Project Cost: $20,590

LOT 25

PARKING

Comment #: LOT25-09

Floor/Area: Lot 25
Room/Spot: Parking

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

Measurement: 102 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).

Code Compliance:

		Y/N/NA
2010 ADAS:		
1991 ADAAG:	4.6.1	N
2019 CBC:	Not Applicable	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 50/51
Total Project Cost: $1,730

Comment #: LOT25-10

Floor/Area: Lot 25
Room/Spot: Parking

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

Measurement: 3 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).

Code Compliance:

		Y/N/NA
2010 ADAS:		
1991 ADAAG:	4.6.1	N
2019 CBC:	2016 CBC 11B-208.2	N

Priority: 1
Severity: C

Quantity: 2 each
Base Cost: $840
Estimated Year: 50/51
Total Project Cost: $3,460

Comment #: LOT25-11

Floor/Area: Lot 25
Room/Spot: Parking

Deficiency: Parking - Accessible 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:

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)

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 50/51
Total Project Cost: $1,730

Comment #: LOT25-12

Floor/Area: Lot 25
Room/Spot: Parking

Deficiency: Parking - General - Space Count

There are not enough accessible parking spaces designated as per Table 11B -208.2.

Measurement: 4 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).

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 50/51
Total Project Cost: $1,730

Comment #: LOT25-13

Deficiency: Parking - Accessible 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:

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 25
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	208.2.4	N
1991 ADAAG:	4.6.1	N
2019 CBC:	11B-208.2.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 50/51
Total Project Cost: $1,730

Comment #: LOT25-14

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Lot 25
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

LOT 25 ENTRANCE DRIVEWAY #4

PARKING

Comment #: LOT25-15

Deficiency: Parking - Tow Away Signage - Verbiage

The verbiage on the "tow-away" sign is not compliant with 2016 CBC 11B -502.8.2.

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: Lot 25 Entrance Driveway #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.8.2	N

Priority: 5
Severity: D

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

STALL #1

PARKING

Comment #: LOT25-16

Deficiency: Parking - ISA Marking - 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 new or repaint faded 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
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT25-17

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:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 50/51
Total Project Cost: $1,160

Comment #: LOT25-18

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 #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

STALL #2

PARKING

Comment #: LOT25-19

Deficiency: Parking - ISA Marking - 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 new or repaint faded 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:		Y/N/NA					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT25-20

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 #2
Room/Spot: Parking

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

STALL #4

PARKING

Comment #: LOT25-21

Deficiency: Parking - ISA Marking - 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 new or repaint faded 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
2010 ADAS:	502.6	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.4.1	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $250
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT25-22

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 #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT25-23

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					
2010 ADAS:	502.4	N	**Priority:**	**1**	**Quantity:**	**1**	**each**
1991 ADAAG:	4.6.3	N			**Base Cost:**		**$6,300**
2019 CBC:	11B-502.4	N	**Severity:**	**C**	**Estimated Year:**		**50/51**
					Total Project Cost:		**$25,940**

STALL 3

PARKING

Comment #: LOT25-24

Deficiency: Parking - ISA Marking - 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 new or repaint faded 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					
2010 ADAS:	502.6	N	**Priority:**	**5**	**Quantity:**	**1**	**each**
1991 ADAAG:	N/A	N/A			**Base Cost:**		**$250**
2019 CBC:	11B-502.6.4.1	N	**Severity:**	**D**	**Estimated Year:**		**N/A**
					Total Project Cost:		**N/A**

Comment #: LOT25-25

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 3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.6.2	N

Priority: 5
Severity: D

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

Comment #: LOT25-26

Deficiency: Parking - Accessible Car Stall - Width

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

Measurement: 112 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 3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	Y
1991 ADAAG:	4.6.3	Y
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT25-27

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: Stall 3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 50/51
Total Project Cost: $25,940

LOT 27-8335-005-901

67 .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	5	$18,300	**$75,360**
Priority 2	0	$0	**$0**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	12	$11,340	**N/A**
Priority 6	0	$0	**N/A**
Priority 7	7	$2,940	**N/A**
Total	**17**	**$32,580**	**$75,360**

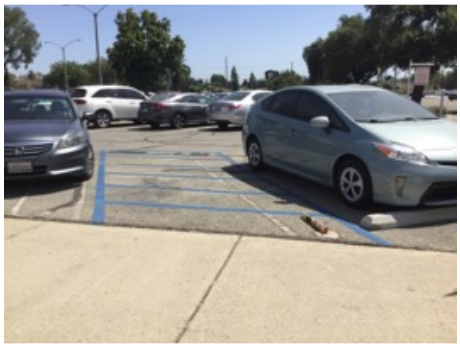
* Project costs includes soft cost allowance, GC cost & fee, escalation and contingency, priority 5, 6, and 7 are not included in the transition plan and therefore have o calculated Project Costs.

67 .1 - APPROACH AND ENTRANCE

#1

PARKING

Comment #: LOT27-01



Floor/Area: #1
Room/Spot: Parking

Deficiency: Parking - Access Aisle - Slope

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

Measurement: 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.

Code Compliance:		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity:	1 each
Base Cost:	$5,000
Estimated Year:	50/51
Total Project Cost:	$20,590

Comment #: LOT27-02

Floor/Area: #1
Room/Spot: Parking

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.

Code Compliance:		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity:	1 each
Base Cost:	$6,300
Estimated Year:	50/51
Total Project Cost:	$25,940

#2

PARKING

Comment #: LOT27-03

Deficiency: Parking - Access Aisle Markings - Length

The access aisle does not extend the full required length of the parking stall(s) served. The access aisle is approximately 67" shorter than stall #4.

Measurement: 74 inches

Recommended Remediation:

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

Floor/Area: #2
Room/Spot: Parking

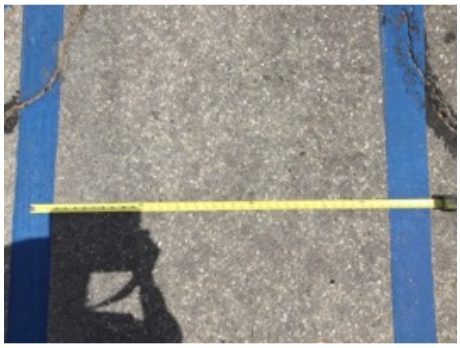
Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT27-04



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: 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. T Access aisle markings may extend beyond the minimum required length.

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: #2
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	NA
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

#3

PARKING

Comment #: LOT27-05

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: #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT27-06

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. T Access aisle markings may extend beyond the minimum required length.

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: #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	NA
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **LOT27-07**

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 1 count

Recommended Remediation:

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

Floor/Area: #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **LOT27-08**

Deficiency: Parking - Signage - Van Stall

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

Measurement: 1 count

Recommended Remediation:

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

Floor/Area: #3
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.6	N
1991 ADAAG:	4.6.4	N
2019 CBC:	11B-502.6	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $280
Estimated Year: 50/51
Total Project Cost: $1,160

#4

PARKING

Comment #: LOT27-09

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 1 count

Recommended Remediation:

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

Floor/Area: #4
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.1	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

#5

PARKING

Comment #: LOT27-10

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way. Is beginning to fade.

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: #5
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	N
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT27-11

Deficiency: Parking - Access Aisle Markings - Length

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

Measurement: 60 inches

Recommended Remediation:

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

Floor/Area: #5
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.3	N				**Quantity:**	**1 each**
1991 ADAAG:	N/A	N/A	**Priority:**	**7**		**Base Cost:**	**$420**
2019 CBC:	11B-502.3.1	N	**Severity:**	**C**		**Estimated Year:**	**N/A**
						Total Project Cost:	**N/A**

#6

PARKING

Comment #: LOT27-12

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

The access aisle does not provide the words "No Parking" in minimum 12 inch (305 mm) high lettering visible from the adjacent vehicular way.

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: #6
Room/Spot: Parking

Code Compliance:		Y/N/NA					
2010 ADAS:	502.3.3	N				**Quantity:**	**1 each**
1991 ADAAG:	N/A	N/A	**Priority:**	**7**		**Base Cost:**	**$420**
2019 CBC:	11B-502.3.3	N	**Severity:**	**C**		**Estimated Year:**	**N/A**
						Total Project Cost:	**N/A**

Comment #: LOT27-13

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: #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.3	Y
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.3.3	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT27-14

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: 59.5 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.

ADA requires 60-inches wide minimum. OR 96-inches wide minimum for a van stall.

Floor/Area: #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.3.1	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.3.1	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $420
Estimated Year: 50/51
Total Project Cost: $1,730

Comment #: LOT27-15

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 95.5 inches

Recommended Remediation:

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

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

Floor/Area: #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT27-16

Deficiency: Parking - Accessible Van Stall - Width

The accessible van stall has an adjacent access aisle of 96 inches or greater (8 ft. or 2438 mm) and is less than 108 inches (9 ft. or 2743 mm) wide.

Measurement: 95.5 inches

Recommended Remediation:

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

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

Floor/Area: #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.2 Exception	N

Priority: 5
Severity: D

Quantity: 1 each
Base Cost: $420
Estimated Year: N/A
Total Project Cost: N/A

Comment #: LOT27-17

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: #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.4	N
1991 ADAAG:	4.6.3	N
2019 CBC:	11B-502.4	N

Priority: 1
Severity: C

Quantity: 1 each
Base Cost: $6,300
Estimated Year: 50/51
Total Project Cost: $25,940

DRIVEWAY #1

PARKING

Comment #: LOT27-18

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Driveway #1
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

DRIVEWAY #2

PARKING

Comment #: LOT27-19

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Driveway #2
Room/Spot: Parking

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

DRIVEWAY #3

PARKING

Comment #: LOT27-20

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Driveway #3
Room/Spot: Parking

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

DRIVEWAY #4

PARKING

Comment #: LOT27-21

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Driveway #4
Room/Spot: Parking

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

DRIVEWAY #5

PARKING

Comment #: LOT27-22

Deficiency: Parking - Tow Away Sign - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Driveway #5
Room/Spot: Parking

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

DRIVEWAY #6

PARKING

Comment #: LOT27-23

Deficiency: Parking - Tow Away Signage - General

There is no "tow away" sign at the entrance to the off-street parking.

Measurement: 0 count

Recommended Remediation:

Install "Unauthorized Parking Sign" sign.

Floor/Area: Driveway #6
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	N/A	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-216 / 11B-502.8	N

Priority: 5
Severity: D

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

TYPICAL ALL ACCESSIBLE STALLS

PARKING

Comment #: LOT27-24

Deficiency: Parking - Accessible Stall - Length

The accessible van/car stall is less than 216 inches (18 ft. or 5486 mm) long on one side of the parking stall.

Measurement: 173 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: Typical all Accessible Stalls
Room/Spot: Parking

Code Compliance:

		Y/N/NA
2010 ADAS:	502.2	N/A
1991 ADAAG:	N/A	N/A
2019 CBC:	11B-502.2	N

Priority: 5
Severity: D

Quantity: 9 each
Base Cost: $7,560
Estimated Year: N/A
Total Project Cost: N/A

PHIL AND NIL PARK

70 .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	0	$0	**$0**
Priority 2	1	$2,600	**$10,710**
Priority 3	0	$0	**$0**
Priority 4	0	$0	**$0**
Priority 5	1	$176	**N/A**
Priority 6	2	$1,456	**N/A**
Priority 7	1	$93	**N/A**
Total	**4**	**$4,325**	**$10,710**

* 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.

70 .1 - APPROACH AND ENTRANCE

SITE

STAIRS

Comment #: **P&N-01**

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: Site
Room/Spot: Stairs

Code Compliance:		**Y/N/NA**				
2010 ADAS:	N/A	N/A	**Priority:**	**5**	**Quantity:**	**5 each**
1991 ADAAG:	N/A	N/A			**Base Cost:**	**$176**
2019 CBC:	11B-504.4.1	N	**Severity:**	**D**	**Estimated Year:**	**N/A**
					Total Project Cost:	**N/A**

70 .2 - GOODS AND SERVICES

PICNIC SHELTERS

SEATING

Comment #: P&N-02

Deficiency: Seating - Picnic Table - Count

There are not a minimum of 5% accessible seats provided at all types of tables. There are 2 picnic shelters with one picnic table in each of them. The toe and knee clearance at the picnic table is 26-3/4" in height and 12-1/2" 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. Tables shall provide knee/toe space minimum 27" clear x 19" deep x 30" wide.

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 Shelters
Room/Spot: Seating

Code Compliance:		Y/N/NA
2010 ADAS:	226.1, 226.3, 902	N
1991 ADAAG:	4.1.3(18)	N
2019 CBC:	11B-226.1, 11B-902	N

Priority: 2
Severity: C

Quantity: 2 each
Base Cost: $2,600
Estimated Year: 50/51
Total Project Cost: $10,710

SITE

ACCESSIBLE ROUTE

Comment #: P&N-03

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 underside of the exercise equipment is located 40 -1/2 inches above the ground surface and protrudes 33 inches horizontally into the circulation path.

Measurement: 33 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: Site
Room/Spot: Accessible Route

Code Compliance:		Y/N/NA
2010 ADAS:	404.2.9	N
1991 ADAAG:	4.4.1	N
2019 CBC:	11B-404.2.9	N

Priority: 6
Severity: B

Quantity: 1 each
Base Cost: $728
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **P&N-04**

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 underside of the exercise equipment is located 38 inches above the ground surface and protrudes beyond 4 inches horizontally into the circulation path.

Measurement: 38 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: Site
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	404.2.9	N
1991 ADAAG:	4.4.1	N
2019 CBC:	11B-404.2.9	N

Priority: 6
Severity: B

Quantity: 1 each
Base Cost: $728
Estimated Year: N/A
Total Project Cost: N/A

Comment #: **P&N-05**

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). The high side reach to the animal waste bag dispenser is 50 inches above the finish floor/ground surface.

Measurement: 50 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: Site
Room/Spot: Accessible Route

Code Compliance:

		Y/N/NA
2010 ADAS:	308.3.2	N
1991 ADAAG:	4.2.6	Y
2019 CBC:	11B-308.3.2	N

Priority: 7
Severity: C

Quantity: 1 each
Base Cost: $93
Estimated Year: N/A
Total Project Cost: N/A