

Access Audit Final Site Report



**Gary Morava Recreation Center
110 W Camp McDonald Rd
Prospect Heights, IL 60070**

**Inspection Date: 02/29/2024
Inspectors: Shelley Zuniga**

Prepared By
WT Group

Engineering with Precision, Pace & Passion.

(224) 293 - 6451

www.wtengineering.com

04/19/2024

Christina Ferraro
Executive Director
Prospect Heights Park District
104 W. Camp McDonald Rd.
Prospect Heights, IL 60070

Dear Christina:

Thank you for the opportunity to serve the Prospect Heights Park District by completing an access audit of the Gary Morava Recreation Center located at 110 W Camp McDonald Rd, Prospect Heights, IL 60070. We audited the site on 02/29/2024. This report includes our findings from that audit.

The federal regulation implementing the Americans with Disabilities Act (ADA) requires that the Prospect Heights Park District conduct an access audit of every existing facility and park. This is necessary to assure that the programs and services of the Prospect Heights Park District are accessible to and usable by people with disabilities.

We identified a number of barriers and recommend that they be removed in a phased approach. Title II of the Americans with Disabilities Act (ADA) requires the entities to create a Transition Plan that identifies which barriers will be removed and by what date they will be removed. To assist the you, we have developed a Transition Plan for all parks and facilities. It orders the work to be completed in phases, as described below.

In Phase 1, these retrofits are of the highest priority. This group includes retrofits that can be accomplished with existing human and fiscal resources, or assets that are new but fail to meet the federal or state requirements.

In Phase 2, these retrofits are the next highest priority. This group includes findings that would remove barriers to the greatest number of people seeking to participate in Prospect Heights Park District programs and services, and those assets that are new to the 2010 Standards, such as recreation assets like playgrounds.

In Phase 3, these retrofits are the last priority. This group includes costly or complex retrofits, retrofits that are not yet subject to a final and enforceable standard, retrofits that may be technically infeasible, or retrofits where a construction tolerance exists.

In Phase 4, these retrofits are, we believe, not necessary because other sites with the same assets are accessible. This meets the title II regulation program access test.

In Phase 5, this group includes smart practices. These are methods or processes that make a site more usable by people with disabilities. Smart practices are typically not found within the final and enforceable federal and state design standards.

If you have any questions regarding this report, or would like to schedule a meeting with your design professional, facility management staff, or contractor, please contact me.

Sincerely,

Shelley Zuniga
Shelley Zuniga

Table of Contents

Findings	5
Exterior	5
Parking	5
Exterior Accessible Route	19
Building Elements	93
Public Spaces	93
Employee Spaces	166
Interior Route	199
Restrooms	224
Women's Restroom	224
Men's Restroom	243
Preschool	263
Rooms/Spaces	263
Lions Pool	294
Men's Locker Room	294
Women's Locker Room	331
Pool	385

Exterior: Parking

Finding: 1

Element meets all standards and requirements.

Citation:

2010 ADAS Section: N/A

As Built:

Lot meets scoping
with 46 total stalls, 42
standard, 4 accessible

Recommendation:

None

COMPLIANT

Exterior: Parking

Finding: 2

The accessible parking stall is not wide enough.

Each parking space must be at least 8' feet wide and shall be marked to define the width. The measurements of parking spaces and access aisles shall be made from the centerline of the markings.

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

Citation:

2018 IAC Section: 502.2

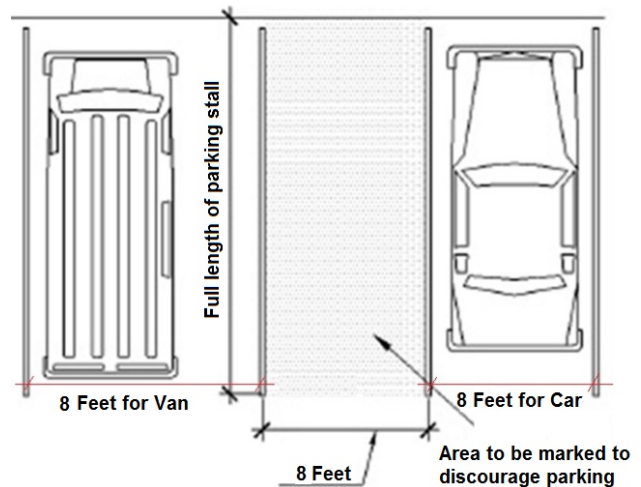
2010 ADAS Section: 502.2

As Built:

95" stall building side, restripe

Recommendation:

Repaint stalls to be 8' wide each



Finding #2 Additional Finding Photos



Exterior: Parking

Finding: 3

The accessible parking stall is not wide enough.

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

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

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

Citation:

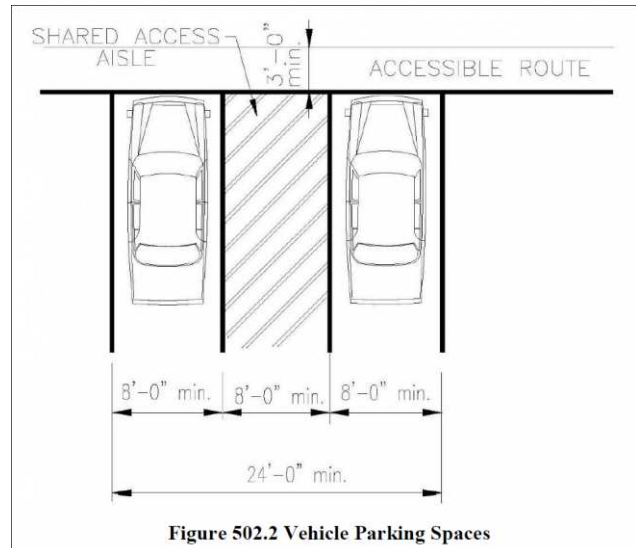
2018 IAC Section: 502.2

As Built:

95" middle aisle, 95"
right aisle

Recommendation:

Repaint access aisles to be 8' each



Finding #3 Additional Finding Photos



Exterior: Parking

Finding: 4

The cross slopes (narrow dimension) and/or running slopes (long dimension) of the access aisle exceeds 2%.

The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.

Citation:

2018 IAC Section: 502.4, 502.4 Exception

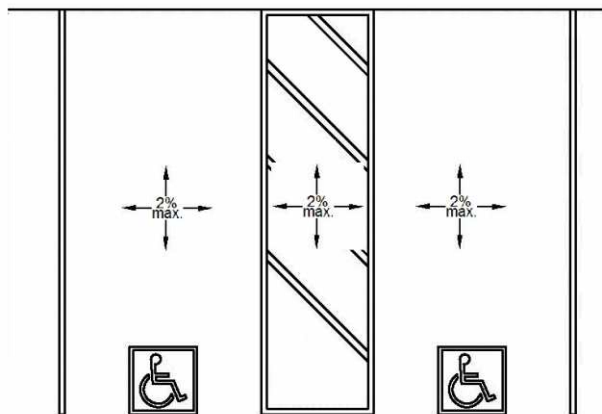
2010 ADAS Section: 502.4

As Built:

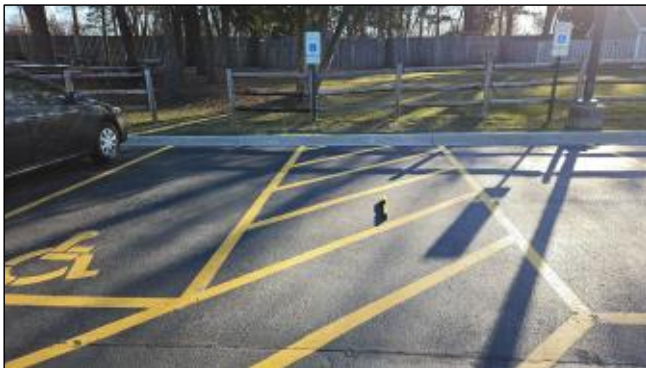
3.1% right aisle at building, 2.6% building stall, 2.2% left aisle, 3.1% middle stall, 2.4% middle aisle, 2.8% right stall

Recommendation:

Repair or correct slope of parking space and access aisle to max 2.08% in any direction. Leave as is 2.2% slope citing construction tolerance.



Finding #4 Additional Finding Photos



Finding #4 Additional Finding Photos



Exterior: Parking

Finding: 5

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

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

Citation:

2018 IAC Section: 502.4

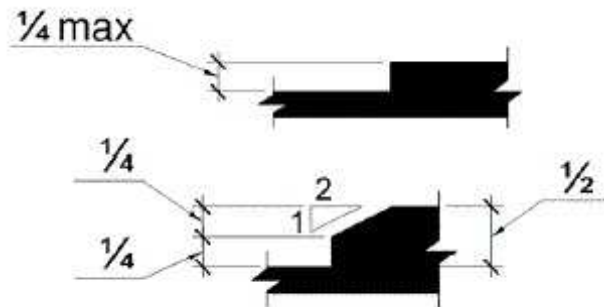
2010 ADAS Section: 502.4

As Built:

4" gap at curb ramp

Recommendation:

Fill gap at curb ramp.



Finding #5 Additional Finding Photos



Exterior: Parking

Finding: 6

The parking sign is mounted too low.

Accessible parking spaces shall be designated as reserved by providing a permanently mounted R7-8 (U.S. Department of Transportation standard) sign which contains the international symbol of accessibility. Such signs shall exhibit the dollar amount of the fine as required by the Illinois Vehicle Code [625 ILCS 5/1124 and 301.1] or the higher amount if required by local ordinance).

Signs shall be vertically mounted on a post or wall at front center of the parking space, no more than 6 feet horizontally from the front of the parking space and set a minimum of 5 feet and a maximum of 9 feet from finished grade to the bottom of the R7-8 sign.

Citation:

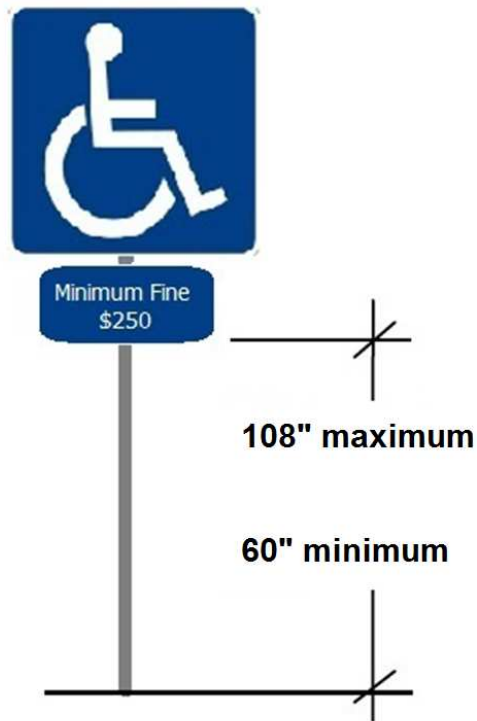
2018 IAC Section: 502.6

As Built:

left 54", middle 57",
right 57"

Recommendation:

Raise existing accessible parking signs so lowest end of bottom sign is min 60" aff and max 108" aff



Finding #6 Additional Finding Photos



Exterior: Parking

Finding: 7

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

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

Citation:

2018 IAC Section: 502.6

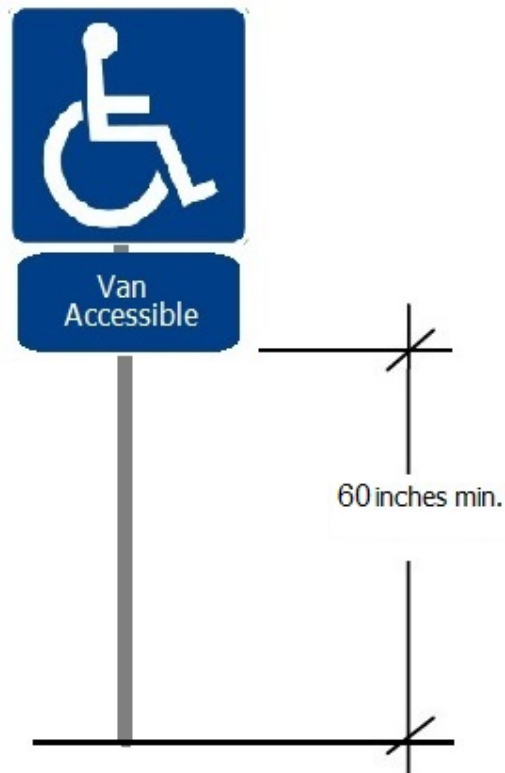
2010 ADAS Section: 502.6

As Built:

lacks van sign

Recommendation:

Add one van parking sign to one accessible stall and ensure stall and access aisle are 11' and 5' or 8' and 8'.



Finding #7 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 8

The curb ramp slope exceeds the maximum running slope (Parallel to the direction of travel) allowable of 8.33%.

Curb ramps should have the least possible slope but in no case more than 8.3% (1:12).

Citation:

2010 ADAS Section: 406.1

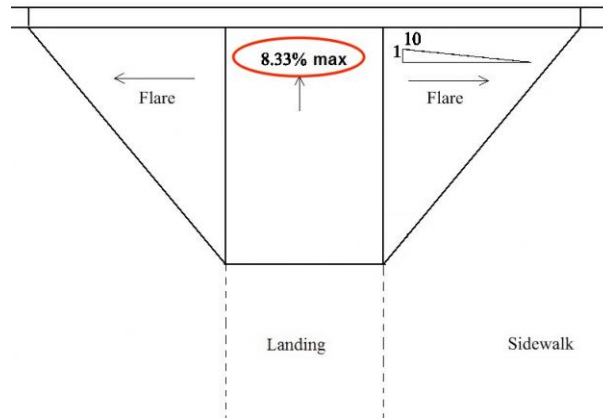
1997 IAC Section: 400.310(e)(2), 400.310(e)(2)(a)

As Built:

Ramp near park side concession - 10.5% slope

Recommendation:

Correct curb ramp running slope to max 8.33%



Finding #8 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 9

There is no accessible route to the element.

At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

Citation:

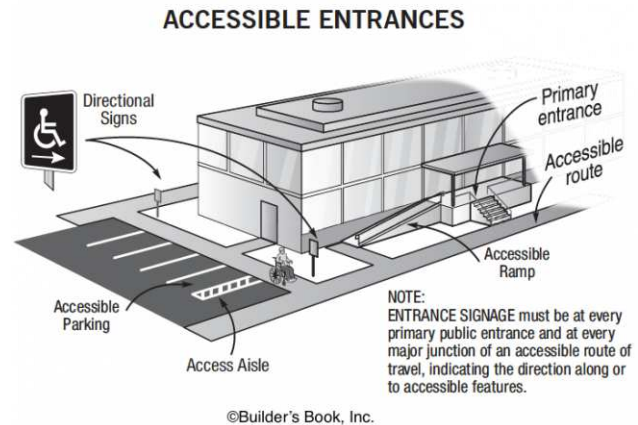
2010 ADAS Section: 206.2.2

As Built:

closest route from
McDonald field to
concession not
compliant

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to element.



Finding #9 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 10

The ramp slope exceeds the maximum running slope (direction of travel) allowable of 8.33%.

Ramps should have the least possible slope but in no case more than 8.3% (1:12).

Citation:

2018 IAC Section: 405.2

2010 ADAS Section: 405.2

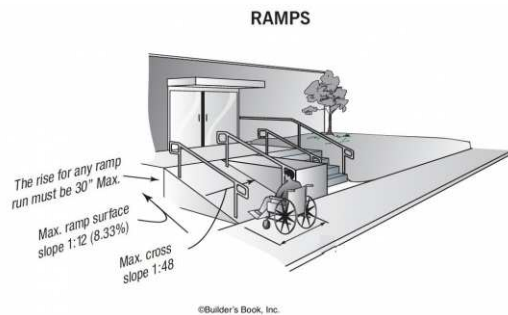
1997 IAC Section: 400.310(e)(2), 400.310(e)(2)(a)

As Built:

Front ramp - 11.1%
running slope

Recommendation:

Correct slope of ramp to max 8.33%



Finding #10 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 11

The landing at the bottom of the ramp has a slope greater than 2%.

Bottom landings shall have a dimension in the direction of ramp run of not less than 60 inches and have a slope of less than 2% in any direction.

Citation:

2010 ADAS Section: 405.7.1, 405.7.1 Exception

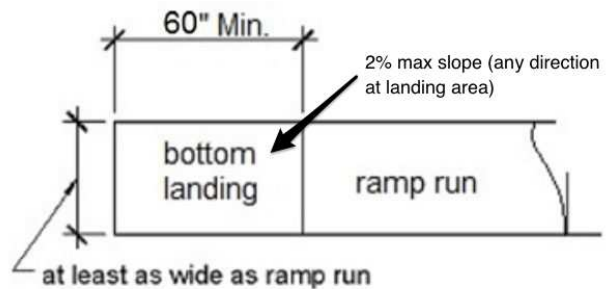
1997 IAC Section: 400.310(e)(4)(a), 400.310(e)(4)(b), 400.310(e)(4)(c), 400.310(e)(4)(d), 400.310(e)(5), 400.310(e)(5)(a), 400.310(e)(5)(b), 400.310(e)(5)(c), 400.310(e)(5)(d), 400.310(e)(5)(e), 400.310(e)(5)(f), 400.310(e)(5)(g)

As Built:

Front ramp - 2.6% at bottom landing

Recommendation:

Correct ramp landing slope to max 2.08%



Finding #11 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 12

The landing is not the correct length.

Landings shall have a dimension in the direction of ramp run of not less than 60 inches.

Citation:

2010 ADAS Section: 405.7.3

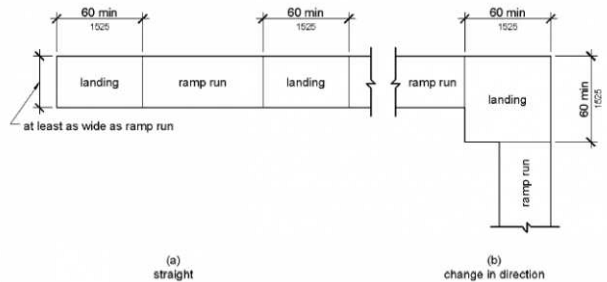
1997 IAC Section: 400.310(e)(4)(a),
400.310(e)(4)(b), 400.310(e)(4)(c), 400.310(e)(4)(d),
400.310(e)(5), 400.310(e)(5)(a), 400.310(e)(5)(b),
400.310(e)(5)(c), 400.310(e)(5)(d), 400.310(e)(5)(e),
400.310(e)(5)(f), 400.310(e)(5)(g)

As Built:

Front ramp - top
landing 53" deep

Recommendation:

Enlarge landing to be 60" deep and as wide as the ramp



Finding #12 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 13

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

2018 IAC Section: 302.3

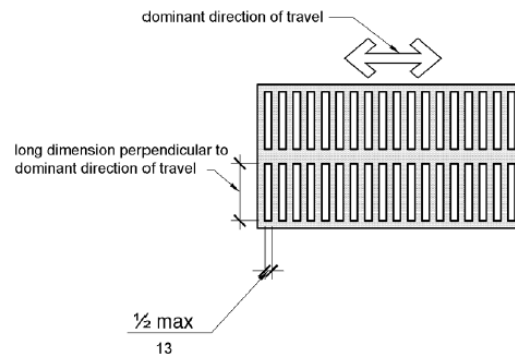
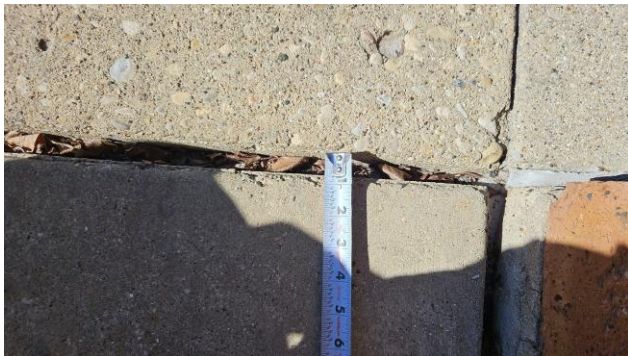
2010 ADAS Section: 302.3

As Built:

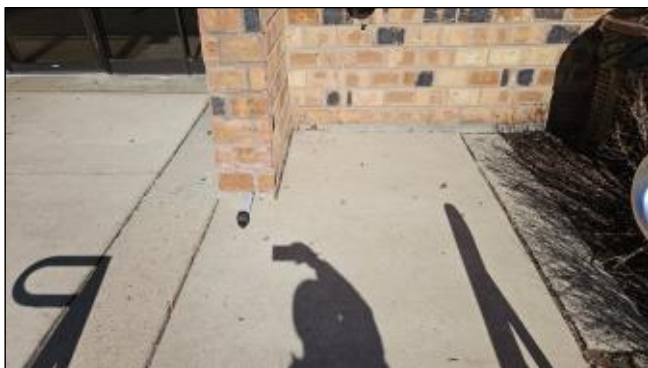
Front ramp - two .75" gaps at top landing

Recommendation:

Fill and maintain gaps to max .5"



Finding #13 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 14

The handrail is mounted incorrectly.

Handrails are measured at the top and must be between 34 inches and 38 inches above the ramp surface. Handrails must extend horizontally beyond the top and bottom of the ramp 12 inches minimum.

Citation:

2018 IAC Section: 505.4

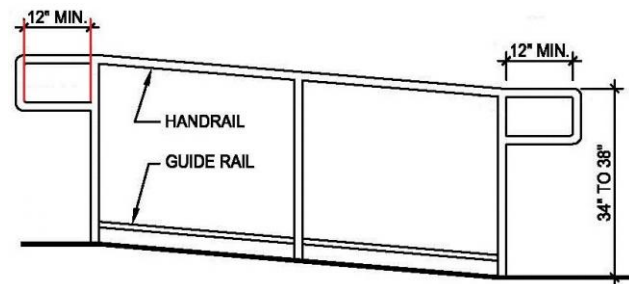
2010 ADAS Section: 505.4

As Built:

Front ramp - one side
33" AGL

Recommendation:

Remount handrails to 34" to 38" aff



Exterior: Exterior Accessible Route

Finding: 15

Stairways must have handrails on both sides.

Handrails and their extensions must be between 34 inches and 38 inches above the stair nosing or ground.

The top handrails shall extend a minimum of 12 inches beyond the top nosing and shall be parallel with the floor or ground surface. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

The orientation of at least one handrail, including the extension, shall be in the direction of the run of the stair and perpendicular to the direction of the stair nosing. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4 inches minimum and 2 inches maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2-1/4 inches maximum. The hand grip portion of handrails shall have a smooth surface with no sharp corners. Gripping surfaces (top or sides) shall be uninterrupted by newel posts, other construction elements or obstructions. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. Handrails projecting from a wall shall have a space of 1-1/2 inches minimum between the wall and the handrail.

Citation:

2018 IAC Section: 505.2, 505.2 Exception

2010 ADAS Section: 505.2

1997 IAC Section: 400.310(f)(4), 400.310(f)(4)(a), 400.310(f)(4)(b), 400.310(f)(4)(c), 400.310(f)(4)(d), 400.310(f)(4)(e), 400.310(f)(4)(f), 400.310(f)(4)(g)

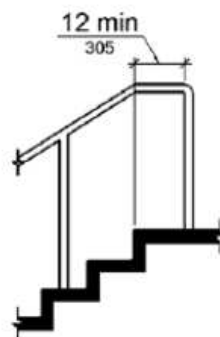
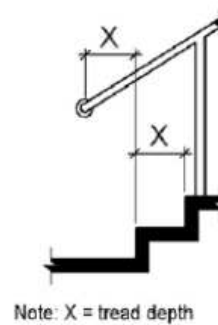
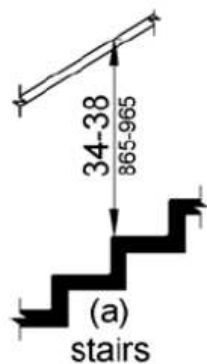
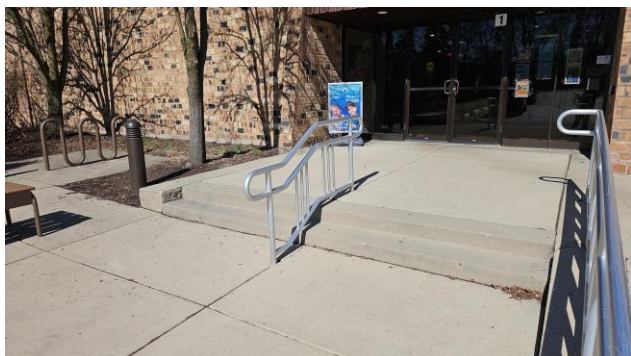
As Built:

Front stairs - central handrail only

Recommendation:

Install handrails on both sides of stairway, mounted 34" to 38" aff with top and bottom extensions and having a 1.25" – 2" in diameter, or a non-circular grip that has a perimeter dimension of 4"- 6.25" max with a min gap of 1.5" between handrail and wall

Finding #15 Continued



Exterior: Exterior Accessible Route

Finding: 16

The 30 inches minimum by 48 inches minimum clear floor space required at the operable part is not flat (2% or 1:48 maximum slope) in all directions.

Changes in level are not permitted at required clear floor or ground space except that slopes not steeper than 1:48 shall be permitted.

Citation:

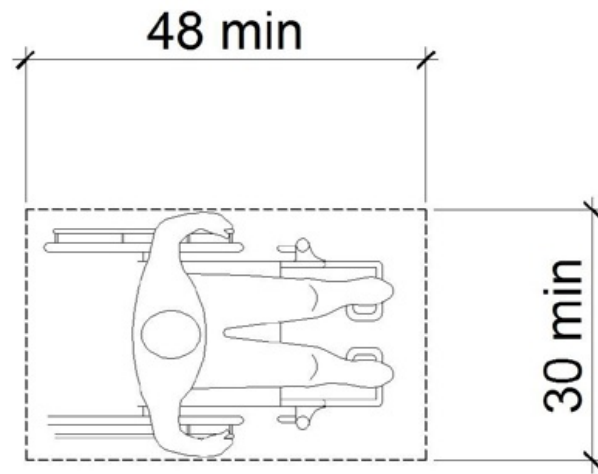
2010 ADAS Section: 305.2

As Built:

5% slope at bike racks

Recommendation:

Correct or repair slope in CFS to max 2.08%



Finding #16 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 17

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Citation:

2018 IAC Section: 403.3

2010 ADAS Section: 403.3

As Built:

3.4% cross from right-of-way sidewalk, slopes for 30'

Recommendation:

Correct cross slopes to max 2.08%.



Finding #17 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 18

There is a gap spaced greater than a 1/2 inch.

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

2018 IAC Section: 302.3

2010 ADAS Section: 302.3

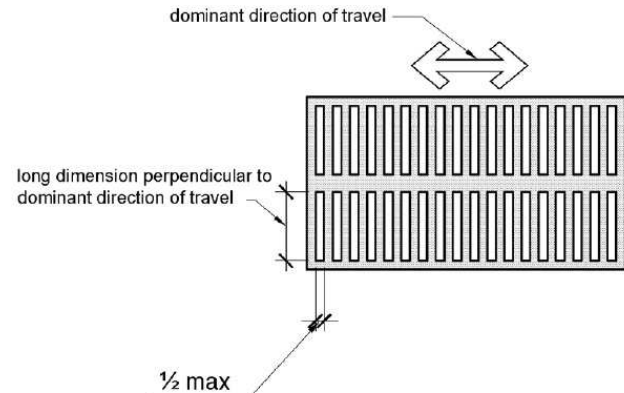
1997 IAC Section: 400.310(a)(12)

As Built:

4" gap from right-of-way sidewalk

Recommendation:

Correct or fill gaps to be max .5".



Finding #18 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 19

There is a gap spaced greater than a 1/2 inch.

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

2018 IAC Section: 302.3

2010 ADAS Section: 302.3

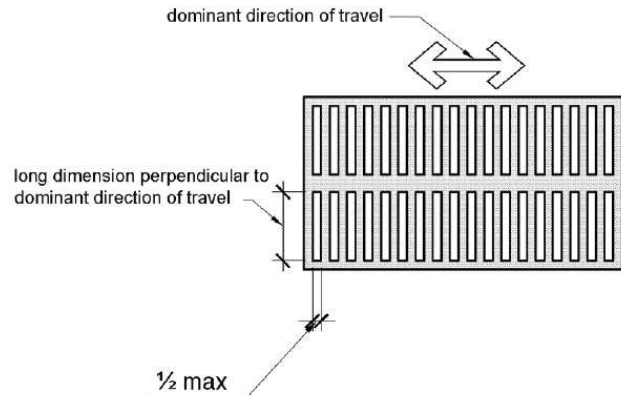
1997 IAC Section: 400.310(a)(12)

As Built:

2" gap from right-of-way sidewalk along fire lane

Recommendation:

Correct or fill gaps to be max .5".



Finding #19 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 20

There is a gap spaced greater than a 1/2 inch.

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

2018 IAC Section: 302.3

2010 ADAS Section: 302.3

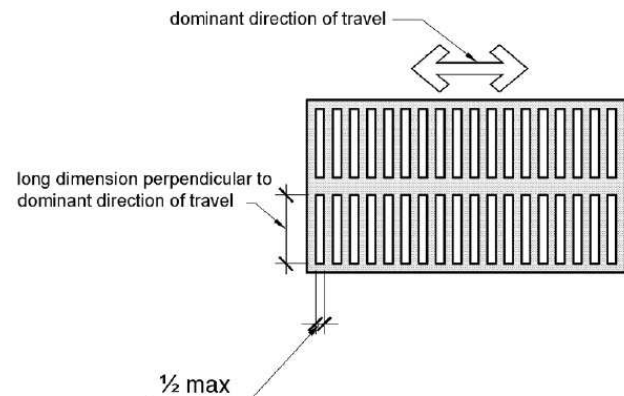
1997 IAC Section: 400.310(a)(12)

As Built:

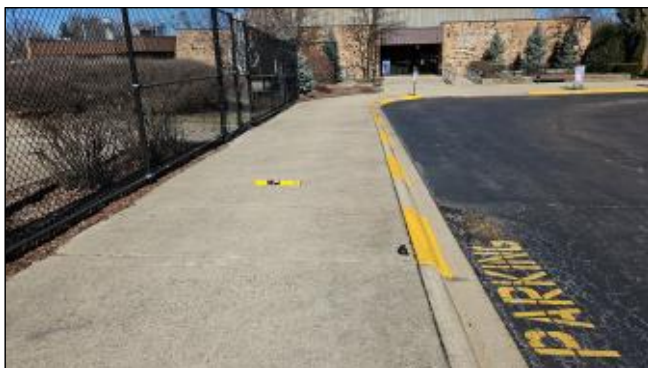
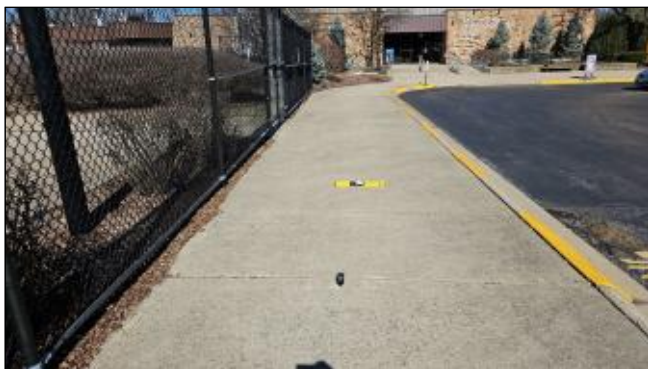
.75" gap from right-of-way sidewalk near pool exit gate, 1" gap parallel to travel at curb

Recommendation:

Correct or fill gaps to be max .5".



Finding #20 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 21

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2018 IAC Section: 303.2, 303.3

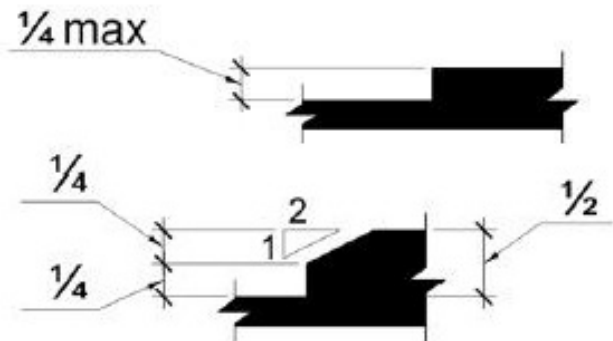
2010 ADAS Section: 303.2, 303.3

As Built:

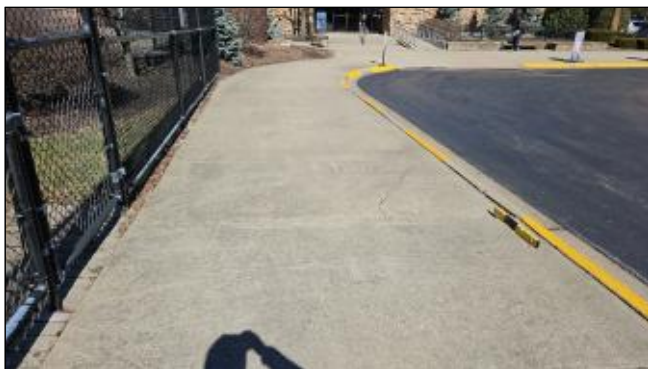
1" CIL near pool exit gate

Recommendation:

Repair, bevel or ramp change in level along accessible route.



Finding #21 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 22

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Citation:

2018 IAC Section: 403.3

2010 ADAS Section: 403.3

As Built:

2.7% cross slope near pool exit gate, slope continues to curve about 50'

Recommendation:

Correct cross slopes to max 2.08%.



Finding #22 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 23

The curb ramp side flares are too steep.

The sides of curb ramps (curb ramp flares) where provided, shall not be steeper than 1:10.

Citation:

2018 IAC Section: 406.3

2010 ADAS Section: 406.1, 406.3

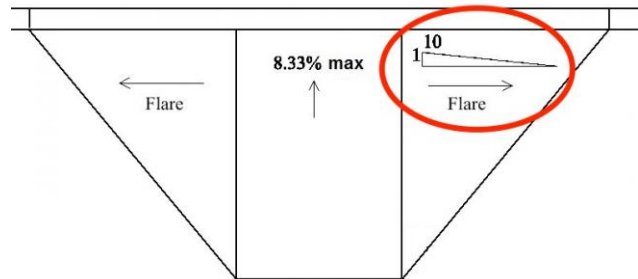
1997 IAC Section: 400.310(d)(5)

As Built:

17.2% and 18.9% at bus drop off

Recommendation:

Correct slope of curb ramp side flares to max 10%



Finding #23 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 24

The passenger drop-off and loading area is not accessible.

Drop-off and loading zone shall provide an access aisle at least 60 inches wide and 20 feet long adjacent and parallel to the vehicle pull-up space. The vehicular pull-up space must be 96 inches wide minimum and 20 feet long minimum. Access aisles shall adjoin an accessible route and shall not overlap the vehicular way. Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding one unit vertical in 48 units' horizontal (2-percent slope) in all directions. If there are curbs between the access aisle and the vehicle pull-up space, a curb ramp shall be provided. Each passenger drop-off and loading zone designed for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from the passenger drop-off or loading zone stating "Passenger Loading Zone Only" and including the International Symbol of Accessibility, in white on dark blue background.

Citation:

2018 IAC Section: 503.1, 503.2, 503.4

2010 ADAS Section: 503.1, 503.2, 503.4

As Built:

bus drop off lacks
marked aisle

Recommendation:

Designate an access aisle for the passenger drop off area by painting an aisle that is 60" wide and 20' long



Exterior: Exterior Accessible Route

Finding: 25

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Citation:

2018 IAC Section: 403.3

2010 ADAS Section: 403.3

As Built:

3.8% cross at turn,
slope continues
toward accessible stall
at building, slope for
about 30'

Recommendation:

Correct cross slopes to max 2.08%.



Finding #25 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 26

The curb ramp slope exceeds the maximum running slope (direction of travel) allowable of 8.33%.

Curb ramps should have the least possible slope but in no case more than 8.3% (1:12).

Citation:

2010 ADAS Section: 406.1

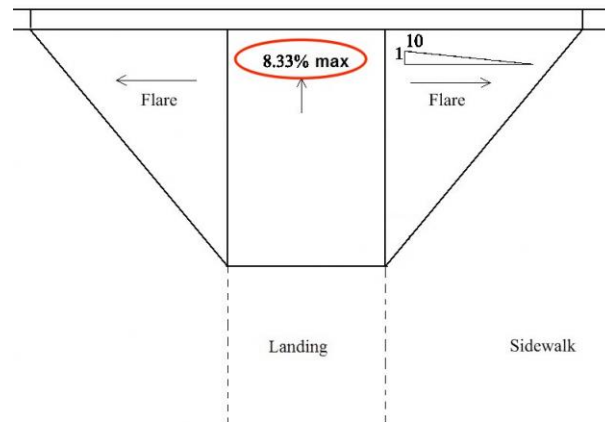
1997 IAC Section: 400.310(e)(2), 400.310(e)(2)(a)

As Built:

9.2% running at curb ramp at accessible stall at building

Recommendation:

Correct curb ramp slope to max 8.33%



Finding #26 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 27

Element meets all standards and requirements.

Citation:

2010 ADAS Section: N/A

As Built:

1 of 2 benches comply

Recommendation:

None

COMPLIANT

Exterior: Exterior Accessible Route

Finding: 28

Stairways must have handrails on both sides.

Handrails and their extensions must be between 34 inches and 38 inches above the stair nosing or ground.

The top handrails shall extend a minimum of 12 inches beyond the top nosing and shall be parallel with the floor or ground surface. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

The orientation of at least one handrail, including the extension, shall be in the direction of the run of the stair and perpendicular to the direction of the stair nosing. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4 inches minimum and 2 inches maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2-1/4 inches maximum. The hand grip portion of handrails shall have a smooth surface with no sharp corners. Gripping surfaces (top or sides) shall be uninterrupted by newel posts, other construction elements or obstructions. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. Handrails projecting from a wall shall have a space of 1-1/2 inches minimum between the wall and the handrail.

Citation:

2018 IAC Section: 505.2, 505.2 Exception

2010 ADAS Section: 505.2

1997 IAC Section: 400.310(f)(4), 400.310(f)(4)(a), 400.310(f)(4)(b), 400.310(f)(4)(c), 400.310(f)(4)(d), 400.310(f)(4)(e), 400.310(f)(4)(f), 400.310(f)(4)(g)

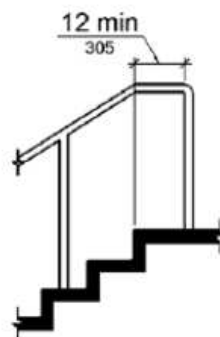
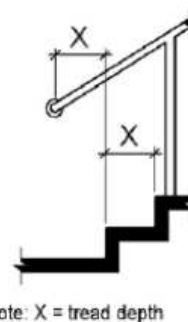
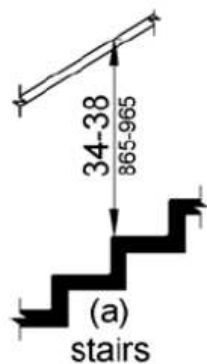
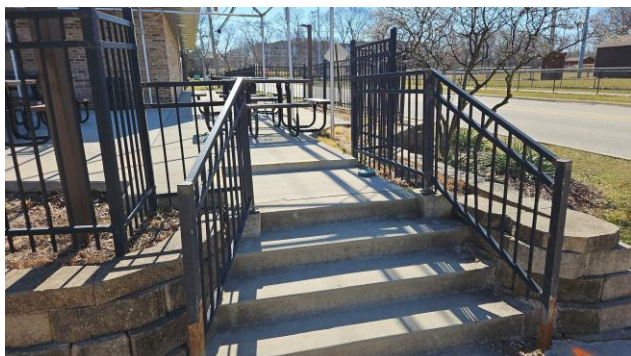
As Built:

Stairs to picnic area by ball field - guardrails only

Recommendation:

Install handrails on both sides of stairway, mounted 34" to 38" aff with top and bottom extensions and having a 1.25" – 2" in diameter, or a non-circular grip that has a perimeter dimension of 4"- 6.25" max with a min gap of 1.5" between handrail and wall

Finding #28 Continued



Exterior: Exterior Accessible Route

Finding: 29

The landing at the bottom of the ramp has a slope greater than 2%.

Bottom landings shall have a dimension in the direction of ramp run of not less than 60 inches and have a slope of less than 2% in any direction.

Citation:

2010 ADAS Section: 405.7.1, 405.7.1 Exception

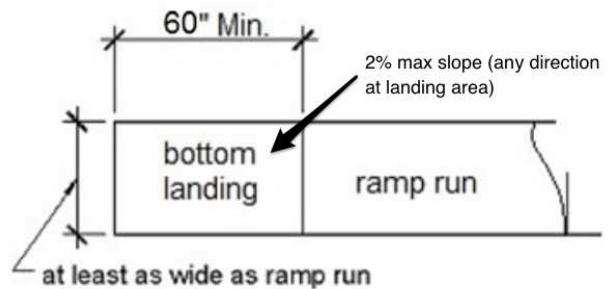
1997 IAC Section: 400.310(e)(4)(a),
400.310(e)(4)(b), 400.310(e)(4)(c), 400.310(e)(4)(d),
400.310(e)(5), 400.310(e)(5)(a), 400.310(e)(5)(b),
400.310(e)(5)(c), 400.310(e)(5)(d), 400.310(e)(5)(e),
400.310(e)(5)(f), 400.310(e)(5)(g)

As Built:

Park side ramp - 2.5%
at bottom landing

Recommendation:

Correct ramp landing slope to max 2.08%



Finding #29 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 30

The landing is not the correct length.

Landings shall have a dimension in the direction of ramp run of not less than 60 inches.

Citation:

2010 ADAS Section: 405.7.3

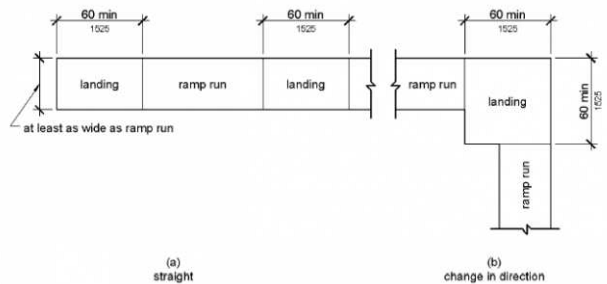
1997 IAC Section: 400.310(e)(4)(a),
400.310(e)(4)(b), 400.310(e)(4)(c), 400.310(e)(4)(d),
400.310(e)(5), 400.310(e)(5)(a), 400.310(e)(5)(b),
400.310(e)(5)(c), 400.310(e)(5)(d), 400.310(e)(5)(e),
400.310(e)(5)(f), 400.310(e)(5)(g)

As Built:

Park side ramp -
changes direction at
bottom landing, wall
within 60" of end of
ramp slope

Recommendation:

Enlarge landing to be 60" deep and as wide as the ramp



Finding #30 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 31

The ramp does not have compliant handrails.

Handrails are required on both sides of all surfaces that are sloped greater than 5 percent (1:20). Handrails must be between 34 inches and 38 inches above the ramp surface, must extend beyond the top and bottom of the ramp 12 inches and be parallel to the floor or ground surface. The diameter of the handrails must be between 1 inches and 2 inches in cross-sectional nominal dimension for circular handrails and handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 inches maximum, and a cross-section dimension of 2 inches maximum. The clear space between handrails and walls must 1-1/2 inches minimum.

Citation:

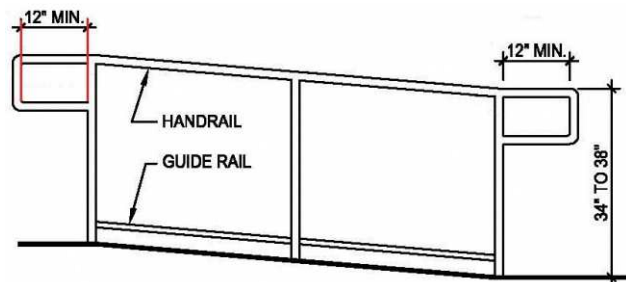
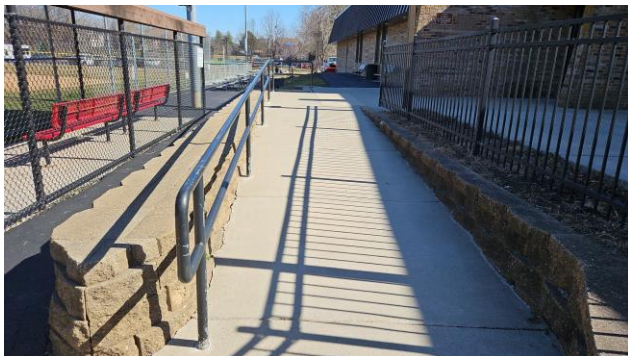
2010 ADAS Section: 505.1

As Built:

Park side ramp -
handrail one side only

Recommendation:

Install handrails where missing that are rounded and/or extend to the ground, with handrail extensions and mounted 34” to 38” aff



Exterior: Exterior Accessible Route

Finding: 32

The handrail is not continuous the entire length of the ramp.

The handrail must be continuous. Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp. The inside handrail on switch back or dogleg ramps shall always be continuous.

Handrail shall have top and bottom extensions.

Citation:

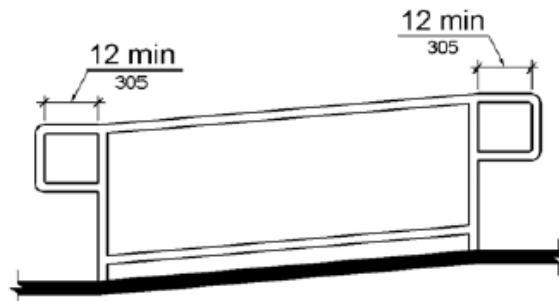
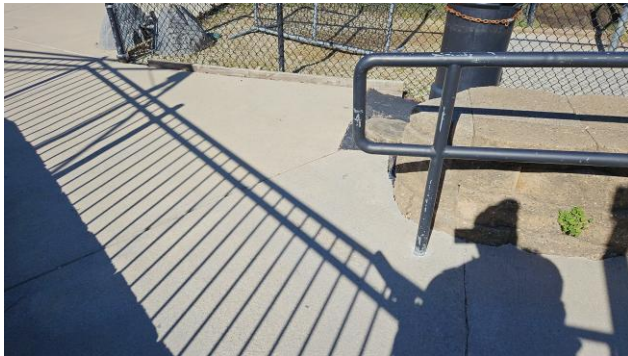
2010 ADAS Section: 505.3, 505.10.1

As Built:

Park side ramp -
bottom rail ends where
ramp slope ends

Recommendation:

Replace handrail with one that is continuous along the full length of the ramp and having required top and bottom extensions.



Exterior: Exterior Accessible Route

Finding: 33

There is no lower drinking fountain meeting the requirements for persons using wheelchairs.

Spout outlets of the lower bowl drinking fountains shall be 36 inches maximum above the finish floor or ground.

Lower bowl drinking fountains shall provide knee and toe clearance centered on the unit.

Citation:

2018 IAC Section: 211.2

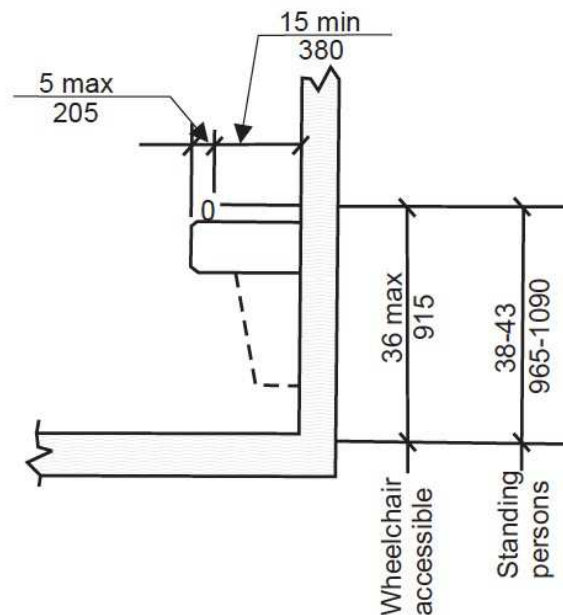
2010 ADAS Section: 211.2

As Built:

Exterior fountain at
ball field - high bowl
only

Recommendation:

Add second low bowl fountain for persons using wheelchairs.



Finding #33 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 34

An item or items protrude more than 4 inches into the circulation path.

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

Citation:

2018 IAC Section: 307.2

2010 ADAS Section: 307.2

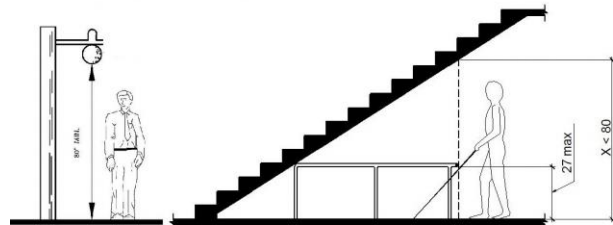
1997 IAC Section: 400.310(a)(10)

As Built:

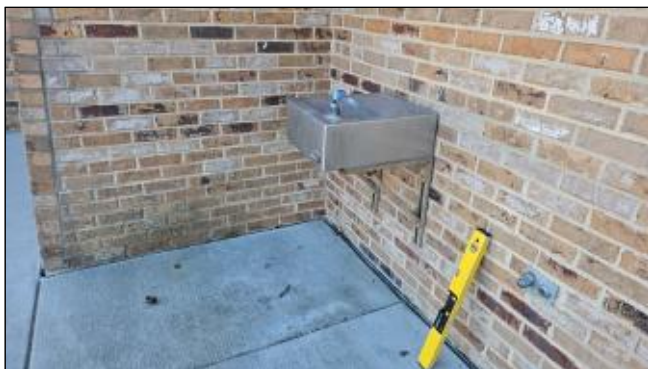
Exterior fountain at
ball field - protrudes
7.5" from supports

Recommendation:

Relocate protruding objects or place cane detectable bollard at foot of item.



Finding #34 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 35

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Citation:

2018 IAC Section: 403.3

2010 ADAS Section: 403.3

As Built:

2.6% to 7% cross at top of ball field ramp by door 12, slope continues east along building for 60'

Recommendation:

Correct cross slopes to max 2.08%.



Finding #35 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 36

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Citation:

2018 IAC Section: 403.3

2010 ADAS Section: 403.3

As Built:

sloped area along
back of building 10.8%
running slope, slope
for 18'

Recommendation:

Correct running slopes to max 5%.



Finding #36 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 37

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Citation:

2018 IAC Section: 403.3

2010 ADAS Section: 403.3

As Built:

4% cross where area overlaps maintenance vehicle parking, 16.8% at drain

Recommendation:

Correct cross slopes to max 2.08%.



Finding #37 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 38

The grate openings are greater than 1/2 inch and are parallel to the direction of travel.

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

2018 IAC Section: 302.3

2017 ANSI A117.1 Section: 302.3

2010 ADAS Section: 302.3

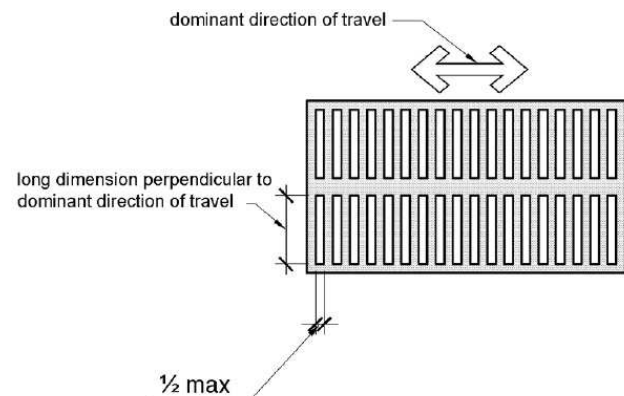
1997 IAC Section: 400.310(a)(12)

As Built:

1.5" gaps at sewer drain

Recommendation:

Replace grate with one having max gaps of .5".



Finding #38 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 39

The ramp slope exceeds the maximum running slope (direction of travel) allowable of 8.33%.

Ramps should have the least possible slope but in no case more than 8.3% (1:12).

Citation:

2018 IAC Section: 405.2

2010 ADAS Section: 405.2

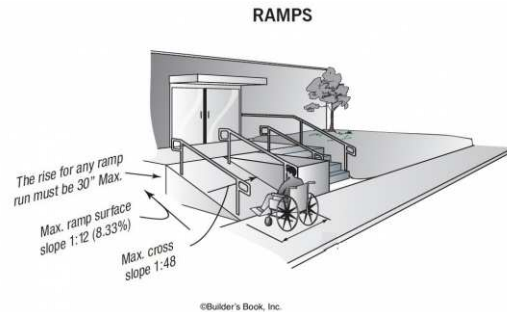
1997 IAC Section: 400.310(e)(2), 400.310(e)(2)(a)

As Built:

Ramp at door 15 - 8.9%
running slope

Recommendation:

Correct slope of ramp to max 8.33%.



Finding #39 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 40

The landing at the bottom of the ramp has a slope greater than 2%.

Bottom landings shall have a dimension in the direction of ramp run of not less than 60 inches and have a slope of less than 2% in any direction.

Citation:

2010 ADAS Section: 405.7.1, 405.7.1 Exception

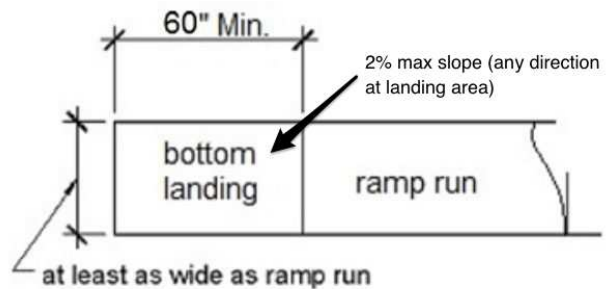
1997 IAC Section: 400.310(e)(4)(a),
400.310(e)(4)(b), 400.310(e)(4)(c), 400.310(e)(4)(d),
400.310(e)(5), 400.310(e)(5)(a), 400.310(e)(5)(b),
400.310(e)(5)(c), 400.310(e)(5)(d), 400.310(e)(5)(e),
400.310(e)(5)(f), 400.310(e)(5)(g)

As Built:

Ramp at door 15 -
bottom landing 2.9%

Recommendation:

Correct ramp landing slope to max 2.08%.



Finding #40 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 41

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

2018 IAC Section: 302.3

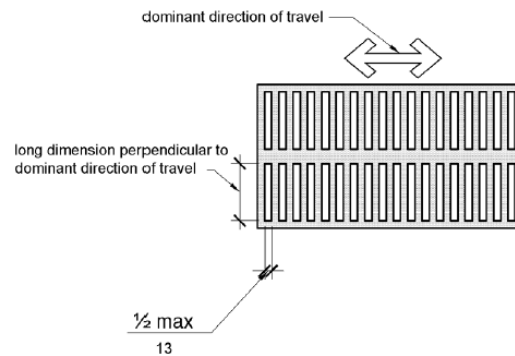
2010 ADAS Section: 302.3

As Built:

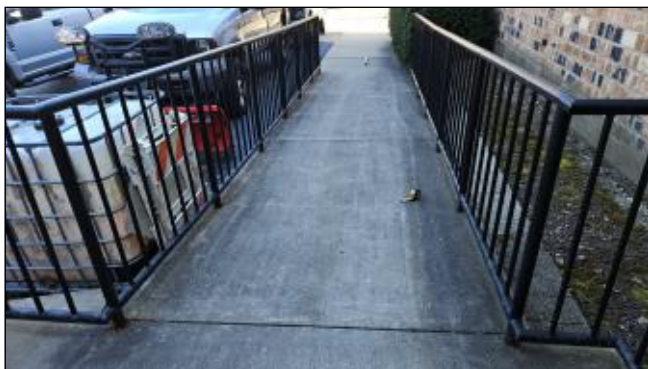
Ramp at door 15 - 4
gaps up to 1" on ramp

Recommendation:

Fill and maintain gaps to max .5"



Finding #41 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 42

There is a change in level greater than 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2018 IAC Section: 303.3

2010 ADAS Section: 303.3

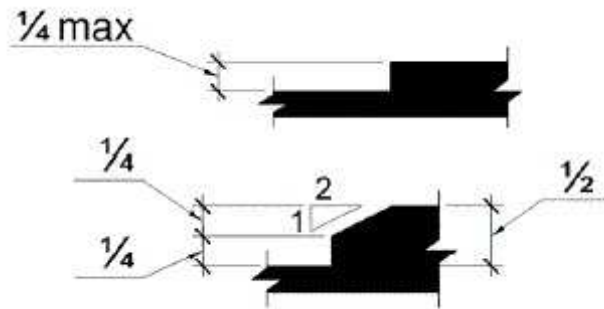
1997 IAC Section: 400.310(a)(7)

As Built:

Ramp at door 15 - 2"
CIL

Recommendation:

Repair, bevel or ramp CIL along accessible route (AR) to max .25".



Finding #42 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 43

The handrail is mounted incorrectly.

Handrails are measured at the top and must be between 34 inches and 38 inches above the ramp surface. Handrails must extend horizontally beyond the top and bottom of the ramp 12 inches minimum.

Citation:

2018 IAC Section: 505.4

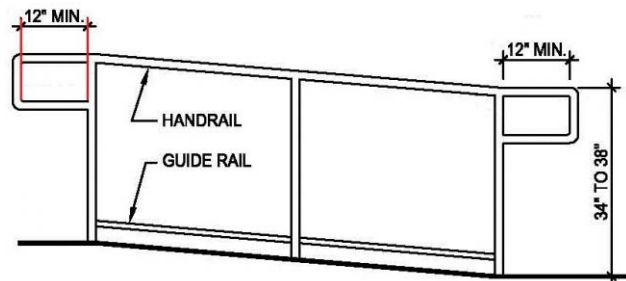
2010 ADAS Section: 505.4

As Built:

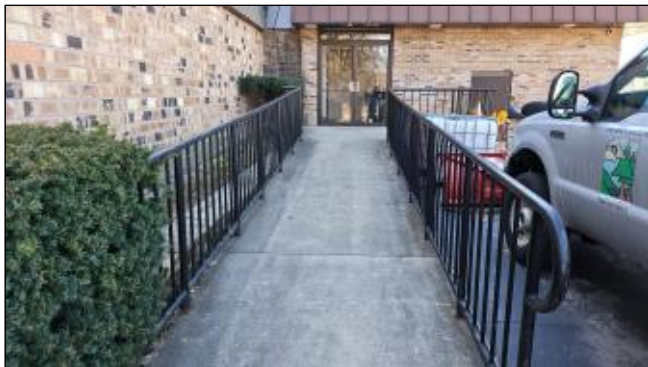
Ramp at door 15 - lacks compliant handrails, existing handrail mounted at 41.25"

Recommendation:

Replace and remount handrails to 34" to 38" AGL.



Finding #43 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 44

The handrails are not spaced correctly from the wall.

Handrails for stairs and ramps projecting from a wall shall have a space of 1-1/2 inches minimum between the wall and the handrail. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements.

Citation:

2010 ADAS Section: 505.5

1997 IAC Section: 400.310(f)(4), 400.310(f)(4)(a), 400.310(f)(4)(b), 400.310(f)(4)(c), 400.310(f)(4)(d), 400.310(f)(4)(e), 400.310(f)(4)(f), 400.310(f)(4)(g)

As Built:

handrail in bush at bottom

Recommendation:

Trim bushes back from handrail for clear grip surface.



Exterior: Exterior Accessible Route

Finding: 45

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Citation:

2018 IAC Section: 403.3

2010 ADAS Section: 403.3

As Built:

3.3% cross slope from door 15, slope for 40'

Recommendation:

Correct cross slopes to max 2.08%.



Finding #45 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 46

There is a gap spaced greater than a 1/2 inch.

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

2018 IAC Section: 302.3

2010 ADAS Section: 302.3

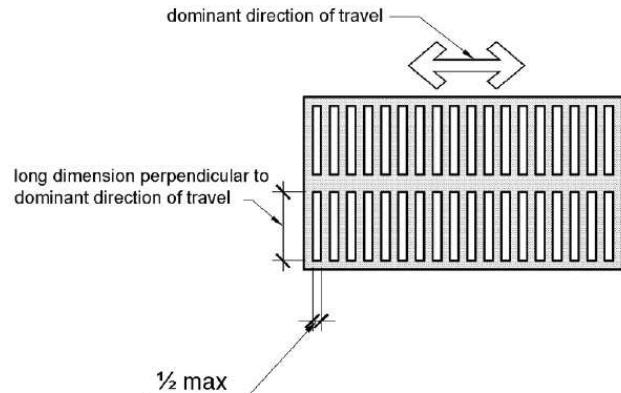
1997 IAC Section: 400.310(a)(12)

As Built:

1" gap on route to door 15

Recommendation:

Correct or fill gaps to be max .5".



Finding #46 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 47

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2018 IAC Section: 303.2, 303.3

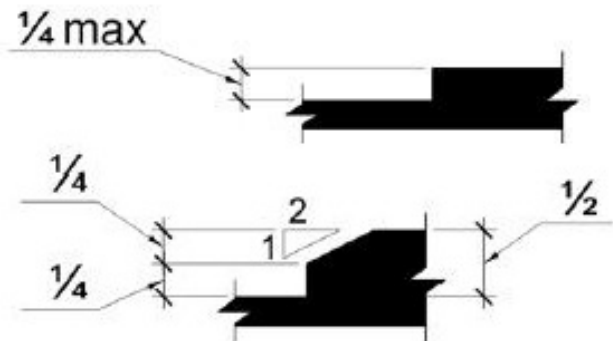
2010 ADAS Section: 303.2, 303.3

As Built:

1" CIL on route from door 15

Recommendation:

Repair, bevel or ramp change in level along accessible route.



Finding #47 Additional Finding Photos



Building Elements: Public Spaces

Finding: 48

An item or items protrude more than 4 inches into the circulation path.

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

Citation:

2018 IAC Section: 307.2

2010 ADAS Section: 307.2

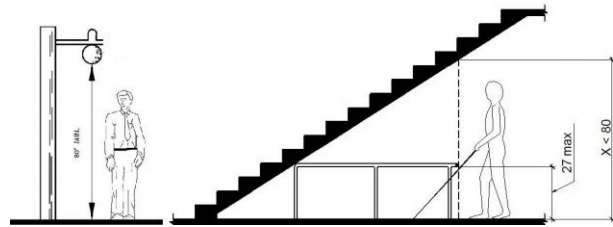
1997 IAC Section: 400.310(a)(10)

As Built:

Elm - fire extinguisher cabinet protrudes 6.5"

Recommendation:

Relocate protruding objects or place cane detectable bollard at foot of item.



Finding #48 Additional Finding Photos



Building Elements: Public Spaces

Finding: 49

The operable part is positioned too high for either a side or front approach.

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

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

Citation:

2018 IAC Section: 308.1

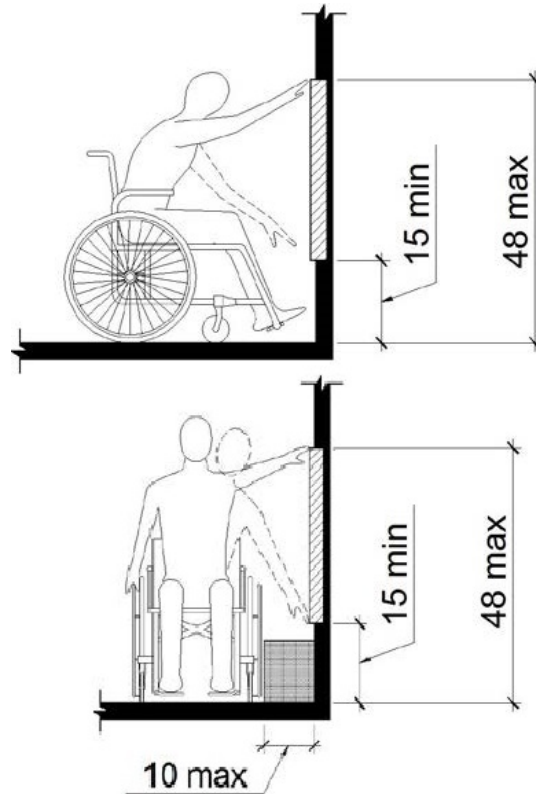
2010 ADAS Section: 308.1

As Built:

Elm - hooks at 68", top button at phone at 63.25"

Recommendation:

Remount operable parts to be in reach range of 15" min to 48" max.



Finding #49 Additional Finding Photos



Building Elements: Public Spaces

Finding: 50

All interior doors or gates must be maintained so that the operating pressure does not exceed 5 lbf to open.

The sweep period for doors or gates with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

The bottom 10 inches on the push side must be smooth and free of obstructions (hold open devices).

Vision lights and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

Elm room from hall (2 doors) - windows at 51.75", hold open device on push, 15#, 11# push, one closes fast

Recommendation:

For all doors/gates along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors/gates.

For all doors/gates along the public circulation route, inspect, adjust, and maintain closing speed on door/gate closers.

For all doors/gates along the public circulation route, remove door holder to provide a smooth surface on the push side of door/gate from floor to 10" AFF.

For all doors/gates along the public circulation route, replace doors/gates with ones having sidelight viewing windows max 43" AFF.

Finding #50 Continued



Finding #50 Additional Finding Photos



Building Elements: Public Spaces

Finding: 51

The threshold at a doorway or gate shall be no higher than 1/2 inch. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. 1/4 inch is the maximum vertical rise.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

Elm room emergency exit 8 - 3.75" threshold

Recommendation:

For all doors/gates along the public circulation route, provide beveled threshold.



Finding #51 Additional Finding Photos



Building Elements: Public Spaces

Finding: 52

The top rim of the sink is too high.

All lavatories/sinks that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

Citation:

2018 IAC Section: 606.3

2010 ADAS Section: 606.3

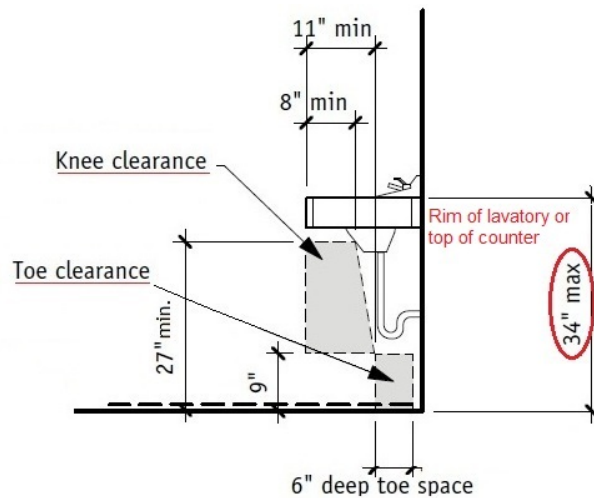
1997 IAC Section: 400.310(n)(7)(b)

As Built:

Elm kitchen - only sink is a utility sink

Recommendation:

Leave as is kitchen utility sink, exempt.



Building Elements: Public Spaces

Finding: 53

The operable part is not accessible because there is not adequate clear floor space for either a forward or side approach.

The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.

Citation:

2018 IAC Section: 305.3

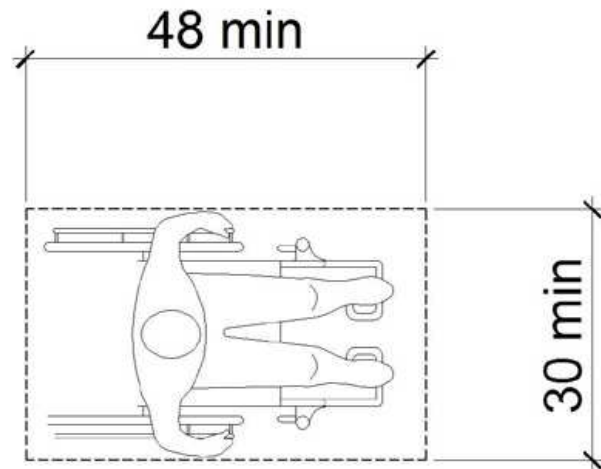
2010 ADAS Section: 305.3

As Built:

Elm kitchen - soap and paper towels behind sink

Recommendation:

Relocate soap and paper towels to a location providing 30" by 48" clear floor space.



Finding #53 Additional Finding Photos



Building Elements: Public Spaces

Finding: 54

The operable part is positioned too high for either a side or front approach.

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

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

Citation:

2018 IAC Section: 308.1

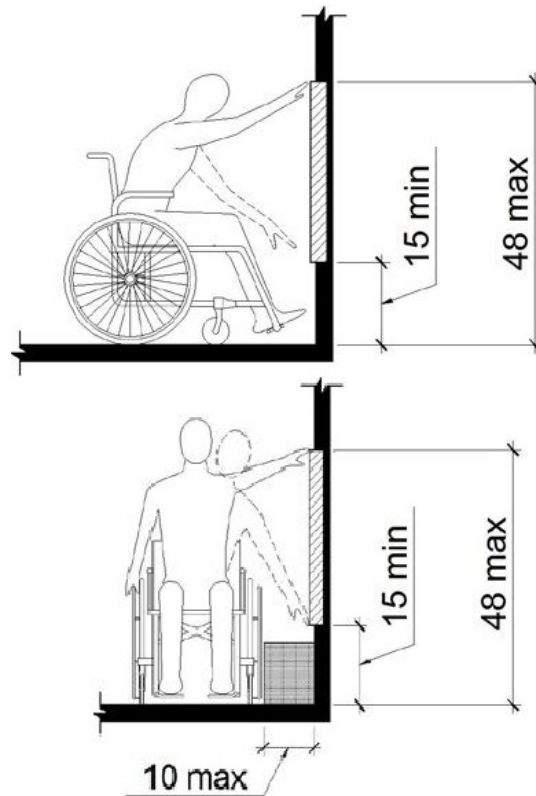
2010 ADAS Section: 308.1

As Built:

Elm kitchen - soap and paper towels at 50" behind 38" high sink

Recommendation:

Remount operable parts to be in reach range of 15" min to 48" max once relocated. See previous finding.



Finding #54 Additional Finding Photos



Building Elements: Public Spaces

Finding: 55

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Maneuvering clearances shall have a max slope of 2.08%.

All interior doors or gates must be maintained so that the operating pressure does not exceed 5 lbf to open.

The sweep period for doors or gates with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

The bottom 10 inches on the push side must be smooth and free of obstructions (hold open devices).

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

Elm room kitchen door
- counter in pull side clearance, hold open device on push, 14# push, fast close

Recommendation:

For all doors/gates along the public circulation route, provide required maneuvering clearance on push and pull side of doors/gate.

For all doors/gates along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors/gates.

For all doors/gates along the public circulation route, inspect, adjust, and maintain closing speed on door/gate closers.

For all doors/gates along the public circulation route, remove door holder to provide a smooth surface on the push side of door/gate from floor to 10" AFF.

Finding #55 Continued



Finding #55 Additional Finding Photos



Building Elements: Public Spaces

Finding: 56

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Maneuvering clearances shall have a max slope of 2.08%.

All interior doors or gates must be maintained so that the operating pressure does not exceed 5 lbf to open.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

Elm room kitchen exit to hall - fridge in pull side clearance, 18# push, door on push side clearance

Recommendation:

For all doors/gates along the public circulation route, provide required maneuvering clearance on push and pull side of doors/gate.

For all doors/gates along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors/gates.



Finding #56 Additional Finding Photos



Building Elements: Public Spaces

Finding: 57

The threshold has a vertical change greater than 1/4 inch high.

Exterior doors or gates are recommended to be maintained at 8.5 lbf. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater.

Vision lights and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

Elm room emergency exit 9 - window at 51.75", 1" CIL, 11# push

Recommendation:

For all doors/gates along the public circulation route, repair, bevel, or ramp CILs at entries to max .25".

For all doors/gates along the public circulation route, inspect, adjust, and maintain 8.5 lbf to open exterior doors/gates.

For all doors/gates along the public circulation route, replace doors/gates with ones having sidelight viewing windows max 43" AFF.



Finding #57 Additional Finding Photos



Building Elements: Public Spaces

Finding: 58

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Maneuvering clearances shall have a max slope of 2.08%.

The threshold has a gap greater than 1/2 inch wide.

The sweep period for doors or gates with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

Exterior doors or gates are recommended to be maintained at 8.5 lbf as a smart practice. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater.

Vision lights and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

Elm room emergency exit 11 - window at 52", 1" gap on pull, 13# push, fast close, wall in push side clearance, rainbird panel in pull side clearance

Recommendation:

For all doors/gates along the public circulation route, provide required maneuvering clearance on push and pull side of doors/gate.

For all doors/gates along the public circulation route, fill gaps at door/gate entries to max .5".

For all doors/gates along the public circulation route, inspect, adjust, and maintain closing speed on door/gate closers.

For all doors/gates along the public circulation route, inspect, adjust, and maintain 8.5 lbf to open exterior doors/gates as a smart practice.

For all doors/gates along the public circulation route, replace hardware with lever hardware or hardware operable without a tight pinch or grasp.

For all doors/gates along the public circulation route, replace doors/gates with ones having sidelight

viewing windows max 43" AFF.



Finding #58 Additional Finding Photos



Building Elements: Public Spaces

Finding: 59

There are no accessible tables/seated or standing.

At least 5% of each type in each functional area of dining surfaces must be accessible and must be dispersed throughout the space or facility containing dining surfaces. An accessible table must be on an accessible route (36 inches minimum) and have knee and toe spaces at least 27 inches high, 30 inches wide and 19 inches deep. The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.

Citation:

2018 IAC Section: 226.1

2010 ADAS Section: 226.1

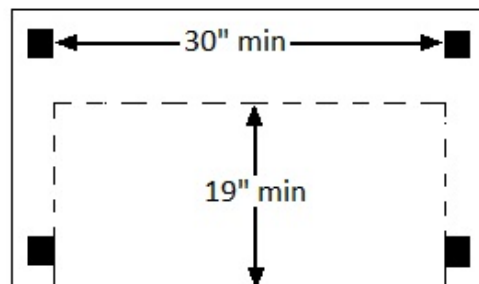
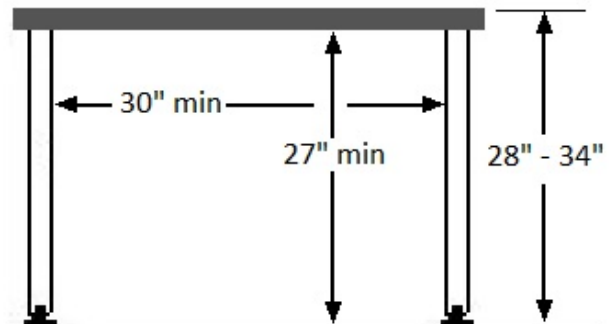
1997 IAC Section: 400.320(L)(1)

As Built:

Concession - rear area lacks accessible tables (8), pool area - 1 of 9 accessible

Recommendation:

Replace 5% of the tables with ones providing the required knee and toe clearances in rear concession.



Building Elements: Public Spaces

Finding: 60

The sales and service counter is not a minimum 36 inches wide.

A portion of the counter surface that is 36 inches long minimum and 36 inches high maximum above the finish floor shall be provided. A 30 inch by 48 inch clear floor space on an accessible route must be provided for either a forward or parallel approach.

Citation:

2018 IAC Section: 904.4, 904.4.1, 904.4.1
Exception

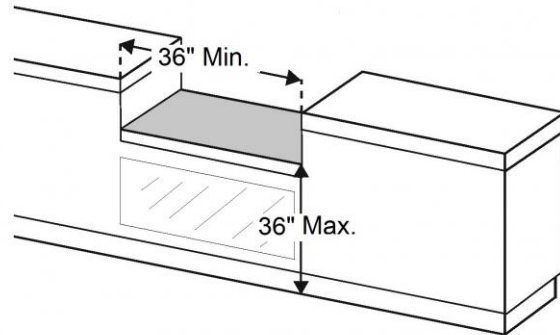
2010 ADAS Section: 904.4

As Built:

Concession - elm
room counter at 42.5",
pool counter at 43.5",
park side counter at
43"

Recommendation:

Lower 36" wide segment of service counters to max 36" AFF.



Finding #60 Additional Finding Photos



Building Elements: Public Spaces

Finding: 61

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Maneuvering clearances shall have a max slope of 2.08%.

All interior doors or gates must be maintained so that the operating pressure does not exceed 5 lbf to open.

The sweep period for doors or gates with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

The bottom 10 inches on the push side must be smooth and free of obstructions (hold open devices).

Vision lights and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

Fitness - window at 51.5", hold open device on push, fast close, 18# push, 10" to wall in push side clearance

Recommendation:

For all doors/gates along the public circulation route, provide required maneuvering clearance on push and pull side of doors/gate.

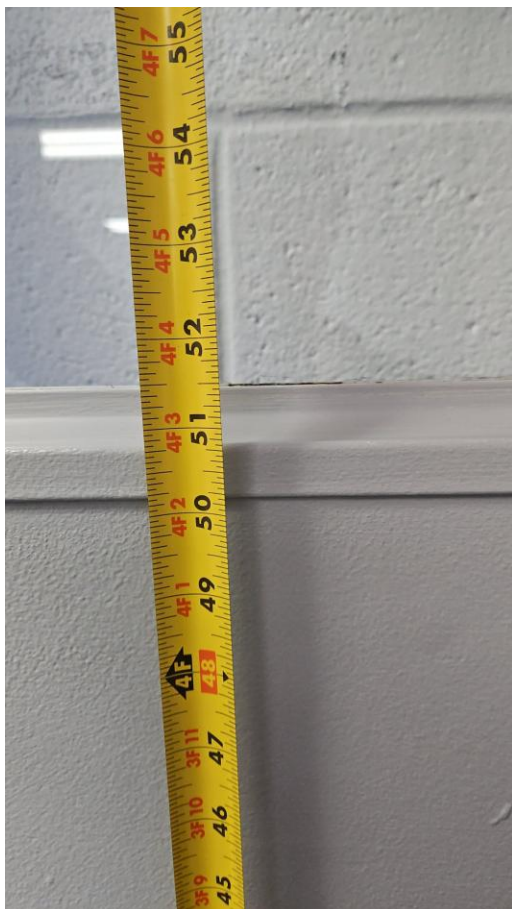
For all doors/gates along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors/gates.

For all doors/gates along the public circulation route, inspect, adjust, and maintain closing speed on door/gate closers.

For all doors/gates along the public circulation route, remove door holder to provide a smooth surface on the push side of door/gate from floor to 10" AFF.

For all doors/gates along the public circulation route, replace doors/gates with ones having sidelight viewing windows max 43" AFF.

Finding #61 Continued



Finding #61 Additional Finding Photos



Building Elements: Public Spaces

Finding: 62

At least one of each type of exercise machine and equipment must be on an accessible route.

An accessible route should be provided to each distinct type of equipment (i.e., back, arms, legs, neck, shoulders). Every corridor and hallway serving an occupant load of 10 or more shall not be less than 44 inches in width. Corridors and hallways serving an occupant load of less than 10 shall not be less than 36 inches in width.

Citation:

2018 IAC Section: 206.2.13

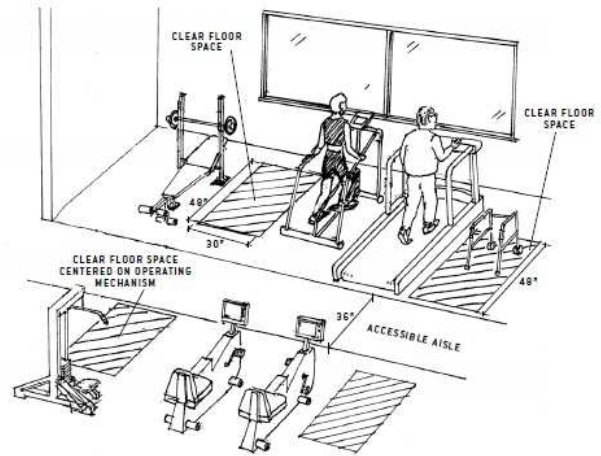
2010 ADAS Section: 206.2.13

As Built:

Fitness - lacks route to stretch machine

Recommendation:

Create CFS at one of each type of exercise equipment



Building Elements: Public Spaces

Finding: 63

The exercise machine or equipment does not provide compliant clear floor space for transfer.

Exercise machines and equipment shall have a clear floor space positioned for transfer or for use by an individual seated in a wheelchair. Clear floor or ground spaces required at exercise machines and equipment is be permitted to overlap.

Citation:

2018 IAC Section: 206.2.13, 236.1, 1004.1

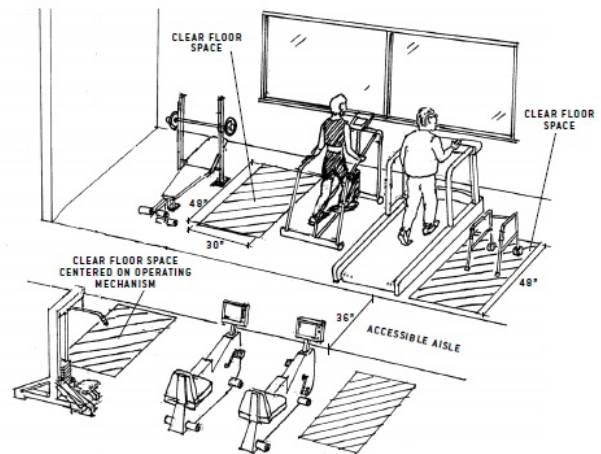
2010 ADAS Section: 206.2.13

As Built:

Fitness - lacks CFS at:
ellipticals, recumbent
bikes, back extension

Recommendation:

Create a 30" by 48" "parking space" next to one of each type of fitness equipment offered in the center



Finding #63 Additional Finding Photos



Building Elements: Public Spaces

Finding: 64

The operable part is not accessible because there is not adequate clear floor space for either a forward or side approach.

The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.

Citation:

2018 IAC Section: 305.3

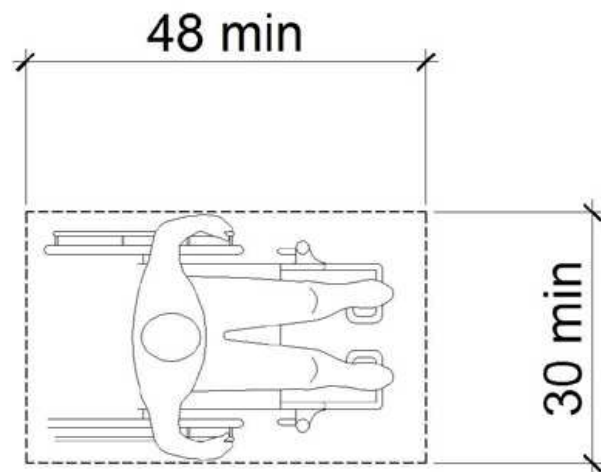
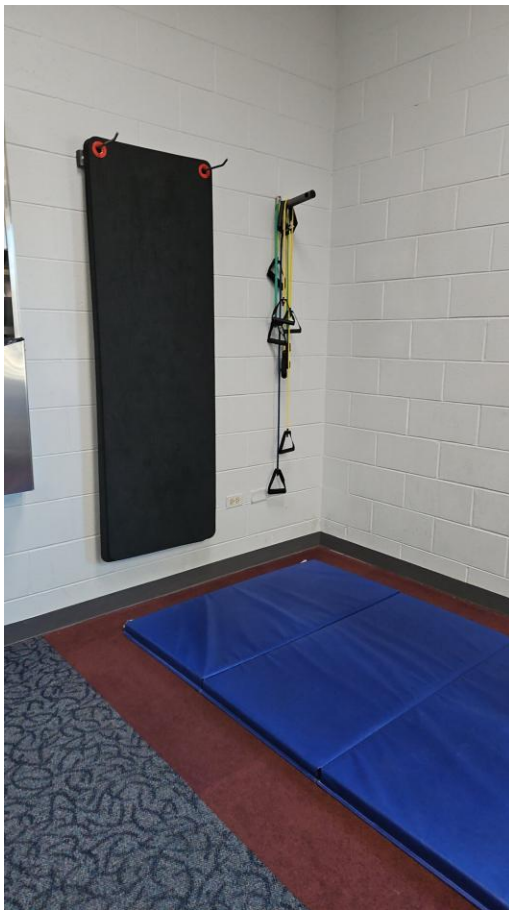
2010 ADAS Section: 305.3

As Built:

Fitness - mat in CFS at loose equipment

Recommendation:

Remove, or relocate storage in CFS at fixtures and operable parts.



Building Elements: Public Spaces

Finding: 65

Unable to test door - removed

Citation:

2018 IAC Section: Recommended

2017 ANSI A117.1 Section: Recommend

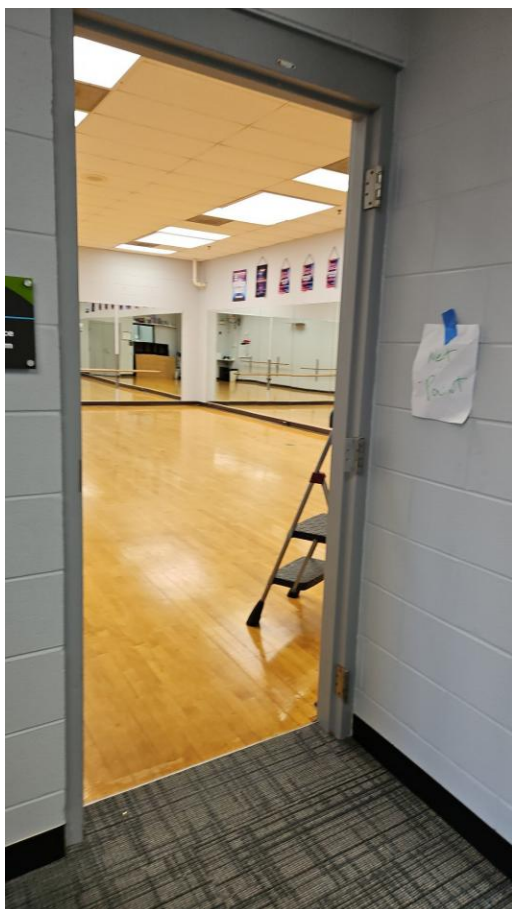
2010 ADAS Section: Recommended

As Built:

dance room door
removed for service

Recommendation:

Assure upon installation, that door meets standards for clearances, push force and closing speed.



Building Elements: Public Spaces

Finding: 66

An item or items protrude more than 4 inches into the circulation path.

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

Citation:

2018 IAC Section: 307.2

2010 ADAS Section: 307.2

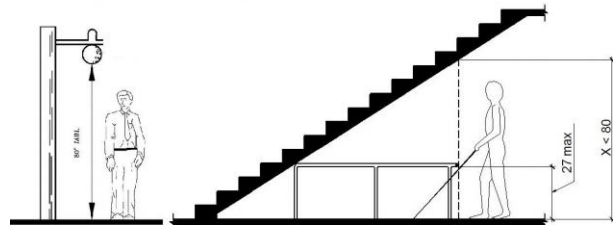
1997 IAC Section: 400.310(a)(10)

As Built:

Dance - dance bars
protrude 6.5"

Recommendation:

Relocate protruding objects or place cane detectable bollard at foot of item.



Finding #66 Additional Finding Photos



Building Elements: Public Spaces

Finding: 67

The operable part is not accessible because there is not adequate clear floor space for either a forward or side approach.

The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.

Citation:

2018 IAC Section: 305.3

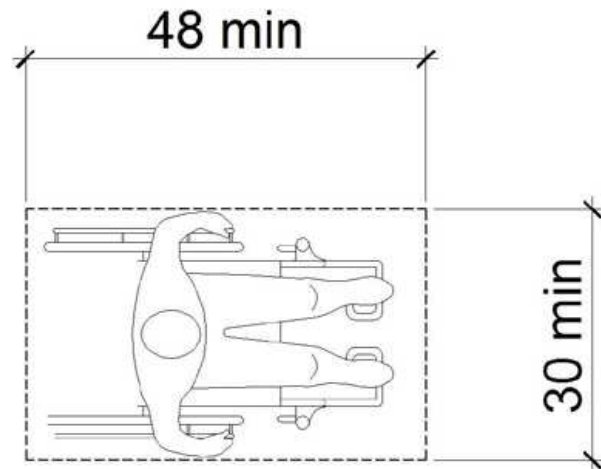
2010 ADAS Section: 305.3

As Built:

Dance - fan switch
blocked by garbage
bin

Recommendation:

Remove, or relocate storage in CFS at fixtures and operable parts.



Building Elements: Public Spaces

Finding: 68

The operable part is positioned too high for either a side or front approach.

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

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

Citation:

2018 IAC Section: 308.1

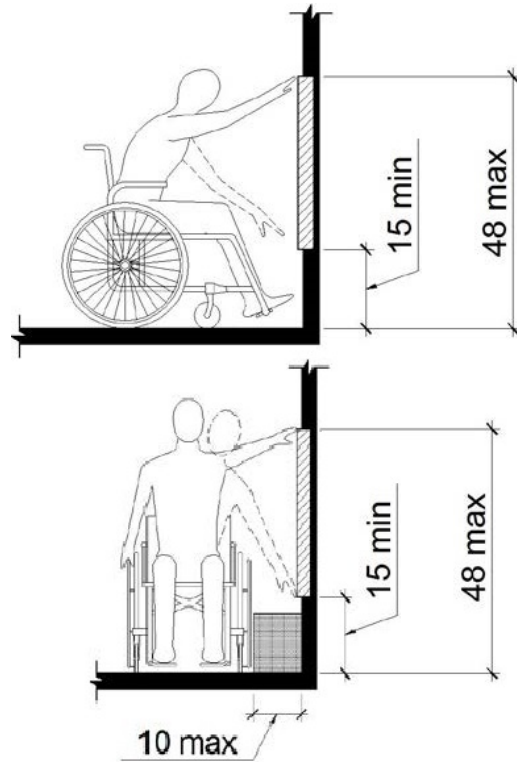
2010 ADAS Section: 308.1

As Built:

Dance - fan switch at 63"

Recommendation:

Remount operable parts to be in reach range of 15" min to 48" max or provide adaptive device for reaching switch.



Building Elements: Public Spaces

Finding: 69

The operable part is positioned too high for either a side or front approach.

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

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

Citation:

2018 IAC Section: 308.1

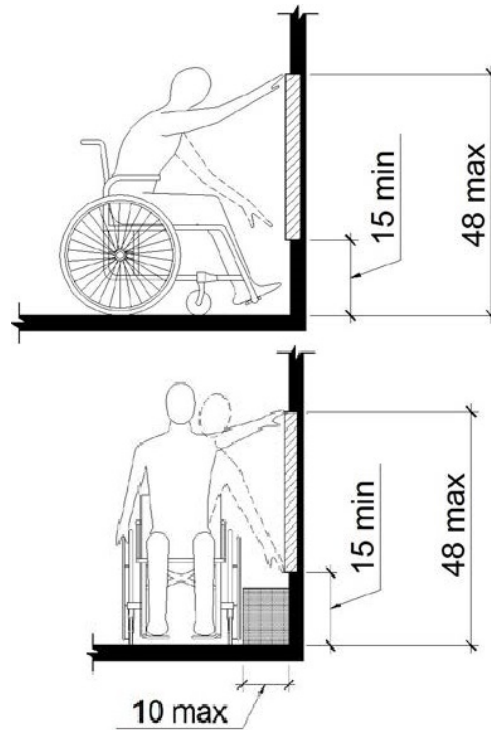
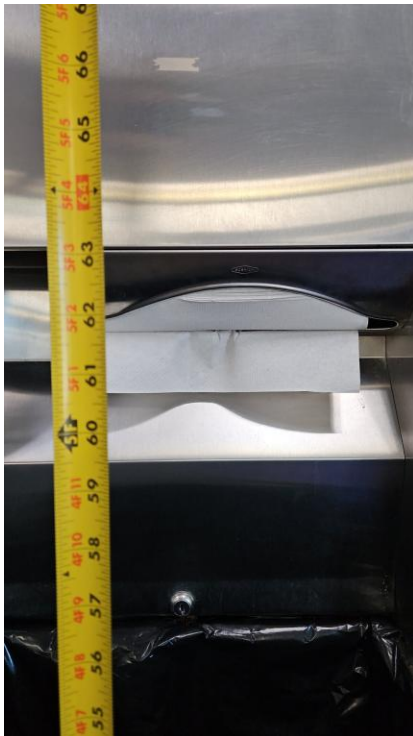
2010 ADAS Section: 308.1

As Built:

Fitness - paper towels at 61", hooks for equipment storage at 81", closet hangers at 55"

Recommendation:

Remount operable parts to be in reach range of 15" min to 48" max



Finding #69 Additional Finding Photos



Building Elements: Public Spaces

Finding: 70

Exterior doors exceed 8.5 lbs of force to open; fire doors shall have a minimum opening force allowable by the appropriate administrative authority

Citation:

2010 ADAS Section: 404.2.9

1997 IAC Section: 400.310(j)(10)(b)

As Built:

Exit 13 from fitness -
couldn't open

Recommendation:

Repair door to be operable with max force of 8.5#.



Building Elements: Public Spaces

Finding: 71

The there is no lower drinking fountain meeting the requirements for persons using wheelchairs.

Spout outlets of the lower bowl drinking fountains shall be 36 inches maximum above the finish floor or ground.

Lower bowl drinking fountains shall provide knee and toe clearance centered on the unit.

Citation:

2018 IAC Section: 211.2

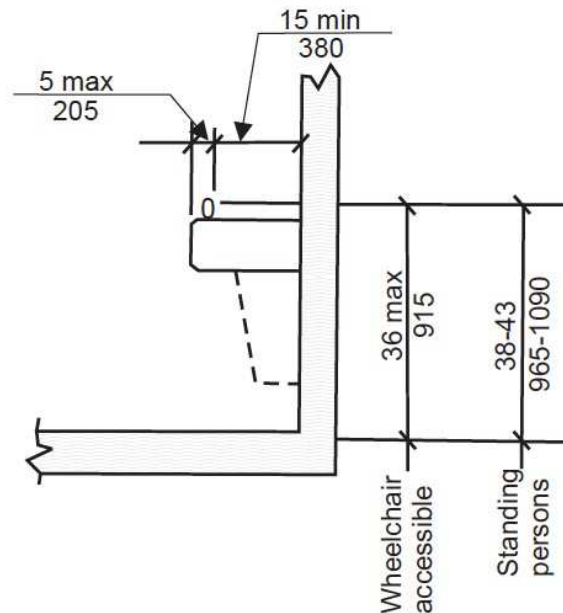
2010 ADAS Section: 211.2

As Built:

Fitness fountain lacks
low bowl

Recommendation:

Add second low bowl fountain for persons using wheelchairs.



Building Elements: Public Spaces

Finding: 72

The operable part is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2018 IAC Section: 309.4

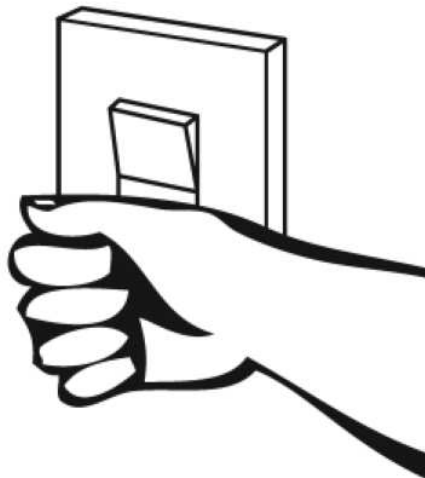
2010 ADAS Section: 309.4

As Built:

Fitness fountain hardware requires tight pinch

Recommendation:

Replace operable part with one usable without a tight pinch or grasp.



Building Elements: Public Spaces

Finding: 73

The door exceeds the maximum pressure to open the door.

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

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

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

Citation:

2018 IAC Section: 404.2.9, 404.2.9 (1)

2010 ADAS Section: 404.2.9

As Built:

Gym entry (2 doubles)

- 9#, 10#, 9#, 10#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors.



Building Elements: Public Spaces

Finding: 74

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 7 inches from the latch, measured to the leading edge of the door.

Citation:

2010 ADAS Section: 404.2.3, 404.2.4, 404.2.11, 404.2.11 Exception

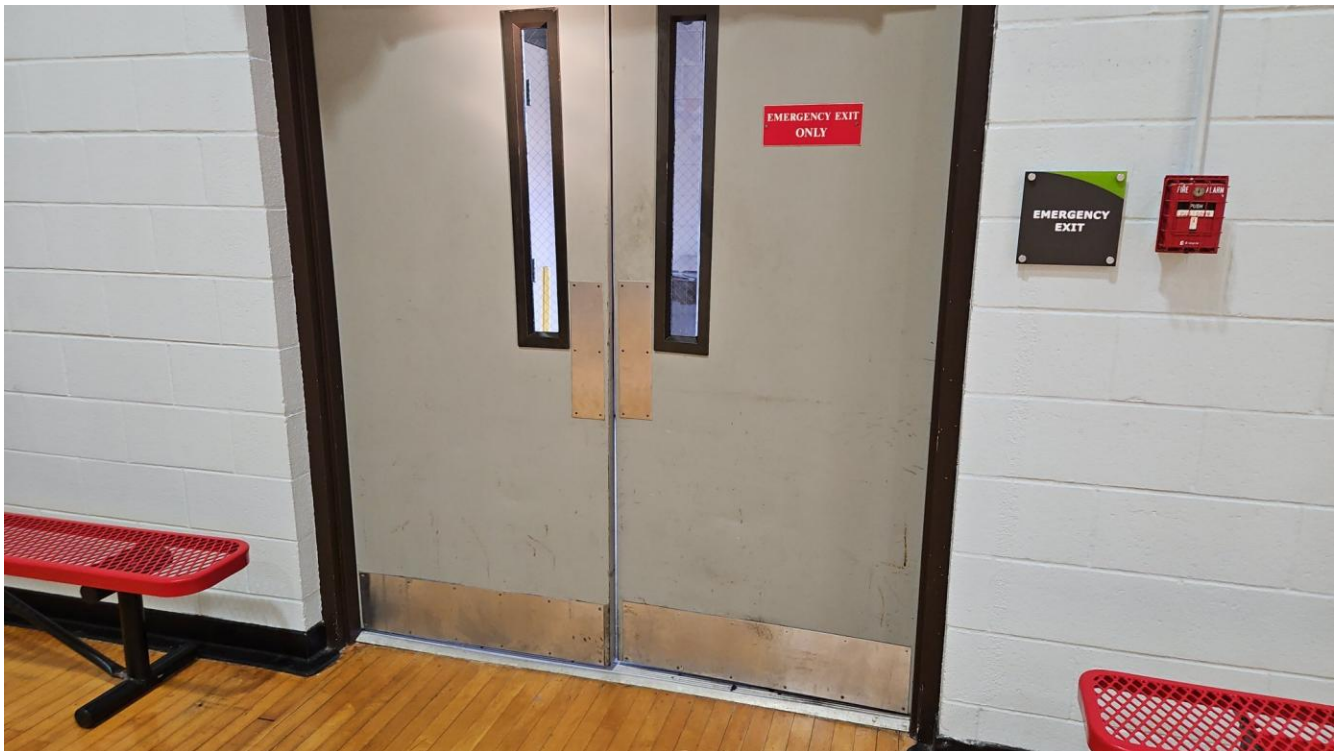
As Built:

Gym exit - one door
6#, other door closes
fast

Recommendation:

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors.

For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers.



Building Elements: Public Spaces

Finding: 75

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

2018 IAC Section: 302.3

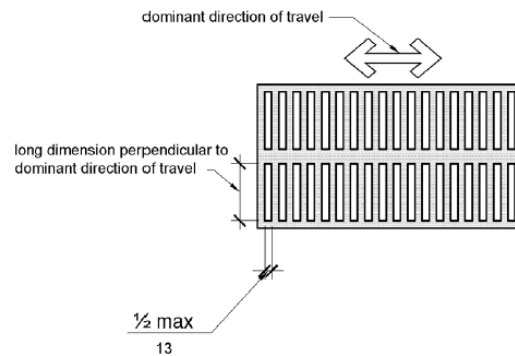
2010 ADAS Section: 302.3

As Built:

Gym - 2" gap near exit door

Recommendation:

Fill and maintain gaps to max .5".



Finding #75 Additional Finding Photos



Building Elements: Public Spaces

Finding: 76

Exterior doors or gates are recommended to be maintained at 8.5 lbf as a smart practice. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater.

The bottom 10 inches on the push side must be smooth and free of obstructions (hold open devices).

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

Exit 15 - 10#, glass starts at 5"

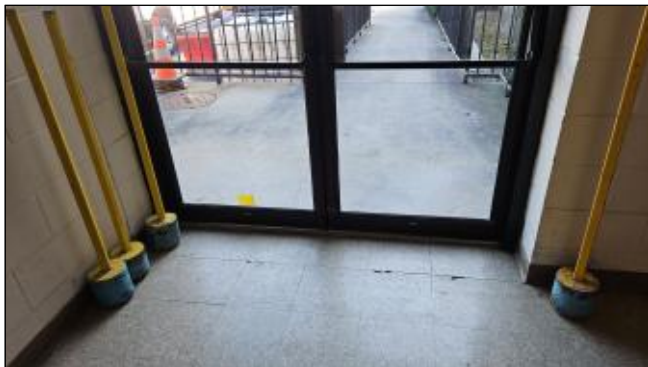
Recommendation:

For all doors/gates along the public circulation route, inspect, adjust, and maintain 8.5 lbf to open exterior doors/gates.

For all doors/gates along the public circulation route, provide kick plate on push side of door/gate from floor to 10" AFF.



Finding #76 Additional Finding Photos



Building Elements: Public Spaces

Finding: 77

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

Citation:

2018 IAC Section: 404.2.4.4, 404.2.4.1

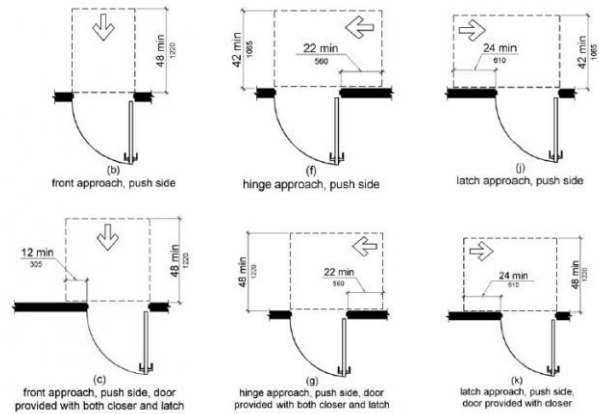
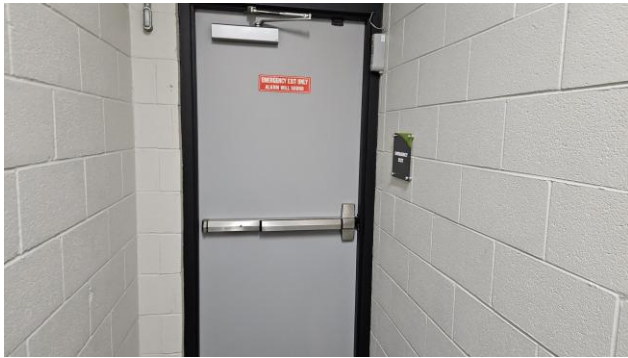
2010 ADAS Section: 404.2.4.4, 404.2.4.1

As Built:

Racquetball
emergency exit to gym
- wall push side

Recommendation:

Provide required maneuvering clearance on push side of door.



Building Elements: Public Spaces

Finding: 78

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Maneuvering clearances shall have a max slope of 2.08%.

Door and gate openings shall provide a clear width of 32 inches (815 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. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Hand-activated door or gate opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

113A fitness studio - recessed 10.25" push side, 28" wide, knob pull side and flush handle push side that requires grasp and twist

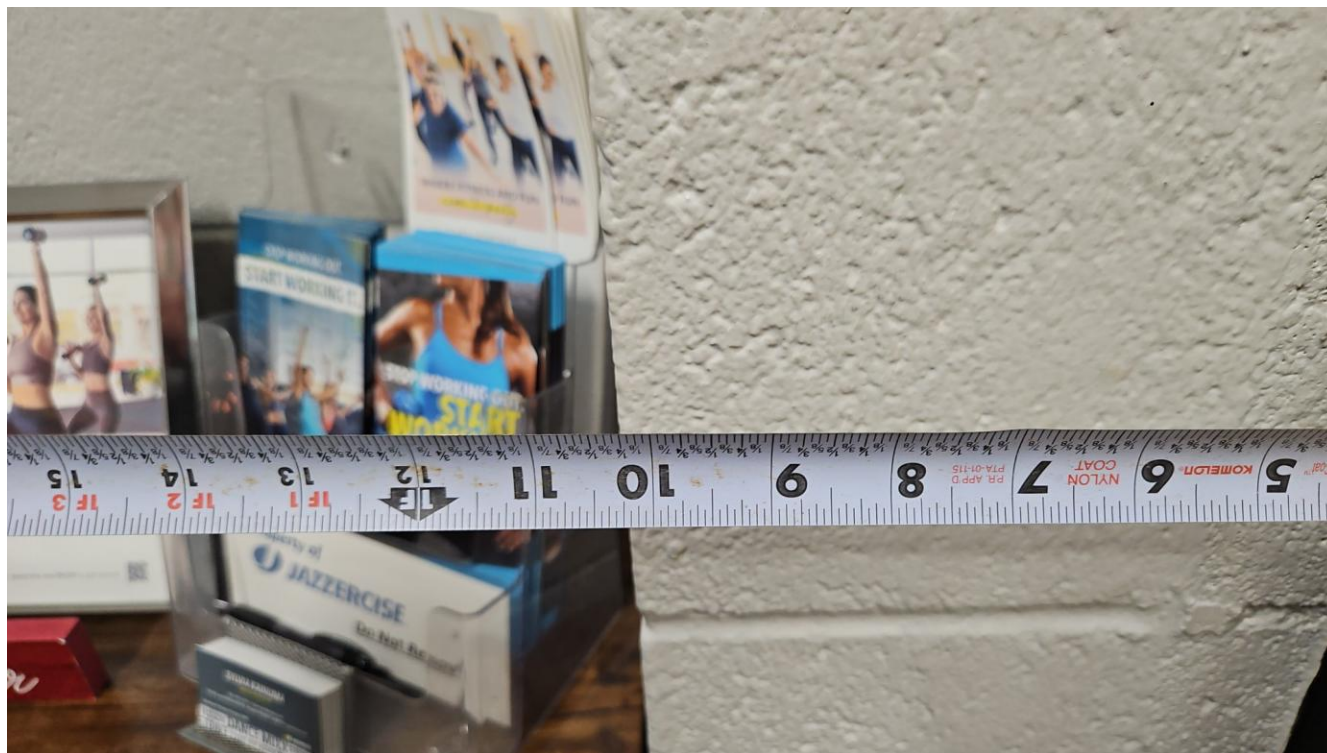
Recommendation:

For all doors/gates along the public circulation route, provide required maneuvering clearance on push and pull side of doors/gate.

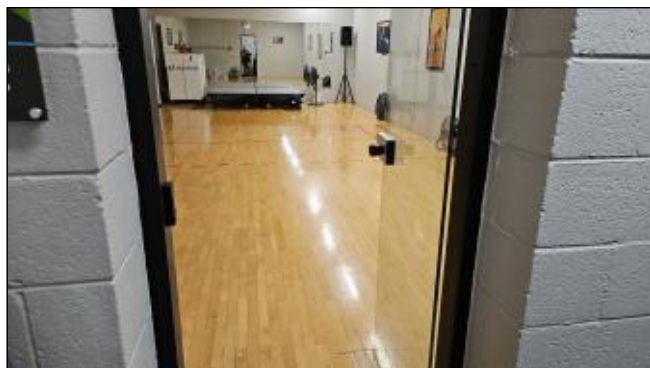
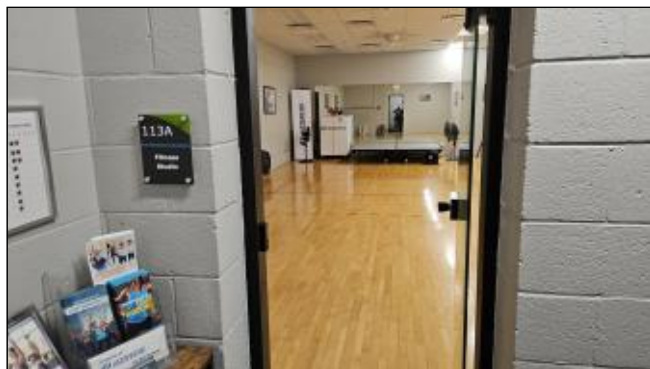
For all doors/gates along the public circulation route, replace with doors/gates having 80" overhead clearance and 32" clear width.

For all doors/gates along the public circulation route, replace hardware with lever hardware or hardware operable without a tight pinch or grasp.

Finding #78 Continued



Finding #78 Additional Finding Photos



Building Elements: Public Spaces

Finding: 79

An item or items protrude more than 4 inches into the circulation path.

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

Citation:

2018 IAC Section: 307.2

2010 ADAS Section: 307.2

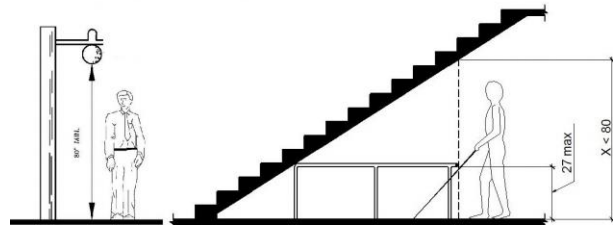
1997 IAC Section: 400.310(a)(10)

As Built:

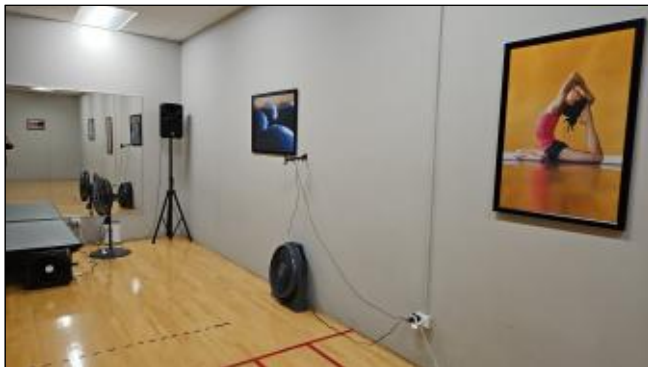
113A - small mount
protrudes 9"

Recommendation:

Relocate protruding objects or place cane detectable bollard at foot of item.



Finding #79 Additional Finding Photos



Building Elements: Public Spaces

Finding: 80

There is a change in level greater than 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2018 IAC Section: 303.3

2010 ADAS Section: 303.3

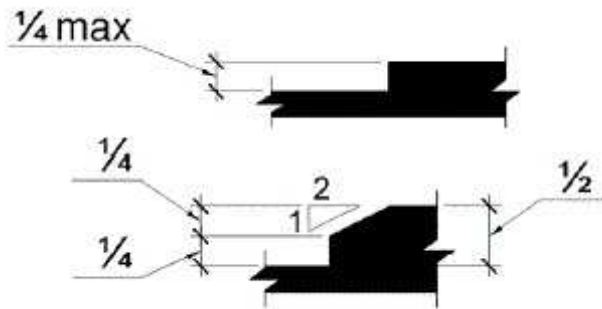
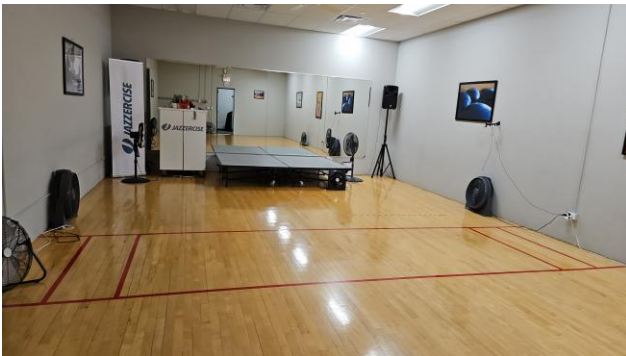
1997 IAC Section: 400.310(a)(7)

As Built:

113A - raised instructor platform has CIL

Recommendation:

Provide access to a ramp if needed to access platform.



Building Elements: Public Spaces

Finding: 81

The operable part is positioned too high for either a side or front approach.

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

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

Citation:

2018 IAC Section: 308.1

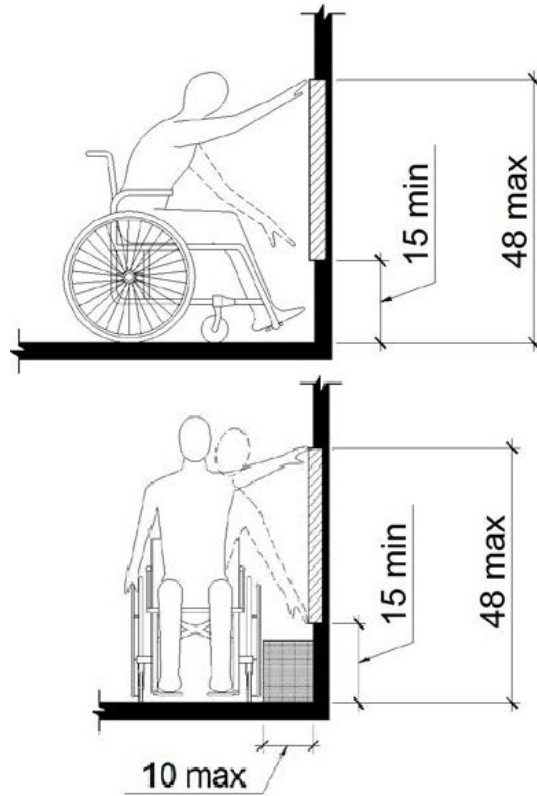
2010 ADAS Section: 308.1

As Built:

113A - hooks 60"

Recommendation:

Remount or add at least one hook to 48" max.



Finding #81 Additional Finding Photos



Building Elements: Public Spaces

Finding: 82

The operable part is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2018 IAC Section: 309.4

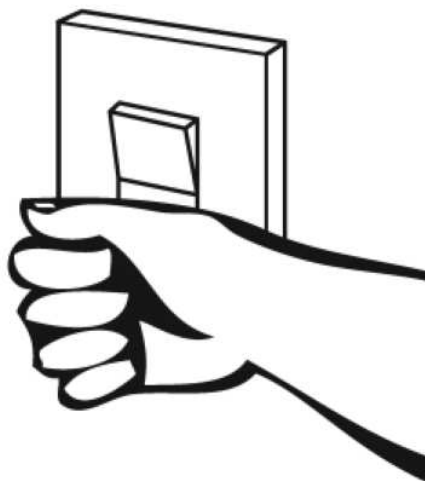
2010 ADAS Section: 309.4

As Built:

113A - fan control knob difficult to operate without pinch

Recommendation:

Replace operable part with one usable without a tight pinch or grasp.



Building Elements: Public Spaces

Finding: 83

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Maneuvering clearances shall have a max slope of 2.08%.

All interior doors or gates must be maintained so that the operating pressure does not exceed 5 lbf to open.

The sweep period for doors or gates with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

The bottom 10 inches on the push side must be smooth and free of obstructions (hold open devices).

Vision lights and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

Entry to racquetball hall - wall 6" pull side, table 10" push side, door stop push side surface, window 51.75", 10#, closes fast

Recommendation:

For all doors/gates along the public circulation route, provide required maneuvering clearance on push and pull side of doors/gate.

For all doors/gates along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors/gates.

For all doors/gates along the public circulation route, inspect, adjust, and maintain closing speed on door/gate closers.

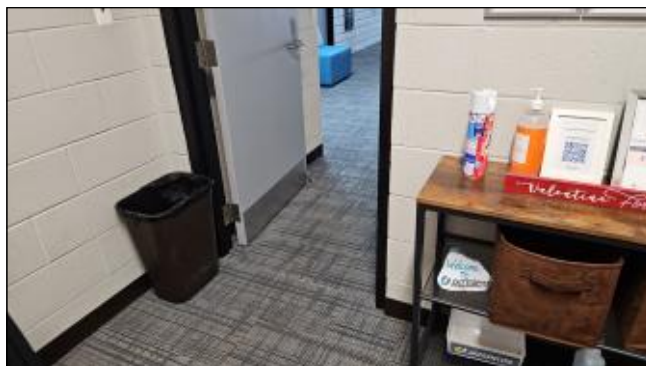
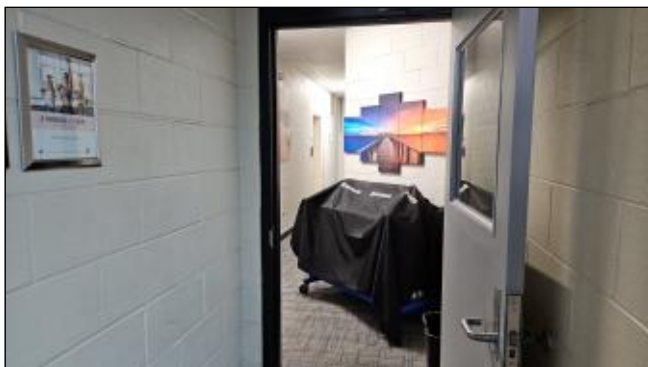
For all doors/gates along the public circulation route, remove door holder to provide a smooth surface on the push side of door/gate from floor to 10" AFF.

For all doors/gates along the public circulation route, replace doors/gates with ones having sidelight viewing windows max 43" AFF.

Finding #83 Continued



Finding #83 Additional Finding Photos



Building Elements: Public Spaces

Finding: 84

Element meets all standards and requirements.

Citation:

2010 ADAS Section: N/A

As Built:

Double doors to pool
lobby - doors comply

Recommendation:

None

COMPLIANT

Building Elements: Public Spaces

Finding: 85

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Maneuvering clearances shall have a max slope of 2.08%.

The bottom 10 inches on the push side must be smooth and free of obstructions (hold open devices).

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

Exits 3 and 5 to pool - wall back push side, glass starts at 8"

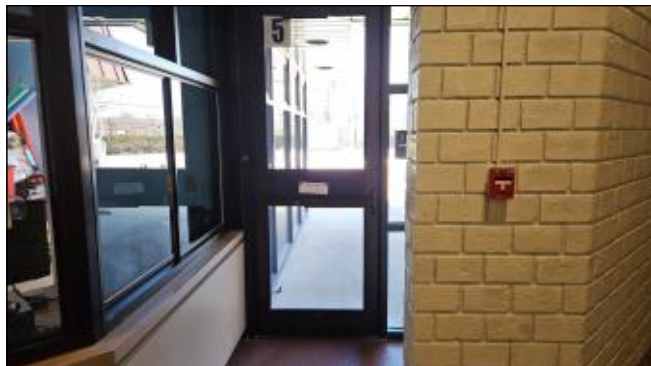
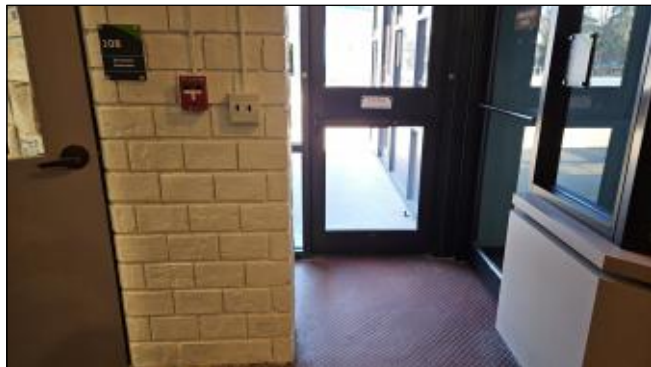
Recommendation:

For all doors/gates along the public circulation route, provide required maneuvering clearance on push and pull side of doors/gate.

For all doors/gates along the public circulation route, provide kick plate on push side of door/gate from floor to 10" AFF.



Finding #85 Additional Finding Photos



Building Elements: Public Spaces

Finding: 86

Door and gate openings shall provide a clear width of 32 inches (815 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. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Hand-activated door or gate opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

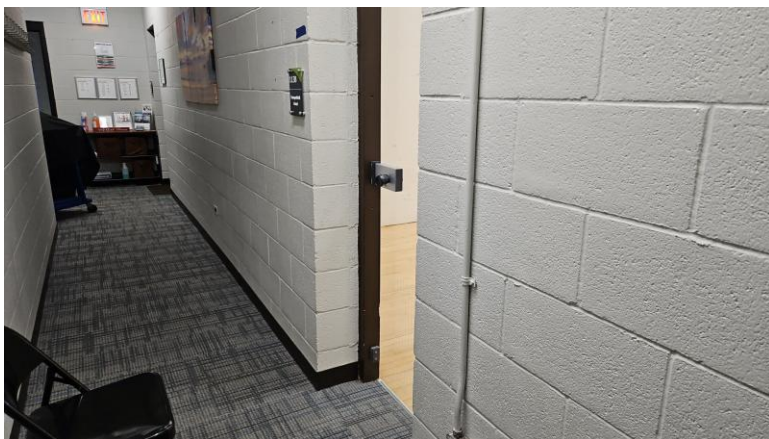
As Built:

Racquetball - knob push side, recessed push side, hardware requires grasp and twist pull side, 28" wide

Recommendation:

For all doors/gates along the public circulation route, replace with doors/gates having 80" overhead clearance and 32" clear width.

For all doors/gates along the public circulation route, replace hardware with lever hardware or hardware operable without a tight pinch or grasp.



Finding #86 Additional Finding Photos



Building Elements: Public Spaces

Finding: 87

Element meets all standards and requirements.

Citation:

2010 ADAS Section: N/A

As Built:

Racquetball court
complies

Recommendation:

None

COMPLIANT

Building Elements: Public Spaces

Finding: 88

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Maneuvering clearances shall have a max slope of 2.08%.

All interior doors or gates must be maintained so that the operating pressure does not exceed 5 lbf to open.

The bottom 10 inches on the push side must be smooth and free of obstructions (hold open devices).

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

Entry doors interior - glass on both doors at 4", manual door 8#, mat not secured on push side

Recommendation:

For all doors/gates along the public circulation route, secure rug in door/gate clearance to prevent trip hazard.

For all doors/gates along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors/gates.

For all doors/gates along the public circulation route, provide kick plate on push side of door/gate from floor to 10" AFF.



Finding #88 Additional Finding Photos



Building Elements: Public Spaces

Finding: 89

The threshold has a gap greater than 1/2 inch wide.

Exterior doors or gates are recommended to be maintained at 8.5 lbf. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater.

The bottom 10 inches on the push side must be smooth and free of obstructions (hold open devices).

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

Entry doors exterior - glass on both doors at 4", manual door 12#, 2" gap

Recommendation:

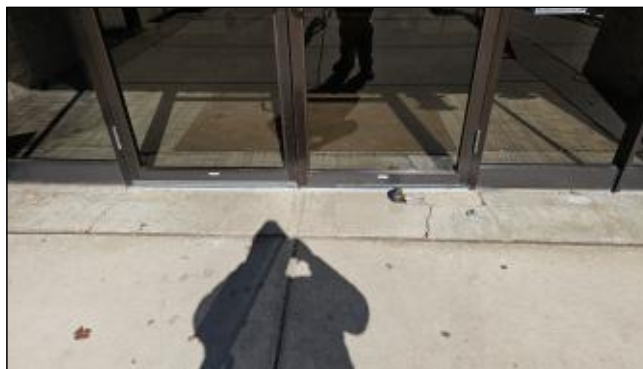
For all doors/gates along the public circulation route, fill gaps at door/gate entries to max .5".

For all doors/gates along the public circulation route, inspect, adjust, and maintain 8.5 lbf to open exterior doors/gates.

For all doors/gates along the public circulation route, provide kick plate on push side of door/gate from floor to 10" AFF.



Finding #89 Additional Finding Photos



Building Elements: Employee Spaces

Finding: 90

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

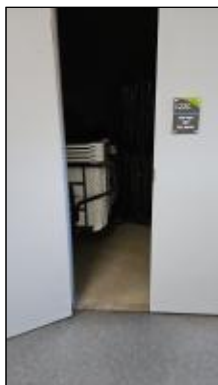
122 Storage - active
leaf 23" wide at both
entries

Recommendation:

Replace doors with doors having 80" overhead clearance and 32" clear width.



Finding #90 Additional Finding Photos



Building Elements: Employee Spaces

Finding: 91

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Maneuvering clearances shall have a max slope of 2.08%.

Exterior doors or gates are recommended to be maintained at 8.5 lbf. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater.

The bottom 10 inches on the push side must be smooth and free of obstructions (hold open devices).

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

Concession exit to park - 18# push, hold open device on push side, storage in pull side clearance

Recommendation:

For all doors/gates along the public circulation route, provide required maneuvering clearance on push and pull side of doors/gate.

For all doors/gates along the public circulation route, inspect, adjust, and maintain 8.5 lbf to open exterior doors/gates.

For all doors/gates along the public circulation route, remove door holder to provide a smooth surface on the push side of door/gate from floor to 10" AFF.



Finding #91 Additional Finding Photos



Building Elements: Employee Spaces

Finding: 92

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

Server - fast close, 15#
push, cabinet in pull
side clearance

Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

Provide required maneuvering clearance on push and pull side of doors.

Inspect, adjust, and maintain 5 lbf to open interior doors.

Inspect, adjust, and maintain closing speed on door closers.



Building Elements: Employee Spaces

Finding: 93

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

Concession cooler
room - freezer in pull
side clearance

Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

Provide required maneuvering clearance on push and pull side of doors.



Building Elements: Employee Spaces

Finding: 94

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

Concession - counter
in pull side clearance,
hold open device on
push side, fast close,
12# push

Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

Provide required maneuvering clearance on push and pull side of doors.

Inspect, adjust, and maintain 5 lbf to open interior doors.

Inspect, adjust, and maintain closing speed on door closers.

Remove door holder to provide a smooth surface on the push side of door from floor to 10" AFF.



Finding #94 Additional Finding Photos



Building Elements: Employee Spaces

Finding: 95

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

121 - small interior

Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

Leave as is, interior too small for entry.



Building Elements: Employee Spaces

Finding: 96

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

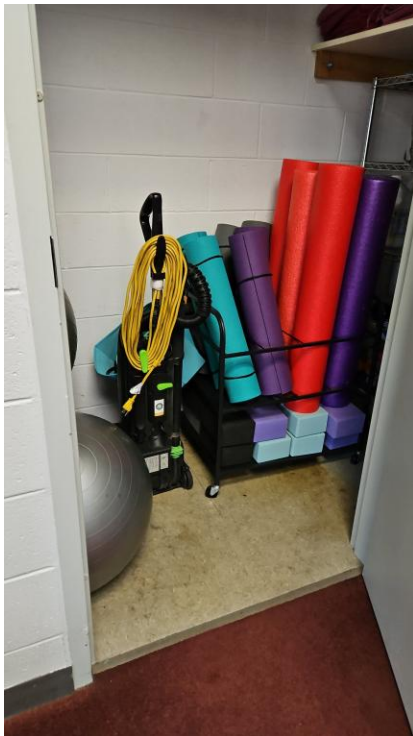
As Built:

124B - interior too small

Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

Provide required maneuvering clearance on push and pull side of doors. In the alternative, leave as is small interior. Infeasible to correct.



Building Elements: Employee Spaces

Finding: 97

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

Dance room storage -
interior too small, door
width 21"

Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

Replace doors with doors having 80" overhead clearance and 32" clear width.



Finding #97 Additional Finding Photos



Building Elements: Employee Spaces

Finding: 98

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

Fitness room storage
(124C) - interior too
small

Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

Provide required maneuvering clearance on push and pull side of doors.



Building Elements: Employee Spaces

Finding: 99

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

102 B - knob; 111-
knob, 7#, gate 11"
push side

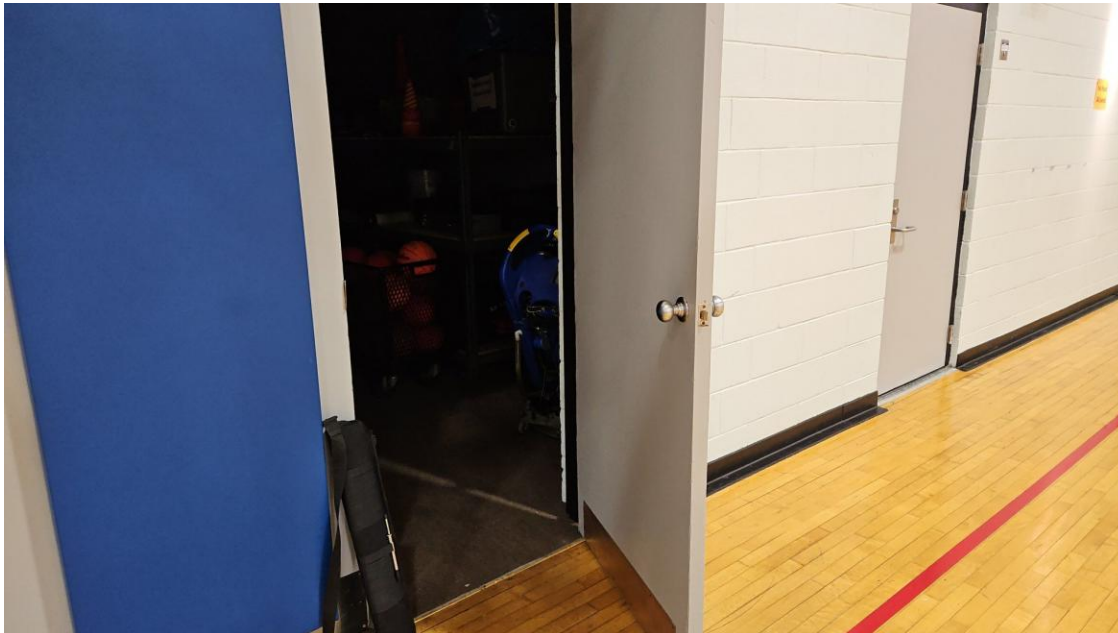
Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

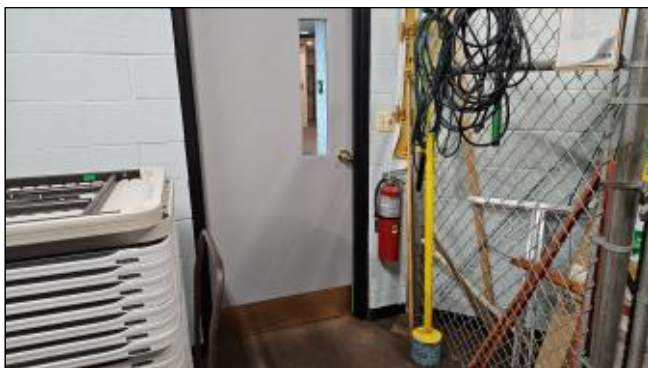
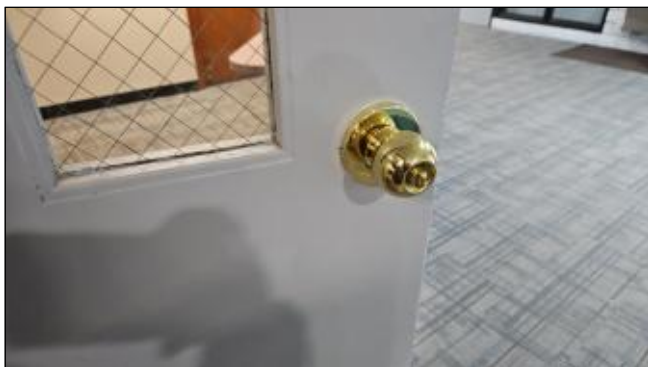
Provide required maneuvering clearance on push and pull side of doors.

Inspect, adjust, and maintain 5 lbf to open interior doors.

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp.



Finding #99 Additional Finding Photos



Building Elements: Employee Spaces

Finding: 100

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

110 - angled wall pull side, window 51.5";
110A- counter push side, knob, chairs pull side, door stop on push side surface

Recommendation:

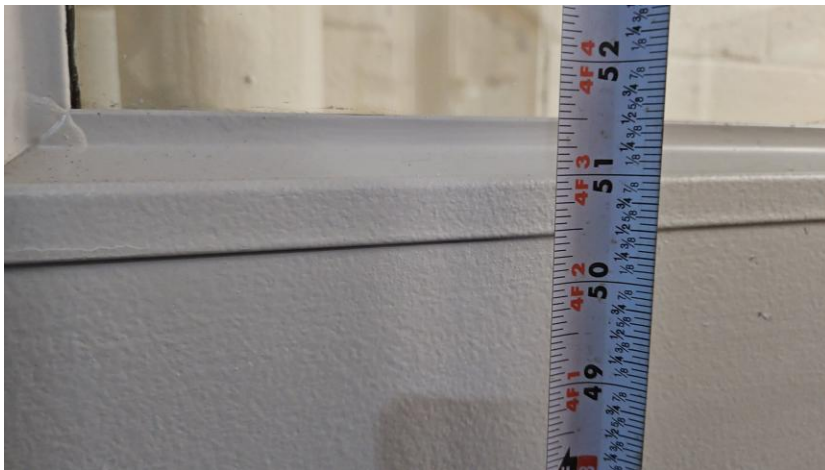
For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

Provide required maneuvering clearance on push and pull side of doors.

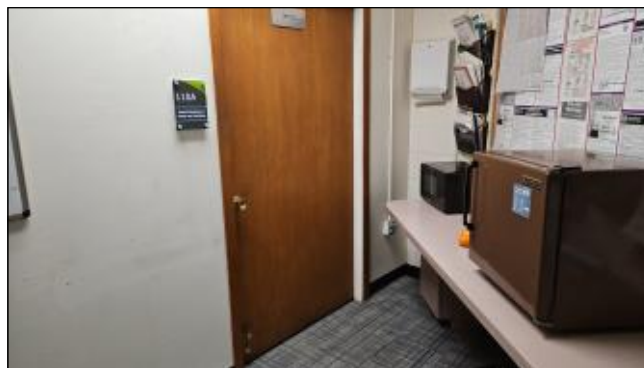
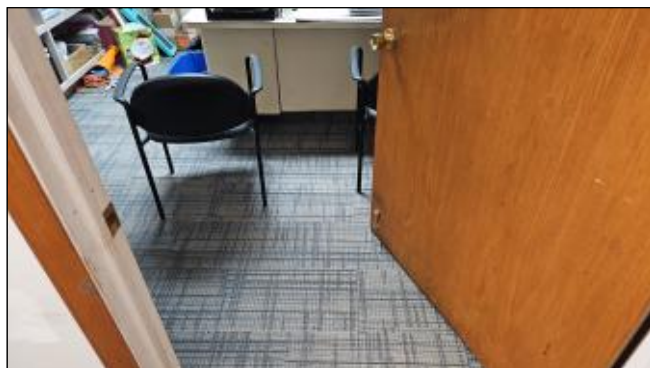
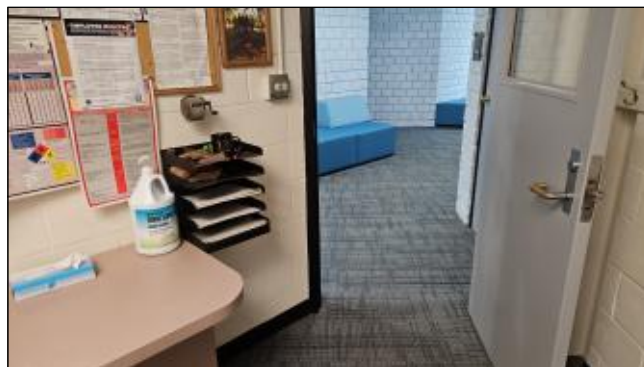
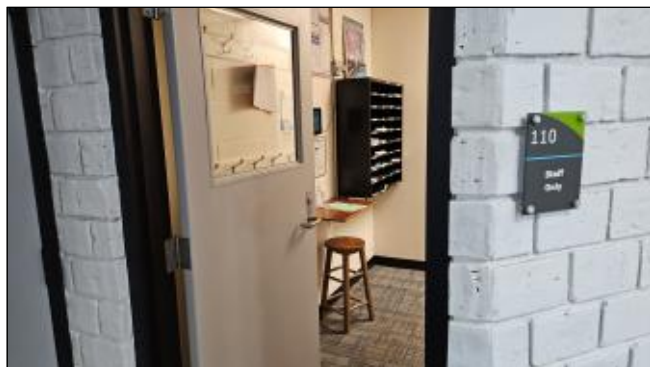
Replace hardware with lever hardware or hardware operable without a tight pinch or grasp.

Remove door holder to provide a smooth surface on the push side of door from floor to 10" AFF.

Replace doors with ones having sidelight viewing windows max 43" AFF.



Finding #100 Additional Finding Photos



Building Elements: Employee Spaces

Finding: 101

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

Offices entry - 6#;
103A copy - 27" wide,
knob, copier and
recycle can pull side;
103B- recessed 14"
pull side, knob

Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

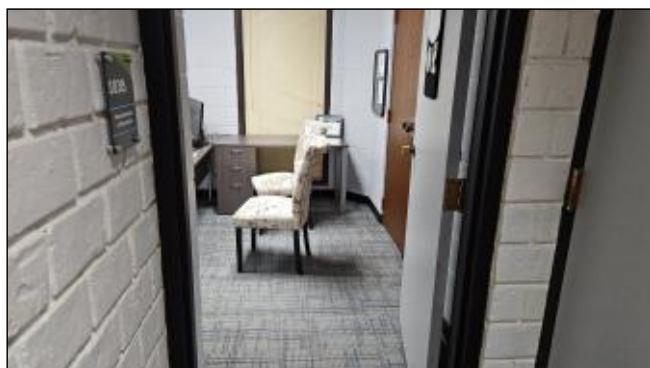
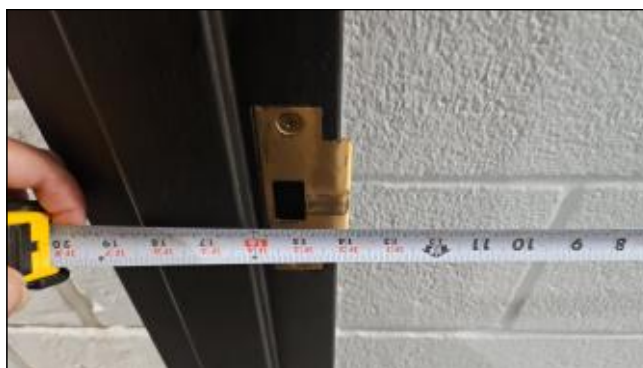
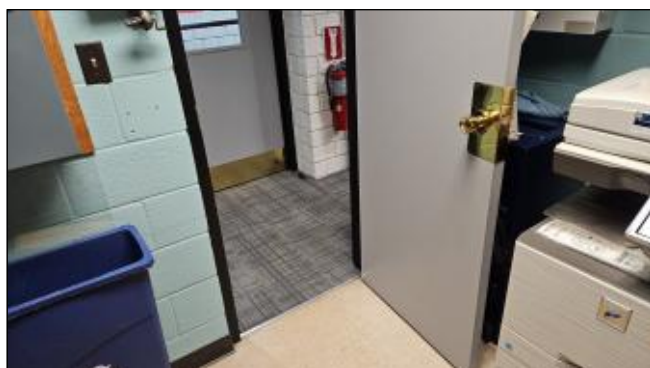
Provide required maneuvering clearance on push and pull side of doors.

Replace doors with doors having 80" overhead clearance and 32" clear width.

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp.



Finding #101 Additional Finding Photos



Building Elements: Employee Spaces

Finding: 102

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

108 Offices, Exit 2 -
10#, glass starts 8"
above floor; 108A -
complies; 108 - angled
wall pull side

Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

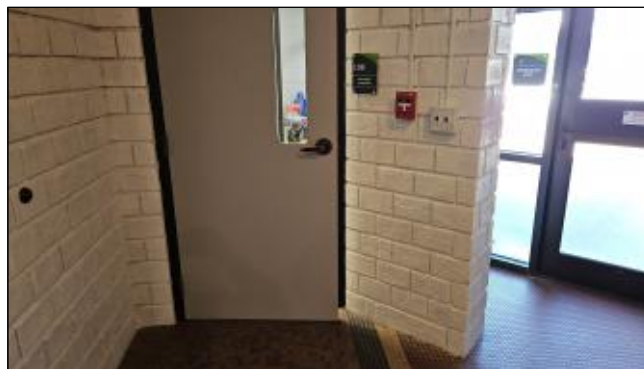
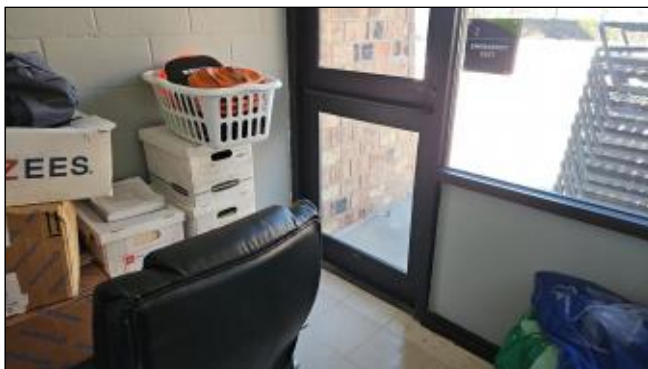
Provide required maneuvering clearance on push and pull side of doors.

Inspect, adjust, and maintain 8.5 lbf to open exterior doors.

Provide kick plate on push side of door from floor to 10" AFF.



Finding #102 Additional Finding Photos



Building Elements: Employee Spaces

Finding: 103

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

116 - 27" wide, knob,
shelf pull side

Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

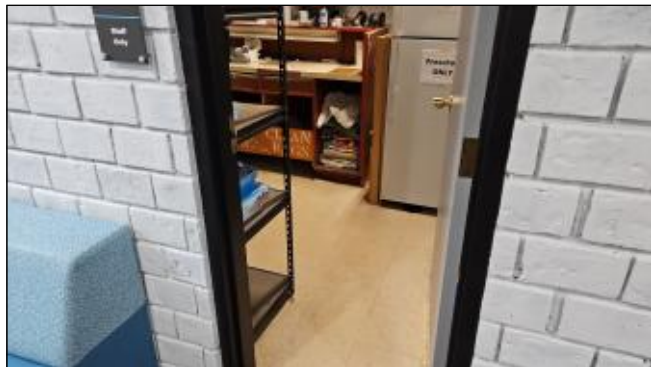
Provide required maneuvering clearance on push and pull side of doors.

Replace doors with doors having 80" overhead clearance and 32" clear width.

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp.



Finding #103 Additional Finding Photos



Building Elements: Employee Spaces

Finding: 104

Element meets all standards and requirements.

Citation:

2010 ADAS Section: N/A

As Built:

112 office complies

Recommendation:

None

COMPLIANT

Building Elements: Employee Spaces

Finding: 105

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

104 - door stop push
side surface

Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

Remove door holder to provide a smooth surface on the push side of door from floor to 10" AFF.



Building Elements: Employee Spaces

Finding: 106

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

Pool office entry - 14#, glass starts 8" above floor; office to first aid - storage pull side, exit to pool - 14#, glass starts 8" above ground, door stop push side surface, 2.7% slope

Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

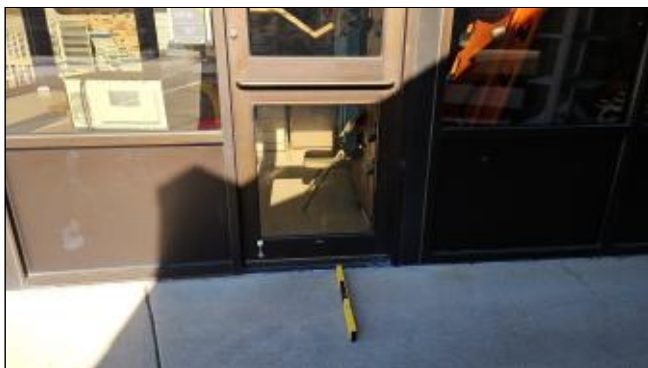
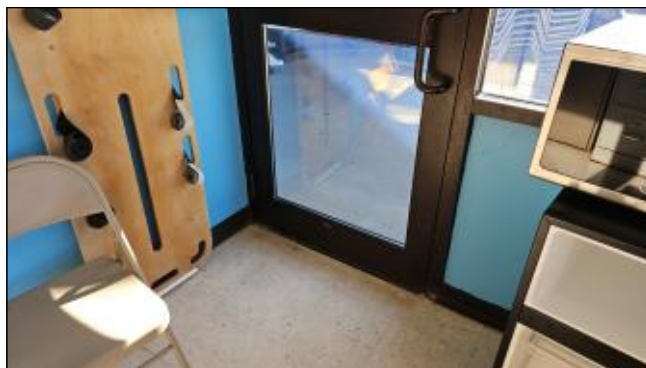
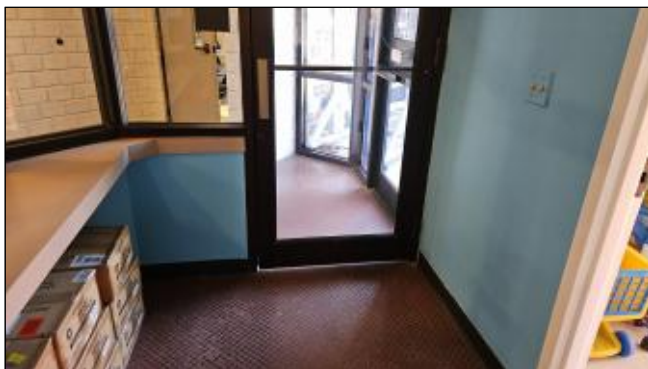
Provide required maneuvering clearance on push and pull side of doors.

Correct slope in door clearance to max 2.08%.

Inspect, adjust, and maintain 8.5 lbf to open exterior doors.



Finding #106 Additional Finding Photos



Building Elements: Employee Spaces

Finding: 107

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

106A - wall 8" pull
side, knob, 9#, closes
fast; CIL to both
chemical rooms; 106B
- 16#, knob

Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

Provide required maneuvering clearance on push and pull side of doors.

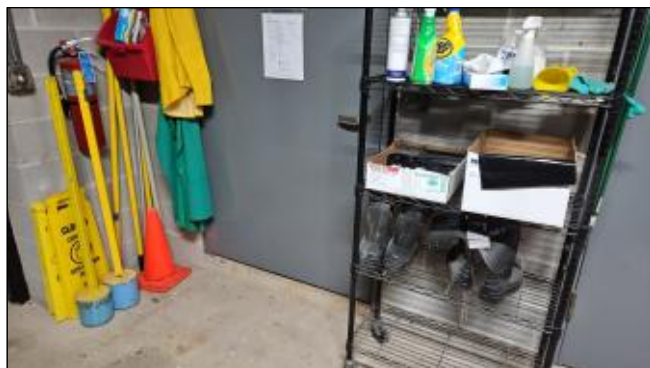
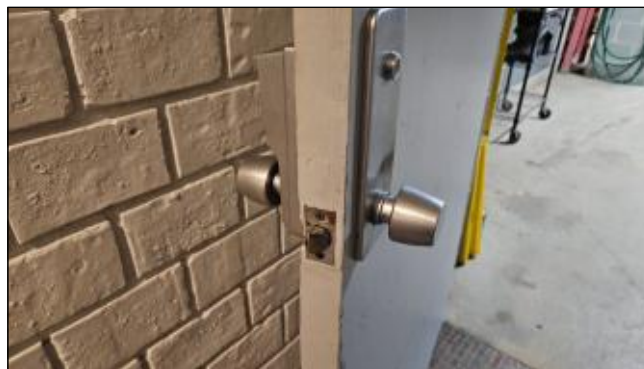
Inspect, adjust, and maintain closing speed on door closers.

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp.

Leave as is CIL to chemical rooms; exempt.



Finding #107 Additional Finding Photos



Building Elements: Employee Spaces

Finding: 108

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

105C - knob, 27" wide,
interior small

Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

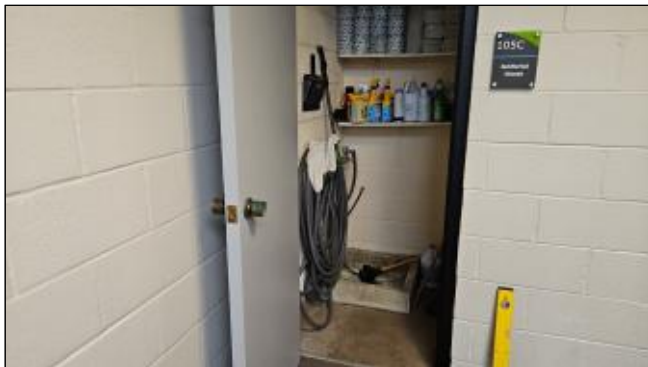
Provide required maneuvering clearance on push and pull side of doors. In the alternative, leave as is as correction may be technically infeasible.

Replace doors with doors having 80" overhead clearance and 32" clear width.

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp.



Finding #108 Additional Finding Photos



Building Elements: Employee Spaces

Finding: 109

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

tool room - 28" leaf

Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

Replace doors with doors having 80" overhead clearance and 32" clear width.



Finding #109 Additional Finding Photos



Building Elements: Interior Route

Finding: 110

There is no drinking fountain for standing persons.

Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

Citation:

2018 IAC Section: 211.2, 602.7

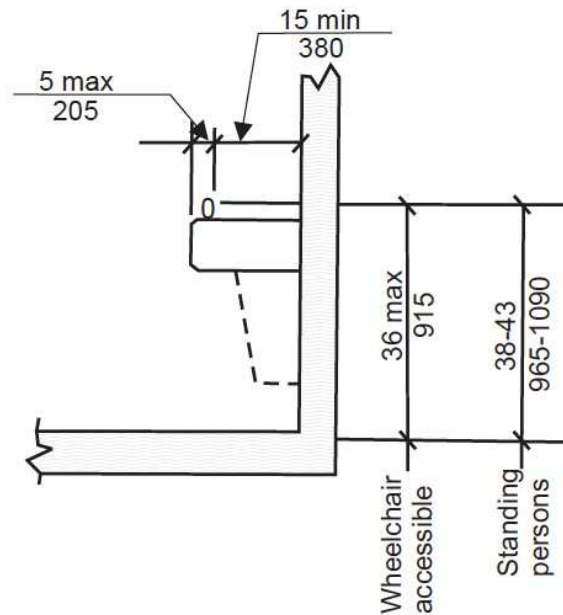
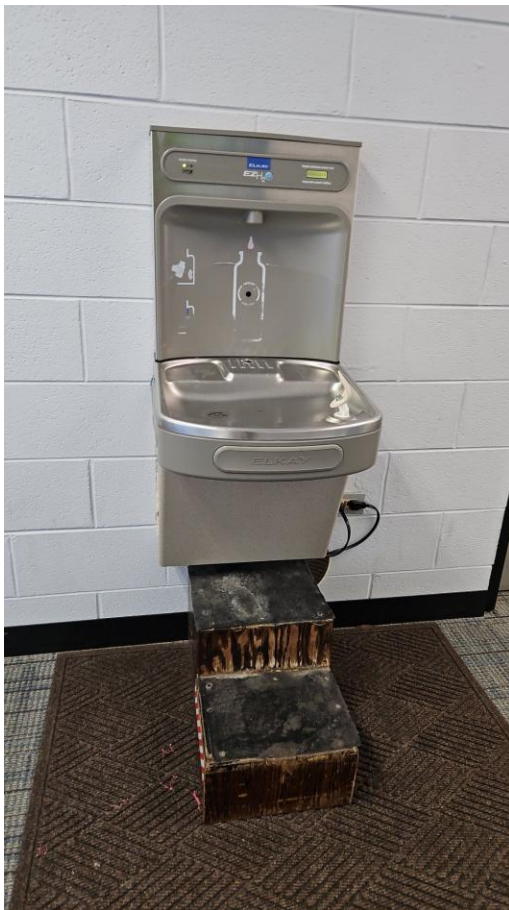
2010 ADAS Section: 602.7, 211.2

As Built:

Fountain at fitness RR
- low bowl only

Recommendation:

Add second high bowl fountain for standing persons.



Building Elements: Interior Route

Finding: 111

The required clear floor space is not deep enough.

The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.

Citation:

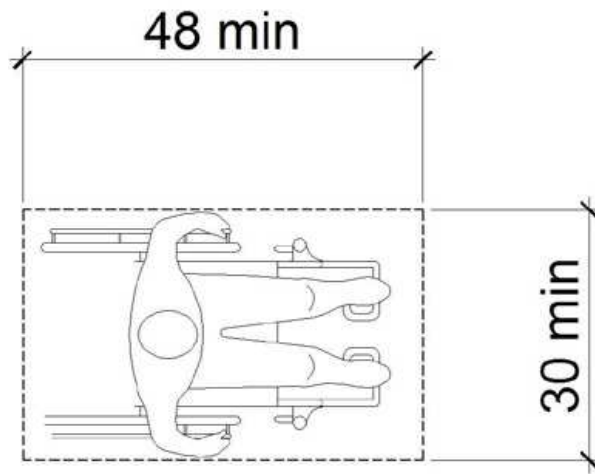
2010 ADAS Section: 305.3

As Built:

Fountain at fitness RR
- step stool in
clearance

Recommendation:

Remove objects in clear floor space at fountain.



Building Elements: Interior Route

Finding: 112

An item or items protrude more than 4 inches into the circulation path.

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

Citation:

2018 IAC Section: 307.2

2010 ADAS Section: 307.2

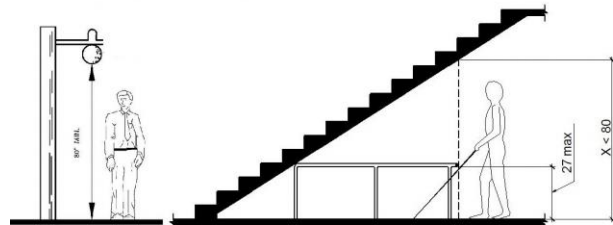
1997 IAC Section: 400.310(a)(10)

As Built:

Fountain at fitness RR
protrudes

Recommendation:

Relocate protruding objects or place cane detectable bollard at foot of item.



Building Elements: Interior Route

Finding: 113

The threshold has a vertical change greater than 1/4 inch high.

Exterior doors or gates are recommended to be maintained at 8.5 lbf. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4,
404.2.11, 404.2.11 Exception

As Built:

Emergency exit to pool
from fitness - 6.5" CIL,
14# push

Recommendation:

For all doors/gates along the public circulation route, ramp CILs at entries to max .25".

For all doors/gates along the public circulation route, inspect, adjust, and maintain 8.5 lbf to open exterior doors/gates.



Finding #113 Additional Finding Photos



Building Elements: Interior Route

Finding: 114

The threshold at a doorway or gate shall be no higher than 1/2 inch. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. 1/4 inch is the maximum vertical rise.

All interior doors or gates must be maintained so that the operating pressure does not exceed 5 lbf to open.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

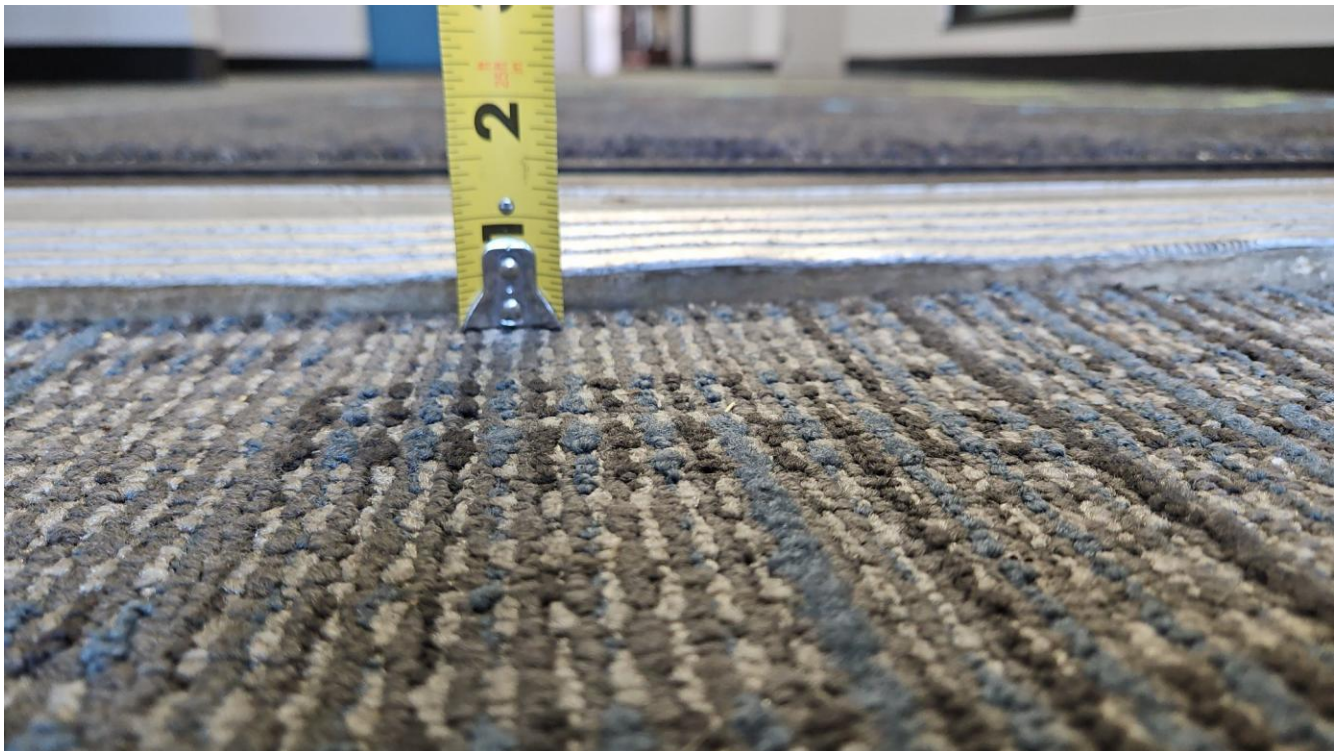
As Built:

Exit 12, interior doors - 13#, 10# push, .5" CIL at threshold

Recommendation:

For all doors/gates along the public circulation route, provide beveled threshold.

For all doors/gates along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors/gates.



Finding #114 Additional Finding Photos



Building Elements: Interior Route

Finding: 115

Exterior doors or gates are recommended to be maintained at 8.5 lbf. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater.

Hand-activated door or gate opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

Exit 12, exterior doors
- 13#, 15# push, push
bar 4.75" into door
width

Recommendation:

For all doors/gates along the public circulation route, inspect, adjust, and maintain 8.5 lbf to open exterior doors/gates.

For all doors/gates along the public circulation route, replace hardware with lever hardware or hardware operable without a tight pinch or grasp and having a max profile of 4".



Finding #115 Additional Finding Photos



Building Elements: Interior Route

Finding: 116

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

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

Citation:

2018 IAC Section: 403.5.1

2010 ADAS Section: 403.5.1

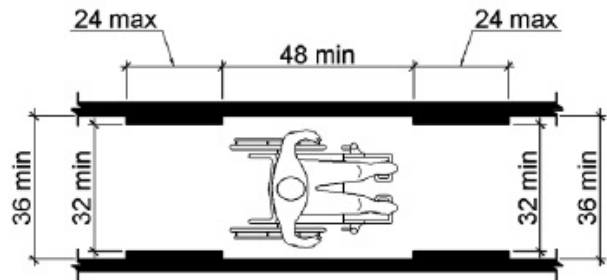
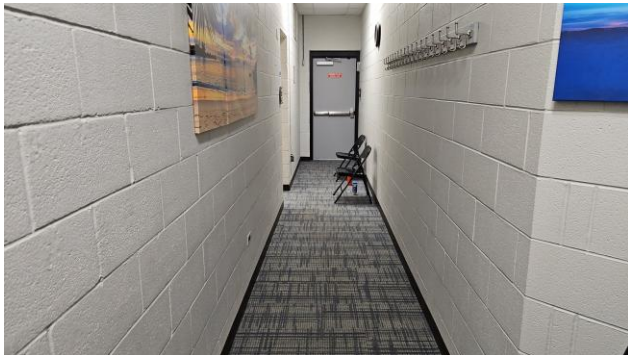
1997 IAC Section: 400.310(a)(2)

As Built:

Route reduces to 26"
at chairs by
racquetball

Recommendation:

Widen AR to compliant 36" clear width by relocation of chairs in hallway.



Finding #116 Additional Finding Photos



Building Elements: Interior Route

Finding: 117

There is no drinking fountain for standing persons.

Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

Citation:

2018 IAC Section: 211.2, 602.7

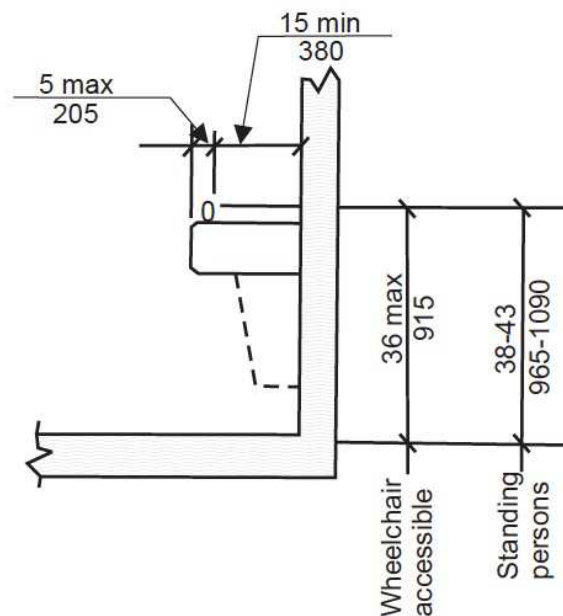
2010 ADAS Section: 602.7, 211.2

As Built:

Fountain by offices -
low bowl with bottle
filler only

Recommendation:

Add second high bowl fountain for standing persons.



Building Elements: Interior Route

Finding: 118

There is not enough knee clearance under the drinking fountain.

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

Citation:

2018 IAC Section: 602.2

2010 ADAS Section: 602.2

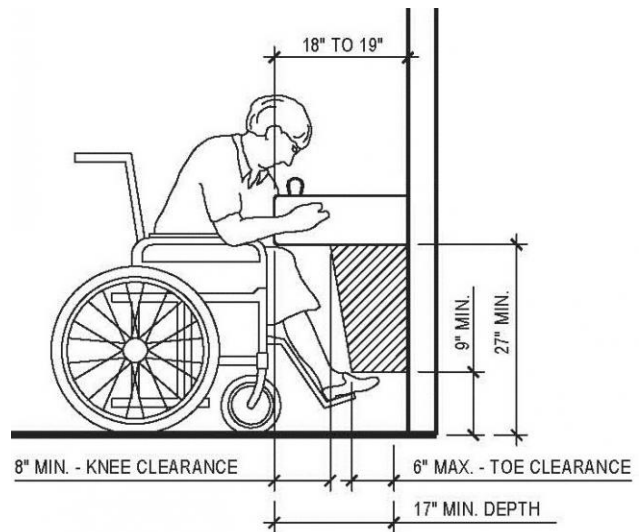
1997 IAC Section: 400.310(l)(3)(d)(i),
400.310(l)(3)(d)(ii)

As Built:

Fountain by offices -
24" knee clearance

Recommendation:

Raise drinking fountain to provide required 27" knee clearance.



Finding #118 Additional Finding Photos



Building Elements: Interior Route

Finding: 119

The clear floor space required at accessible drinking fountains is not centered on the low fountain.

At "hi-low" type drinking fountains, the 30 inch by 48 inch clear floor space must be centered on the "low" fountain.

Citation:

2010 ADAS Section: 602.2

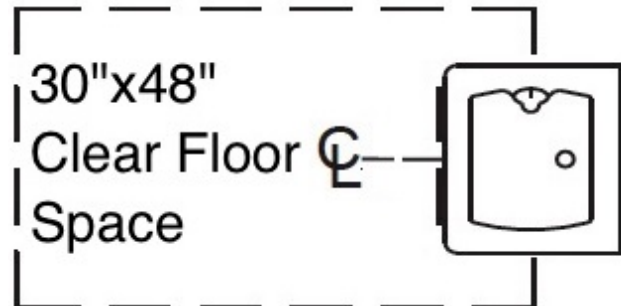
1997 IAC Section: 400.310(l)(3)(d)(i),
400.310(l)(3)(d)(ii)

As Built:

Fountain by offices -
garbage can in
clearance

Recommendation:

Remove garbage can from knee clearanace at fountain.



Building Elements: Interior Route

Finding: 120

An object or objects project more than 4 inches into the circulation path.

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

Citation:

2018 IAC Section: 307.2

2010 ADAS Section: 307.2

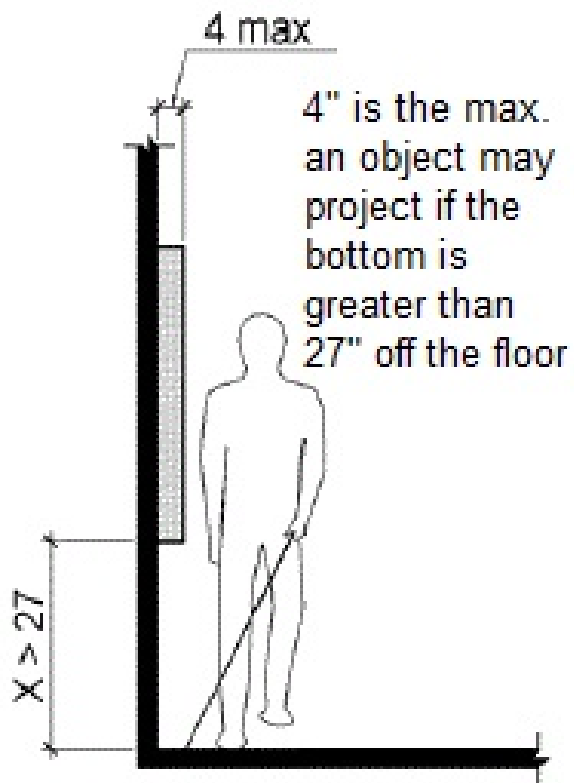
1997 IAC Section: 400.310(a)(10)

As Built:

fire extinguisher
protrudes 7" by
women's locker room

Recommendation:

Relocate protruding objects or place cane detectable bollard at foot of item.



Finding #120 Additional Finding Photos



Building Elements: Interior Route

Finding: 121

The operable part is positioned too high for either a side or front approach.

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

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

Citation:

2018 IAC Section: 308.1

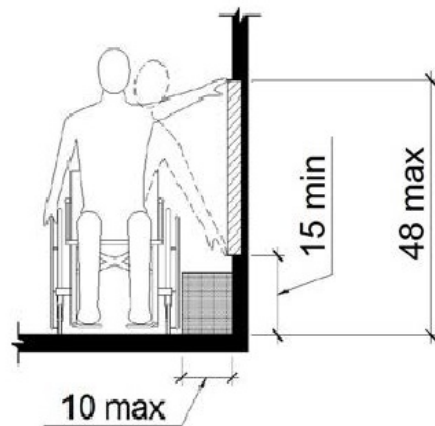
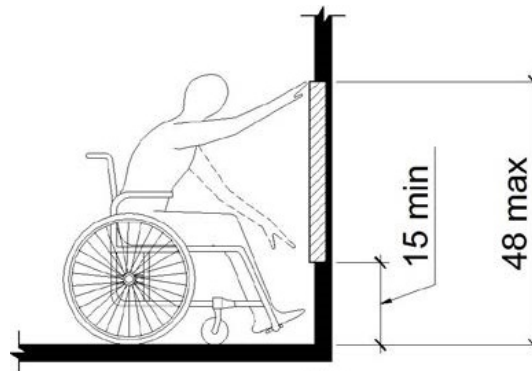
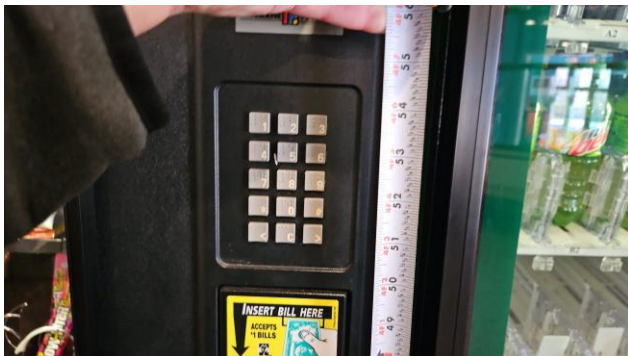
2010 ADAS Section: 308.1

As Built:

vending machines 53"
and 57" to highest
parts

Recommendation:

Contact vendor to replace machines with ones having operable parts at max 48" AFF.



Finding #121 Additional Finding Photos



Building Elements: Interior Route

Finding: 122

The operable part is positioned too high for either a side or front approach.

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

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

Citation:

2018 IAC Section: 308.1

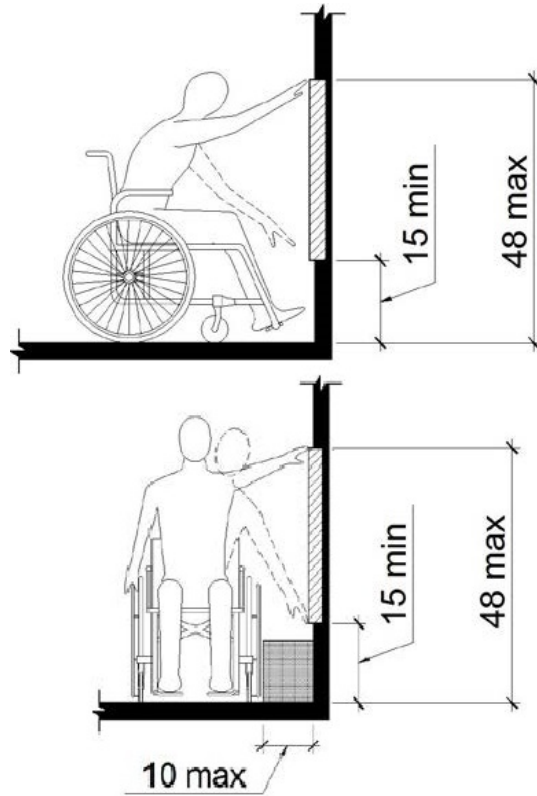
2010 ADAS Section: 308.1

As Built:

hooks at 66.5" by
racquetball

Recommendation:

Remount one or add one hook to max 48" AFF.



Finding #122 Additional Finding Photos



Building Elements: Interior Route

Finding: 123

There is no ISA at this entrance.

In existing buildings and facilities where not all entrances are accessible, entrances to buildings and facilities that are accessible to and usable by persons with disabilities shall be identified with an International Symbol of Accessibility (ISA). Typically this is 6 inches by 6 inches in size.

Citation:

2018 IAC Section: 216.6

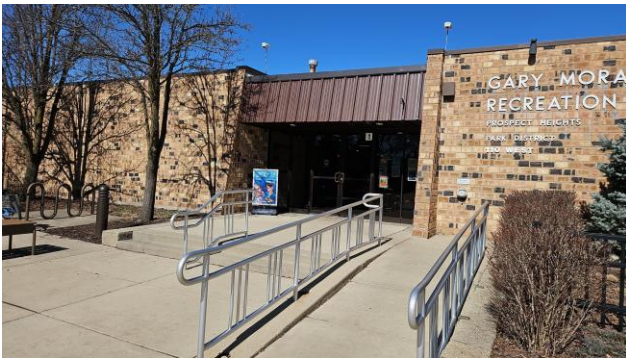
2010 ADAS Section: 216.6

As Built:

lacks symbol at main
entry, entry 12 is not
open for general traffic

Recommendation:

Mount signage at entrance designating it as accessible.



Building Elements: Interior Route

Finding: 124

The entrance is not accessible and is missing signage. An identification sign identifying that this entrance is not accessible and directional signage pointing in the direction to the accessible entrance is required.

When a directional sign is required, it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route, not just at the inaccessible entrances to a building.

Citation:

2018 IAC Section: 216.6

2010 ADAS Section: 216.6

As Built:

lacks sign directing users to main entry instead of the locked door 12

Recommendation:

Mount signage at inaccessible entrances directing patrons in wheelchairs to accessible entrance.



Building Elements: Interior Route

Finding: 125

The tactile sign is incorrectly located or missing

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

Citation:

2018 IAC Section: 703.4.2, 703.4.2 Exception

2010 ADAS Section: 703.4.2

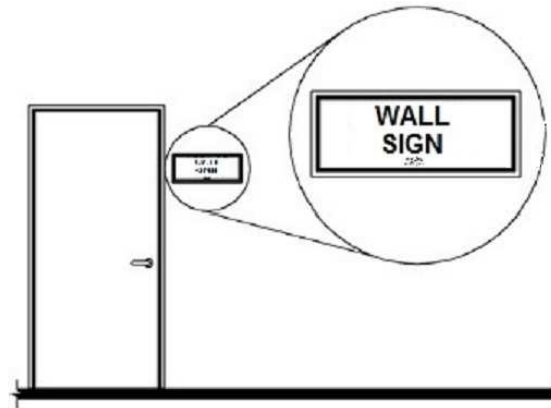
1997 IAC Section: 400.310(u)(5)

As Built:

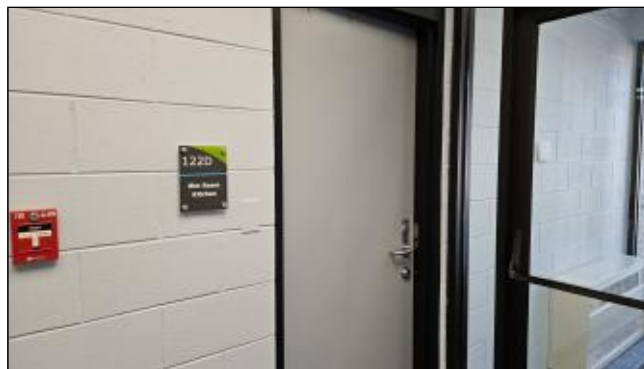
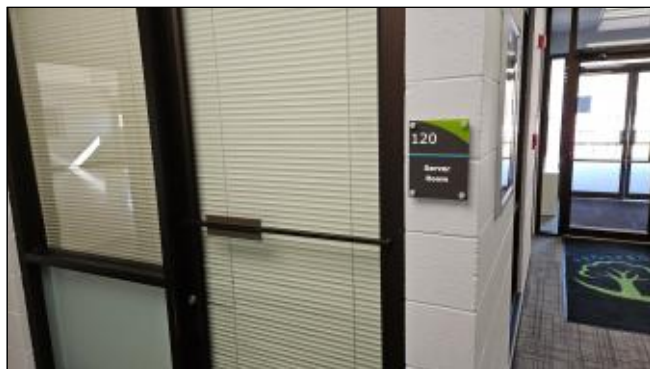
106B - not on inactive leaf, 120 server room - hinge side, 122D - hinge side (may not be able to mount latch side)

Recommendation:

Mount signage at all permanent rooms/spaces having Braille and the international symbol of accessibility, mounted 48" to baseline of lowest character and 60" to the baseline of the highest character sign and on the latch side of the door



Finding #125 Additional Finding Photos



Restrooms: Women's Restroom

Finding: 126

The tactile restroom wall sign is missing the International Symbol of Accessibility (ISA).

Accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Accessibility (ISA).

Wall signs identifying permanent rooms and spaces of a building shall have be horizontal format and the characters raised 1/32 inch minimum and shall be sans serif uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Contracted Grade 2 Braille shall be in a horizontal format and shall be placed a minimum of 3/8 inch and a maximum of 1/2 inch directly below the tactile characters; flush left or centered. Signs with raised characters or Braille shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:

2018 IAC Section: 216.8

2010 ADAS Section: 216.8

1997 IAC Section: 400.310(f)(1),
400.310(g)(16)(a)(v), 400.310(g)(17),
400.310(h)(1)(d), 400.310(k)(2)(a), 400.310(k)(2)(b),
400.310(k)(2)(c), 400.310(k)(3)(a), 400.310(k)(3)(b),
400.310(k)(3)(c), 400.310(k)(3)(d), 400.310(l)(1),
400.310(l)(2), 400.310(n)(10), 400.310(p)(1),
400.310(p)(6), 400.310(u)(9), 400.310(u)(10),
400.310(u)(12), 400.310(v)(1), 400.310(w)(1)

As Built:

sign lacks symbol of
access

Recommendation:

Acquire and mount signage, including Braille and access symbol mounted on wall, latch side of door, 48" to baseline of lowest character and 60" to baseline of highest character.

Finding #126 Continued



Restrooms: Women's Restroom

Finding: 127

The mirror is mounted too high.

Mirrors must have the bottom edge of the reflecting surface a maximum of 40 inches above the floor if above a sink or counter. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground.

Citation:

2018 IAC Section: 603.3

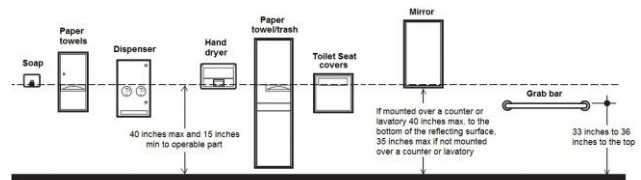
2010 ADAS Section: 603.3

As Built:

mirror at 41"

Recommendation:

Lower mirror so bottom reflective surface is max 40" AFF and 74" at the top.



Finding #127 Additional Finding Photos



Restrooms: Women's Restroom

Finding: 128

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

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

Citation:

2018 IAC Section: 606.5

2010 ADAS Section: 606.5

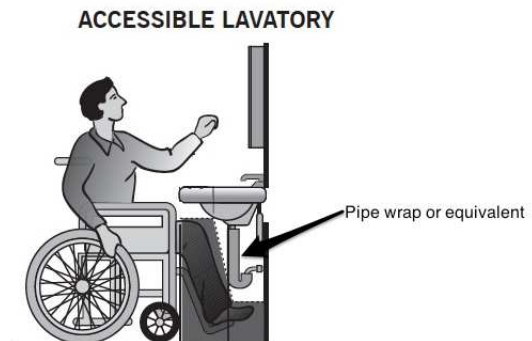
1997 IAC Section: 400.310(n)(7)(d)

As Built:

sink pipes lack insulation

Recommendation:

Insulate exposed pipes under one sink.



Restrooms: Women's Restroom

Finding: 129

The operable part is positioned too high for either a side or front approach.

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

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

Citation:

2018 IAC Section: 308.1

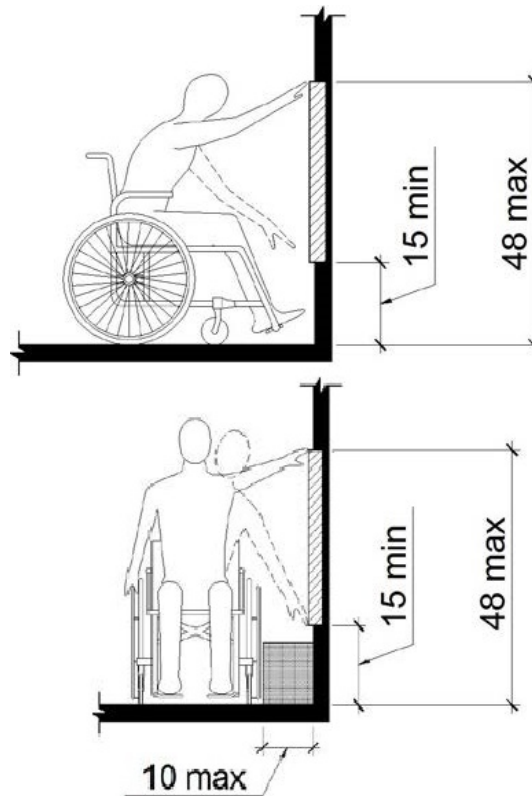
2010 ADAS Section: 308.1

As Built:

hook in stall at 63"

Recommendation:

Remount hook to be in reach range of 15" min to 48" max



Finding #129 Additional Finding Photos



Restrooms: Women's Restroom

Finding: 130

The accessible toilet compartment does not provide proper toe clearance on the front and/or side partition.

The front partition and 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.

Toe clearance at the side partition is not required in a compartment greater than 66 inches wide.

Toe clearance at the front partition is not required where the depth is minimum 62 inches for a wall hung toilet and minimum 65 inches for a floor mounted toilet.

Citation:

2018 IAC Section: 604.8.1.4

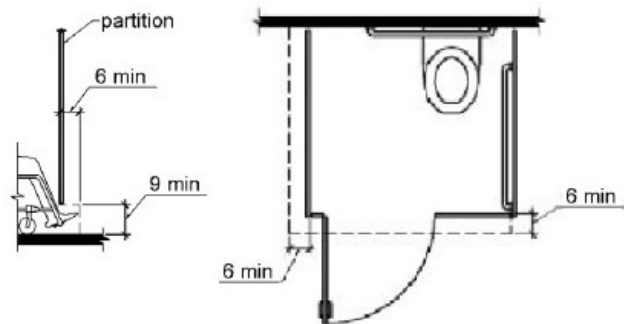
2010 ADAS Section: 604.8.1.4

As Built:

front partition lacks toe clearance

Recommendation:

Provide toe clearance at the front and side partitions, or enlarge stall to provide the same.



Restrooms: Women's Restroom

Finding: 131

The side grab bars are not in the correct location.

Grab bars on the side wall must be installed so that the end closest to the rear wall is maximum 12" from the rear wall. The end furthest from the rear wall must be mounted minimum 54" from the rear wall.

Citation:

2018 IAC Section: 604.5.1

2010 ADAS Section: 604.5.1

As Built:

side grab bar extends
to 47.5"

Recommendation:

Remount side grab bar to max 12" from the rear wall at the close end and min 54" on the far end, and 33" to 36" AFF.



Finding #131 Additional Finding Photos



Restrooms: Women's Restroom

Finding: 132

The rear grab bar is not 36" long or is not mounted in the correct location.

The rear grab bar must be a minimum of 36" long and extend from the toilet centerline a minimum 12" towards the wall side and a minimum 24" towards the open side of the toilet.

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

Citation:

2018 IAC Section: 604.5.2

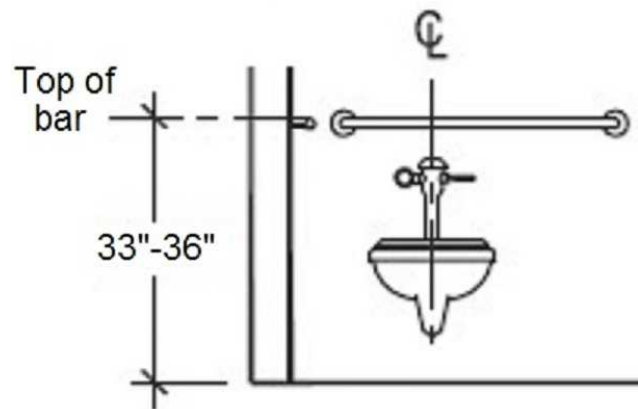
2010 ADAS Section: 604.5.2

As Built:

rear grab bar mounted to 13" to toilet centerline

Recommendation:

Remount rear grab bar to behind the toilet, 12" to the wall side of center and 24" to the open side and 33" to 36" AFF.



Finding #132 Additional Finding Photos



Restrooms: Women's Restroom

Finding: 133

The grab bar height and/or spacing fails.

Grab bars must be mounted between 33" and 36" to the top of the gripping surface. There must be 1.5" of clearance between the grab bar and the wall. There must be a minimum of 1.5" of clearance below and minimum 12" above the grab bar to any dispenser or other obstruction.

Citation:

2018 IAC Section: 609.3, 609.4

2010 ADAS Section: 609.3, 609.4

As Built:

TP dispenser 3" above
grab bar and too far
from toilet

Recommendation:

Remount toilet paper dispenser max 7" to 9" from front of toilet, 15" to 48" above the finished floor (AFF) and min 12" above or 1.5" below grab bar.



Finding #133 Additional Finding Photos



Restrooms: Women's Restroom

Finding: 134

The stall door fails to comply with all of the door requirements.

The stall door must be a minimum of 32" wide and have compliant hardware on both sides. The stall door must be self-closing.

Citation:

2018 IAC Section: 404.2.3, 404.2.7, 604.8.2.2

2010 ADAS Section: 404.2.3, 404.2.7, 604.8.2.2

As Built:

stall door lacks interior hardware except for lock

Recommendation:

Replace stall hardware with hardware operable without a tight pinch or grasp on both sides of the stall door.



Restrooms: Women's Restroom

Finding: 135

The compartment door is located too far from the partition or wall.

The door shall be located in front of the clear space and diagonal to the water closet. Where located in the front partition, the door opening shall be 4 inches maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches maximum from the front partition. Toilet compartment doors shall not swing into the minimum required compartment area.

Citation:

2018 IAC Section: 604.8.1.2

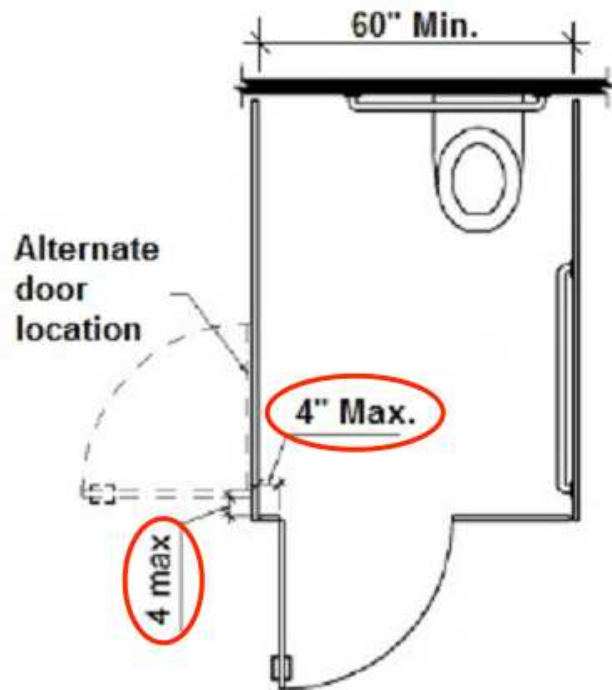
2010 ADAS Section: 604.8.1.2

As Built:

stall door mounted
7.5" from adjacent
partition

Recommendation:

Rehang stall door to be max 4" from adjacent stall partition and on the stall wall farthest from the toilet



Finding #135 Additional Finding Photos



Restrooms: Women's Restroom

Finding: 136

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Maneuvering clearances shall have a max slope of 2.08%.

All interior doors or gates must be maintained so that the operating pressure does not exceed 5 lbf to open.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

Door - sink at 7" in pull side clearance, 16# push

Recommendation:

For all doors/gates along the public circulation route, provide required maneuvering clearance on push and pull side of doors/gate.

For all doors/gates along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors/gates.



Finding #136 Additional Finding Photos



Restrooms: Men's Restroom

Finding: 137

The door exceeds the maximum pressure to open the door.

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

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

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

Citation:

2018 IAC Section: 404.2.9, 404.2.9 (1)

2010 ADAS Section: 404.2.9

As Built:

Door - 10# push

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Restrooms: Men's Restroom

Finding: 138

The tactile restroom wall sign is missing the International Symbol of Accessibility (ISA).

Accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Accessibility (ISA).

Wall signs identifying permanent rooms and spaces of a building shall have be horizontal format and the characters raised 1/32 inch minimum and shall be sans serif uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Contracted Grade 2 Braille shall be in a horizontal format and shall be placed a minimum of 3/8 inch and a maximum of 1/2 inch directly below the tactile characters; flush left or centered. Signs with raised characters or Braille shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:

2018 IAC Section: 216.8

2010 ADAS Section: 216.8

1997 IAC Section: 400.310(f)(1),
400.310(g)(16)(a)(v), 400.310(g)(17),
400.310(h)(1)(d), 400.310(k)(2)(a), 400.310(k)(2)(b),
400.310(k)(2)(c), 400.310(k)(3)(a), 400.310(k)(3)(b),
400.310(k)(3)(c) , 400.310(k)(3)(d), 400.310(l)(1),
400.310(l)(2), 400.310(n)(10), 400.310(p)(1),
400.310(p)(6), 400.310(u)(9), 400.310(u)(10),
400.310(u)(12), 400.310(v)(1), 400.310(w)(1)

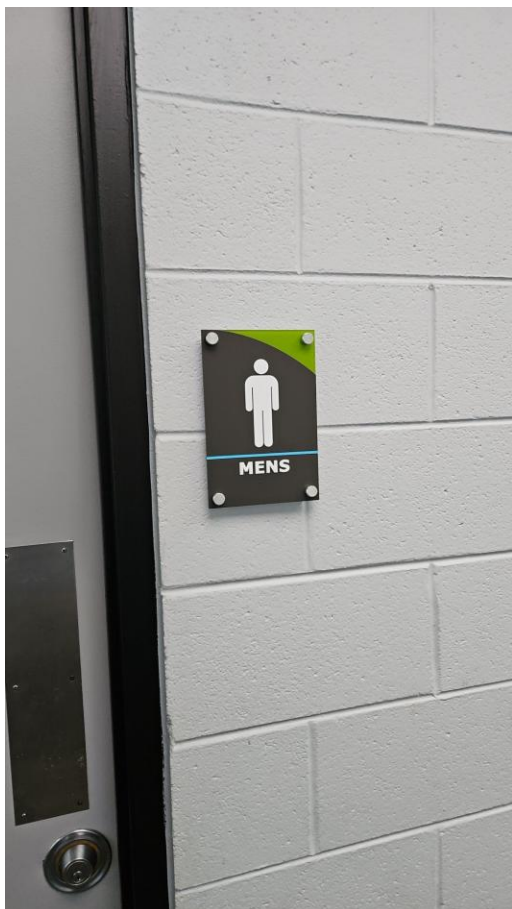
As Built:

sign lacks symbol of
access

Recommendation:

Acquire and mount signage, including Braille and access symbol mounted on wall, latch side of door, 48" to baseline of lowest character and 60" to baseline of highest character.

Finding #138 Continued



Restrooms: Men's Restroom

Finding: 139

The mirror is mounted too high.

Mirrors must have the bottom edge of the reflecting surface a maximum of 40 inches above the floor if above a sink or counter. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground.

Citation:

2018 IAC Section: 603.3

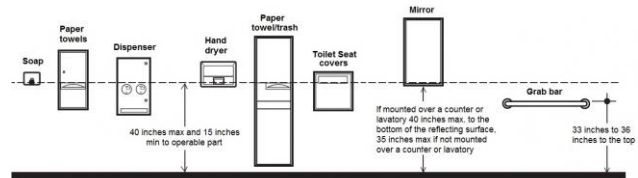
2010 ADAS Section: 603.3

As Built:

mirror at 41.5"

Recommendation:

Lower mirror so bottom reflective surface is max 40" AFF and 74" at the top.



Finding #139 Additional Finding Photos



Restrooms: Men's Restroom

Finding: 140

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

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

Citation:

2018 IAC Section: 606.5

2010 ADAS Section: 606.5

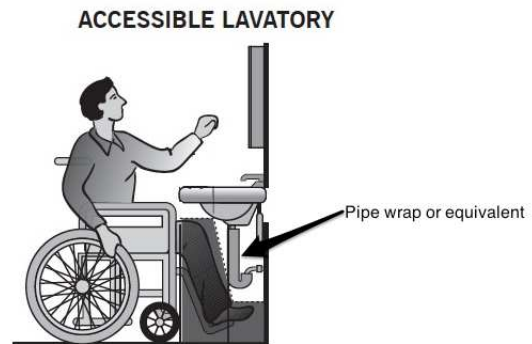
1997 IAC Section: 400.310(n)(7)(d)

As Built:

sink pipes lack insulation

Recommendation:

Insulate exposed pipes under one sink.



Restrooms: Men's Restroom

Finding: 141

The bowl of the urinal does not extend out from the wall far enough.

Urinals must project a minimum of 13-1/2 inches measured from the outer face of the urinal rim to the back of the fixture and be a maximum of 17 inches above the floor.

Citation:

2018 IAC Section: 605.2

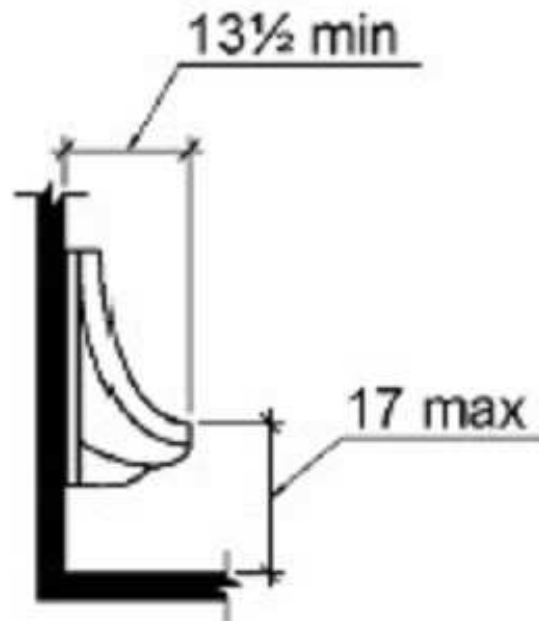
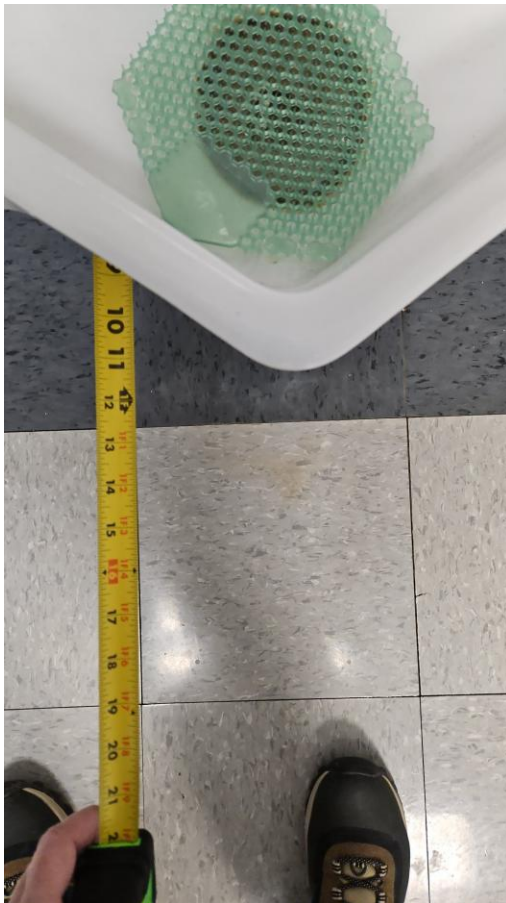
2010 ADAS Section: 605.2

As Built:

urinal depth 12"

Recommendation:

Replace urinal with one having a 13.5" min depth mounted at max 17" to rim with flush controls max 48" aff



Finding #141 Additional Finding Photos



Restrooms: Men's Restroom

Finding: 142

The operable part is positioned too high for either a side or front approach.

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

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

Citation:

2018 IAC Section: 308.1

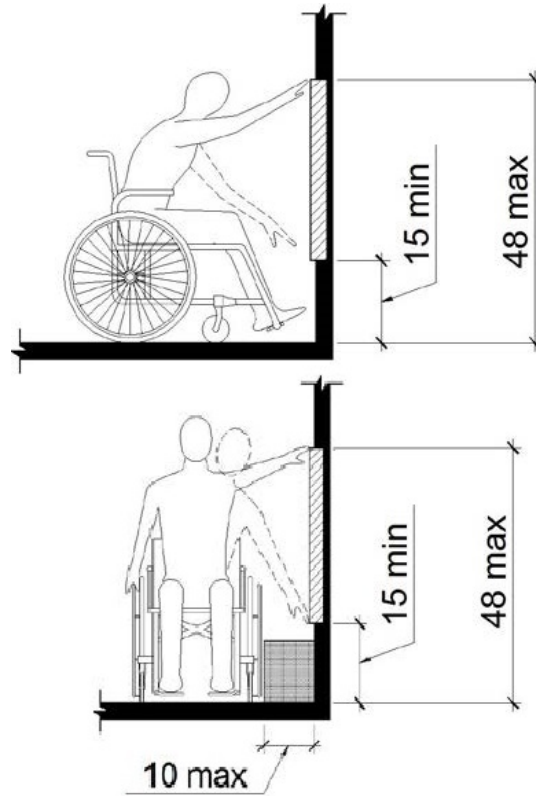
2010 ADAS Section: 308.1

As Built:

hook in stall at 62"

Recommendation:

Remount hook to be in reach range of 15" min to 48" max



Finding #142 Additional Finding Photos



Restrooms: Men's Restroom

Finding: 143

The toilet is not located within the range allowed from the side wall or partition.

The centerline of the toilet must be 16 to 18 inches from the side wall.

Citation:

2018 IAC Section: 604.2

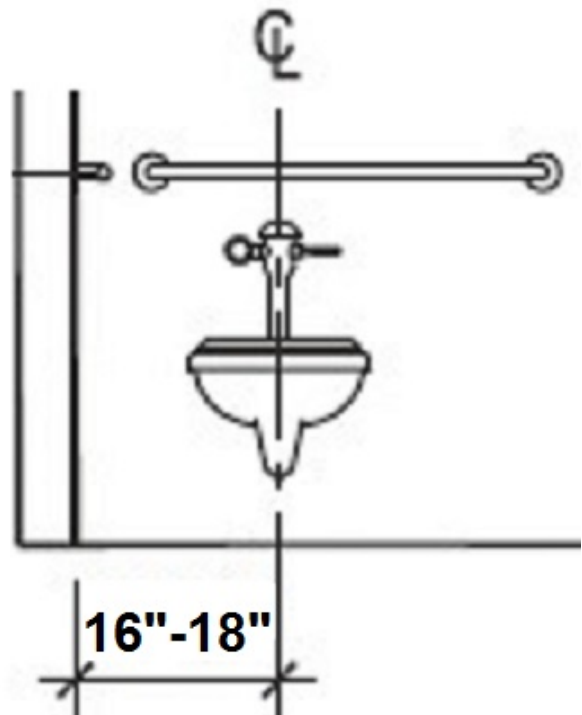
2010 ADAS Section: 604.2

As Built:

toilet centerline 19.75"

Recommendation:

Remount toilets to 16" to 18" from the side wall to centerline.



Finding #143 Additional Finding Photos



Restrooms: Men's Restroom

Finding: 144

The side grab bars are not in the correct location.

Grab bars on the side wall must be installed so that the end closest to the rear wall is maximum 12" from the rear wall. The end furthest from the rear wall must be mounted minimum 54" from the rear wall.

Citation:

2018 IAC Section: 604.5.1

2010 ADAS Section: 604.5.1

As Built:

side grab bar extends
to 47.5"

Recommendation:

Remount side grab bar to max 12" from the rear wall at the close end and min 54" on the far end, and 33" to 36" AFF.



Finding #144 Additional Finding Photos



Restrooms: Men's Restroom

Finding: 145

The rear grab bar is not 36" long or is not mounted in the correct location.

The rear grab bar must be a minimum of 36" long and extend from the toilet centerline a minimum 12" towards the wall side and a minimum 24" towards the open side of the toilet.

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

Citation:

2018 IAC Section: 604.5.2

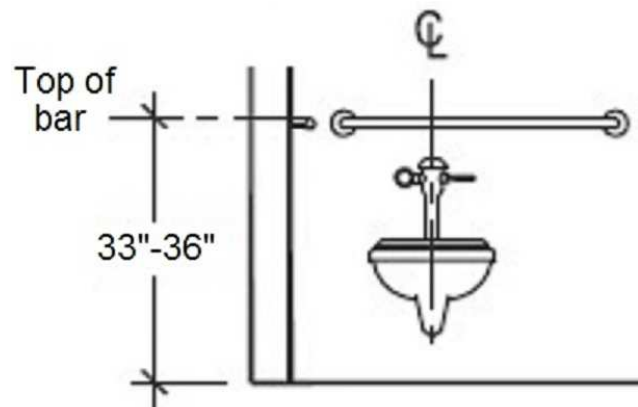
2010 ADAS Section: 604.5.2

As Built:

rear grab bar mounted
14.5" to toilet
centerline

Recommendation:

Remount rear grab bar to behind the toilet, 12" to the wall side of center and 24" to the open side and 33" to 36" AFF.



Finding #145 Additional Finding Photos



Restrooms: Men's Restroom

Finding: 146

The grab bar height and/or spacing fails.

Grab bars must be mounted between 33" and 36" to the top of the gripping surface. There must be 1.5" of clearance between the grab bar and the wall. There must be a minimum of 1.5" of clearance below and minimum 12" above the grab bar to any dispenser or other obstruction.

Citation:

2018 IAC Section: 609.3, 609.4

2010 ADAS Section: 609.3, 609.4

As Built:

TP dispenser 2.5"
above grab bar and
too far from toilet

Recommendation:

Remount toilet paper dispenser max 7" to 9" from front of toilet, 15" to 48" above the finished floor (AFF) and min 12" above or 1.5" below grab bar.



Finding #146 Additional Finding Photos



Restrooms: Men's Restroom

Finding: 147

The stall door fails to comply with all of the door requirements.

The stall door must be a minimum of 32" wide and have compliant hardware on both sides. The stall door must be self-closing.

Citation:

2018 IAC Section: 404.2.3, 404.2.7, 604.8.2.2

2010 ADAS Section: 404.2.3, 404.2.7, 604.8.2.2

As Built:

stall door not self
closing and lacks
hardware except for
lock

Recommendation:

Adjust stall door to be self-closing.

Replace stall hardware with hardware operable without a tight pinch or grasp on both sides of the stall door.



Finding #147 Additional Finding Photos



Preschool: Rooms/Spaces

Finding: 148

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

Citation:

2018 IAC Section: 404.2.4.4, 404.2.4.1

2010 ADAS Section: 404.2.4.4, 404.2.4.1

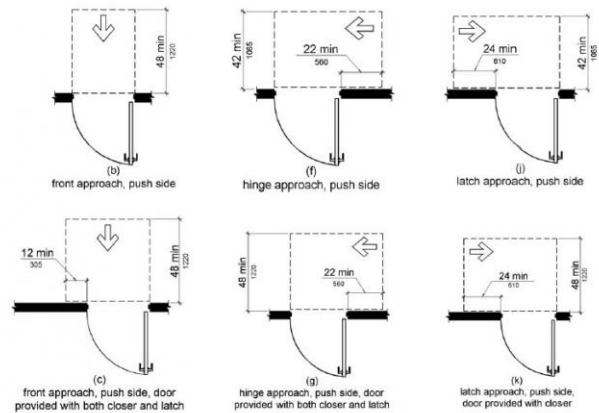
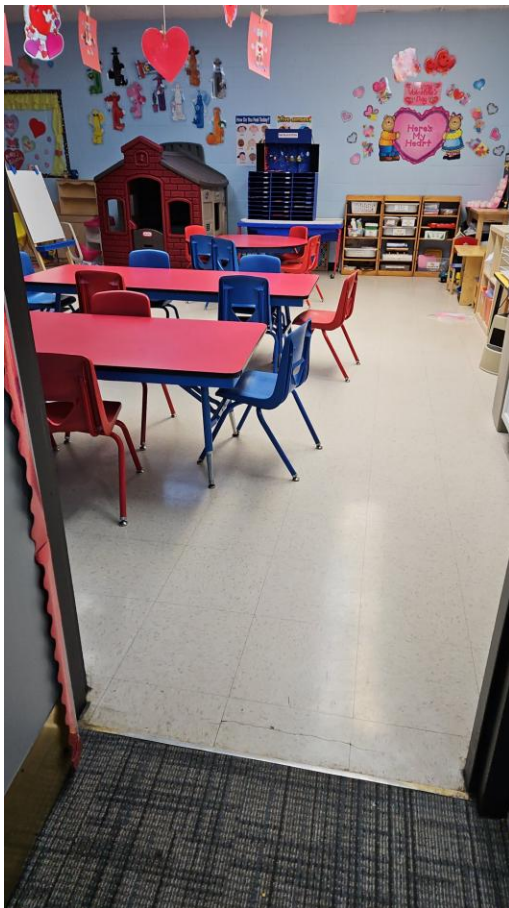
As Built:

Olive room - tables
back on push side

Recommendation:

Provide required maneuvering clearance on push side of door

Relocate obstacles to provide 48" maneuvering clearance around door.



Finding #148 Additional Finding Photos



Preschool: Rooms/Spaces

Finding: 149

The artwork extends down too close to the route of travel.

Any obstruction that overhangs a route of travel must be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction.

Citation:

2018 IAC Section: 307.4

2010 ADAS Section: 307.4

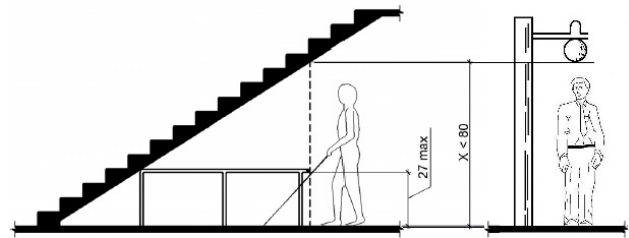
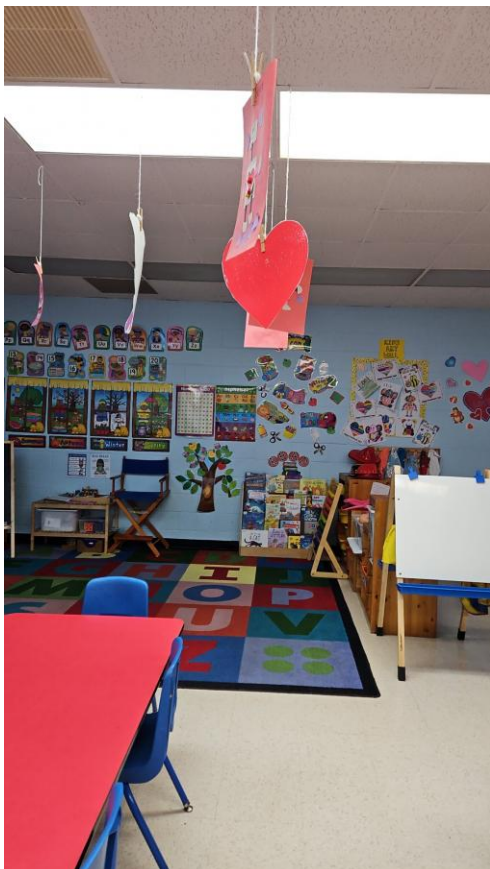
1997 IAC Section: 400.310(a)(4)

As Built:

Olive - artwork in head space at 66.5"

Recommendation:

Raise artwork to min 80" to prevent hazard in overhead clearance.



Finding #149 Additional Finding Photos



Preschool: Rooms/Spaces

Finding: 150

An item or items protrude more than 4 inches into the circulation path.

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

Citation:

2018 IAC Section: 307.2

2010 ADAS Section: 307.2

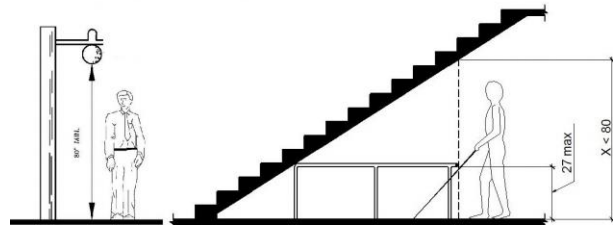
1997 IAC Section: 400.310(a)(10)

As Built:

Olive - shelf protrudes
11.5"

Recommendation:

Relocate protruding objects or place cane detectable bollard at foot of item.



Finding #150 Additional Finding Photos



Preschool: Rooms/Spaces

Finding: 151

The operable part is not accessible because there is not adequate clear floor space for either a forward or side approach.

The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.

Citation:

2018 IAC Section: 305.3

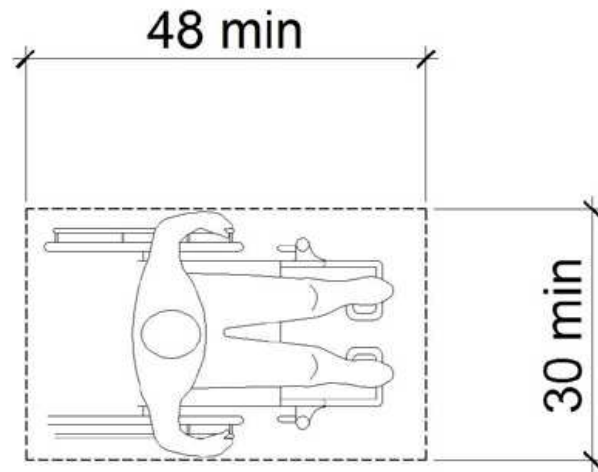
2010 ADAS Section: 305.3

As Built:

Olive - table in CFS at hooks, garbage bin at paper towels

Recommendation:

Remove, or relocate storage in CFS at fixtures and operable parts.



Finding #151 Additional Finding Photos



Preschool: Rooms/Spaces

Finding: 152

The top of the work surface is not within a compliant height range.

The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.

Citation:

2018 IAC Section: 902.3

2010 ADAS Section: 902.3

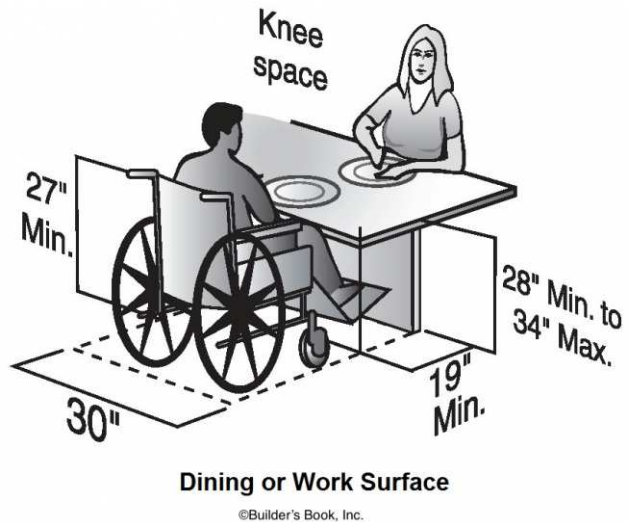
1997 IAC Section: 400.310(w)(4)

As Built:

Olive - lacks adjustable height tables

Recommendation:

Provide tables that are adjustable to 28" to 34" aff with required knee and toe clearances



Finding #152 Additional Finding Photos



Preschool: Rooms/Spaces

Finding: 153

The top rim of the sink is too high.

All lavatories/sinks that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

Citation:

2018 IAC Section: 606.3

2010 ADAS Section: 606.3

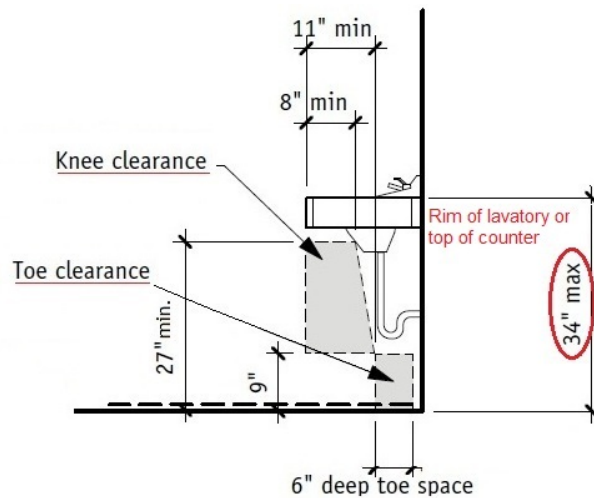
1997 IAC Section: 400.310(n)(7)(b)

As Built:

Olive - sink height
35.25"

Recommendation:

Lower sinks to max 34" above the finished floor (AFF) to front of rim.



Finding #153 Additional Finding Photos



Preschool: Rooms/Spaces

Finding: 154

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

Citation:

2018 IAC Section: 404.2.4.4, 404.2.4.1

2010 ADAS Section: 404.2.4.4, 404.2.4.1

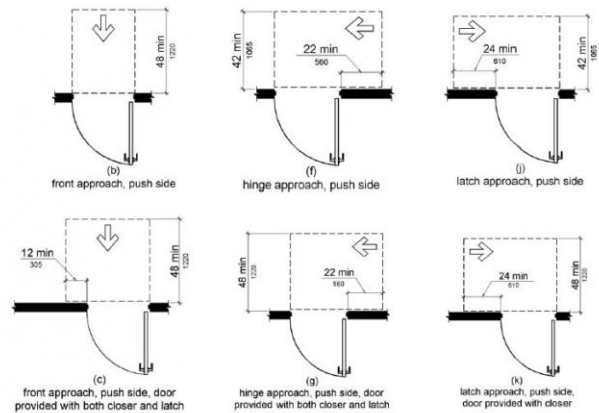
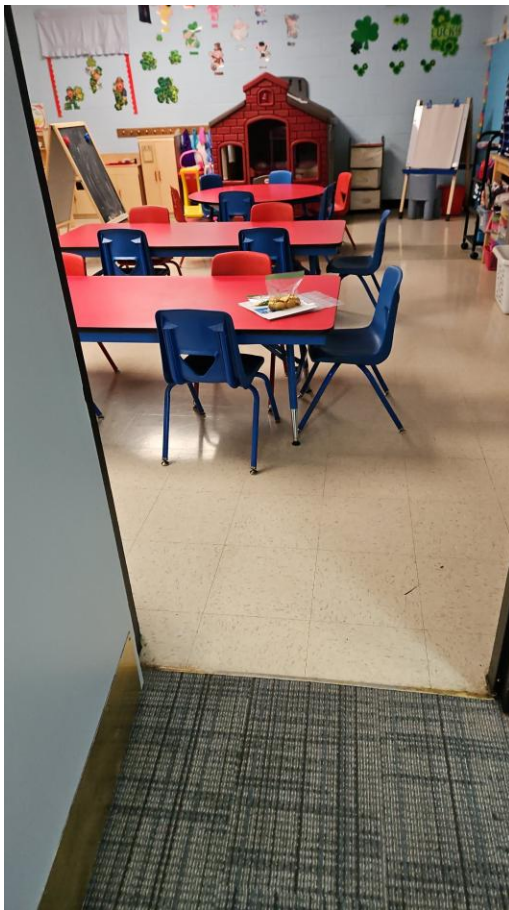
As Built:

Willow room - tables
back on push side

Recommendation:

Provide required maneuvering clearance on push side of door

Relocate obstacles to provide 48" maneuvering clearance around door.



Preschool: Rooms/Spaces

Finding: 155

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

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

Citation:

2018 IAC Section: 403.5.1

2010 ADAS Section: 403.5.1

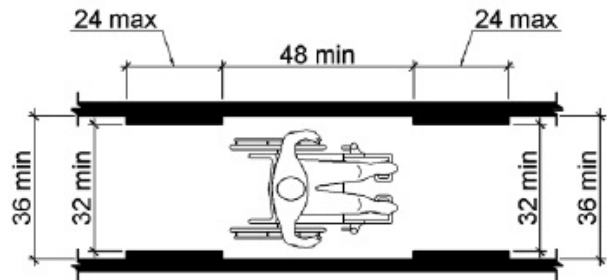
1997 IAC Section: 400.310(a)(2)

As Built:

Willow - table placement reduces route to 29"

Recommendation:

Rearrange tables to widen AR to compliant 36" clear width.



Finding #155 Additional Finding Photos



Preschool: Rooms/Spaces

Finding: 156

The artwork extends down too close to the route of travel.

Any obstruction that overhangs a route of travel must be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction.

Citation:

2018 IAC Section: 307.4

2010 ADAS Section: 307.4

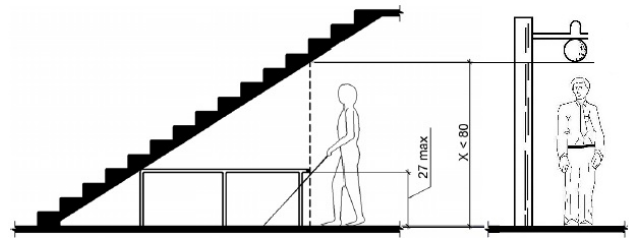
1997 IAC Section: 400.310(a)(4)

As Built:

Willow - artwork in head space at 64"

Recommendation:

Raise artwork to min 80" to prevent hazard in overhead clearance.



Finding #156 Additional Finding Photos



Preschool: Rooms/Spaces

Finding: 157

The operable part is not accessible because there is not adequate clear floor space for either a forward or side approach.

The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.

Citation:

2018 IAC Section: 305.3

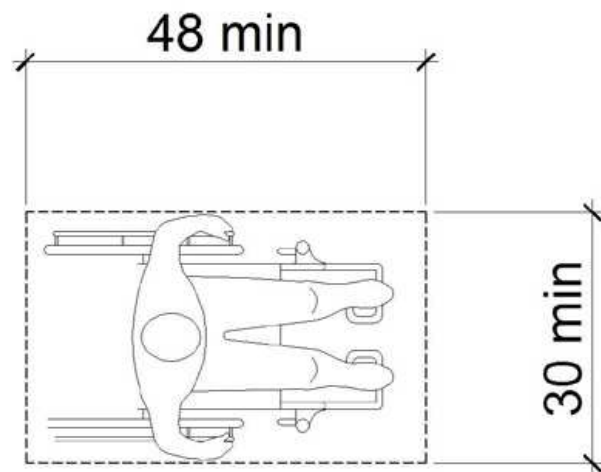
2010 ADAS Section: 305.3

As Built:

Willow - sink and paper towels lack CFS

Recommendation:

Remove, or relocate storage in CFS at fixtures and operable parts.



Preschool: Rooms/Spaces

Finding: 158

The operable part is positioned too high for either a side or front approach.

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

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

Citation:

2018 IAC Section: 308.1

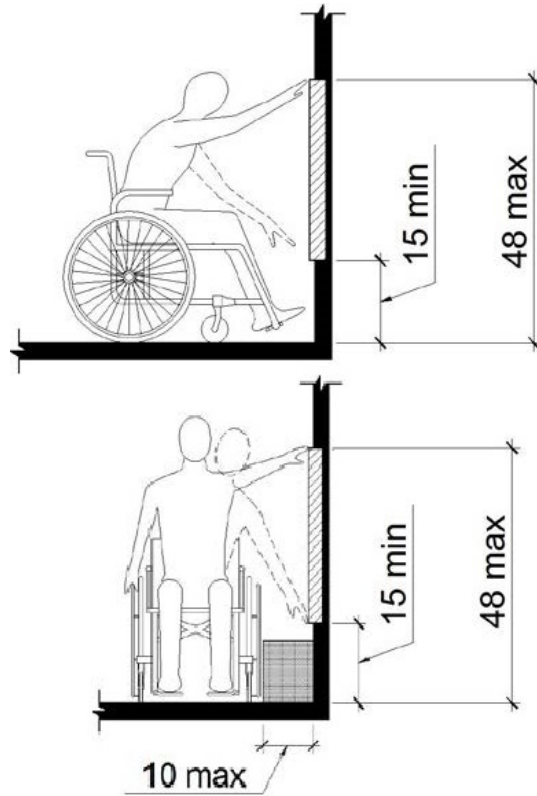
2010 ADAS Section: 308.1

As Built:

Willow - phone high at 65" to highest button

Recommendation:

Remount operable parts to be in reach range of 15" min to 48" max



Finding #158 Additional Finding Photos



Preschool: Rooms/Spaces

Finding: 159

The operable part is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2018 IAC Section: 309.4

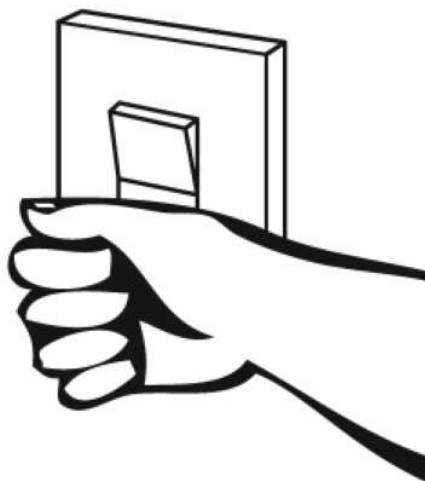
2010 ADAS Section: 309.4

As Built:

Willow - closets have knob hardware

Recommendation:

Replace operable part with one usable without a tight pinch or grasp.



Preschool: Rooms/Spaces

Finding: 160

The top of the work surface is not within a compliant height range.

The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.

Citation:

2018 IAC Section: 902.3

2010 ADAS Section: 902.3

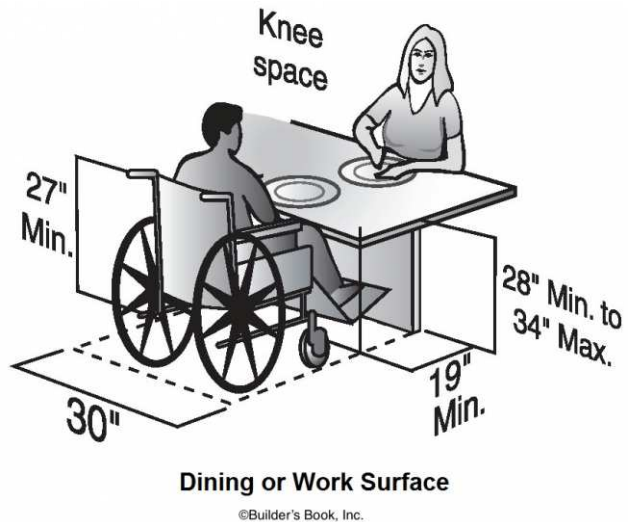
1997 IAC Section: 400.310(w)(4)

As Built:

Willow - lack adjustable height tables

Recommendation:

Provide tables that are adjustable to 28" to 34" aff with required knee and toe clearances.



Preschool: Rooms/Spaces

Finding: 161

The top rim of the sink is too high.

All lavatories/sinks that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

Citation:

2018 IAC Section: 606.3

2010 ADAS Section: 606.3

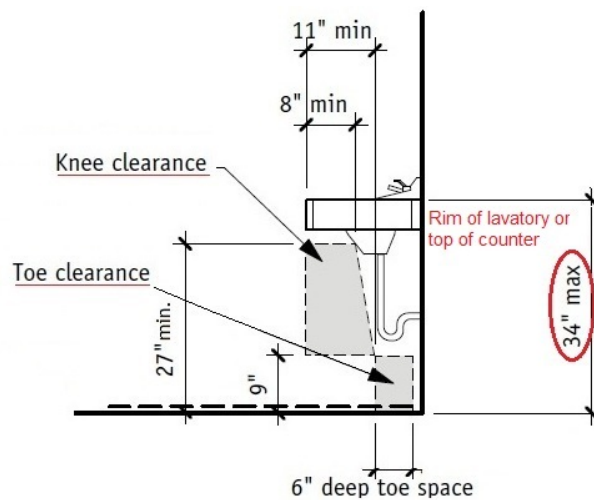
1997 IAC Section: 400.310(n)(7)(b)

As Built:

Willow - sink height
36"

Recommendation:

Lower sinks to max 34" above the finished floor (AFF) to front of rim.



Finding #161 Additional Finding Photos



Preschool: Rooms/Spaces

Finding: 162

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Maneuvering clearances shall have a max slope of 2.08%.

All interior doors or gates must be maintained so that the operating pressure does not exceed 5 lbf to open.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

Pine room - 10# push, garbage can push side, loose mat push side; other door blocked

Recommendation:

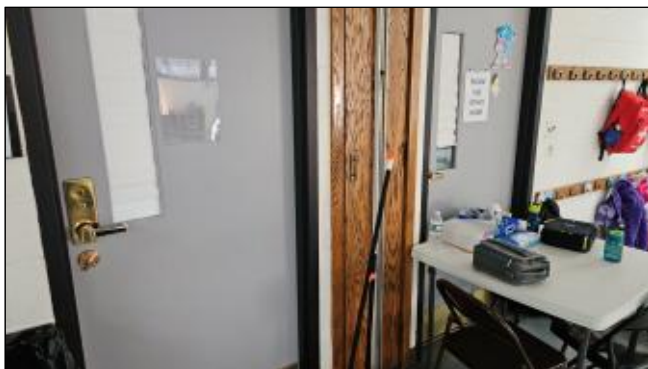
For all doors/gates along the public circulation route, provide required maneuvering clearance on push and pull side of doors/gate.

For all doors/gates along the public circulation route, secure rug in door/gate clearance to prevent trip hazard.

For all doors/gates along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors/gates.



Finding #162 Additional Finding Photos



Preschool: Rooms/Spaces

Finding: 163

The floor mat or carpet pile height is too high.

Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge.

Citation:

2018 IAC Section: 302.2

2010 ADAS Section: 302.2

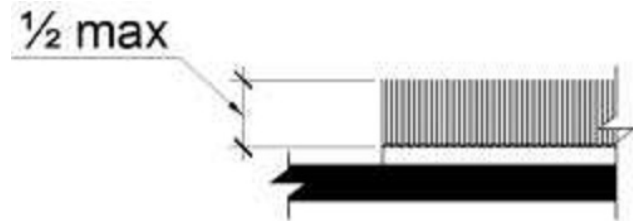
1997 IAC Section: 400.310(a)(11)

As Built:

Pine room - loose rug

Recommendation:

Secure rug to prevent trip hazard.



Preschool: Rooms/Spaces

Finding: 164

The operable part is positioned too high for either a side or front approach.

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

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

Citation:

2018 IAC Section: 308.1

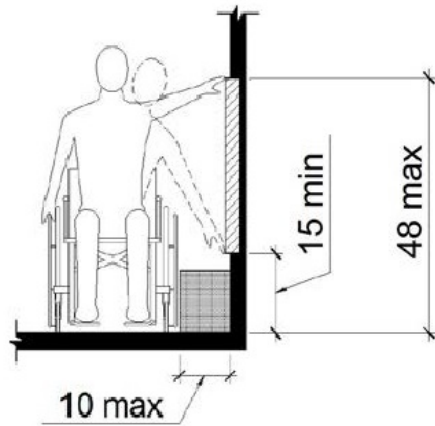
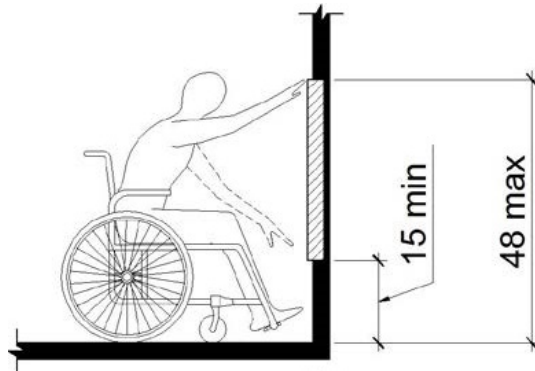
2010 ADAS Section: 308.1

As Built:

Pine room - phone
high at 58.25" to top
button

Recommendation:

Remount operable parts to be in reach range of 15" min to 48" max



Finding #164 Additional Finding Photos



Preschool: Rooms/Spaces

Finding: 165

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

101B - recycle can pull side, counter pull side, knob; 101C - shelf 16" pull side, 27" wide, knob

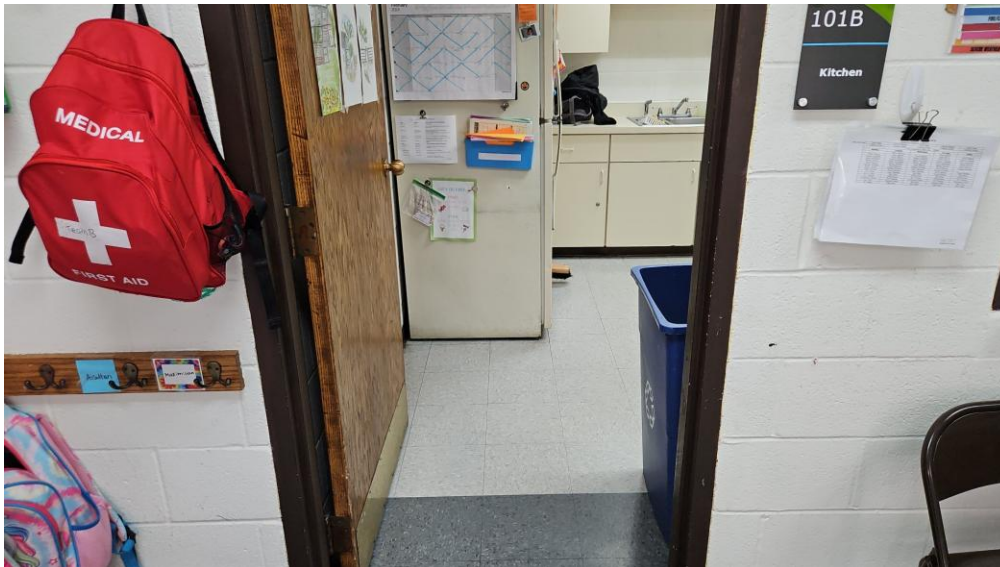
Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

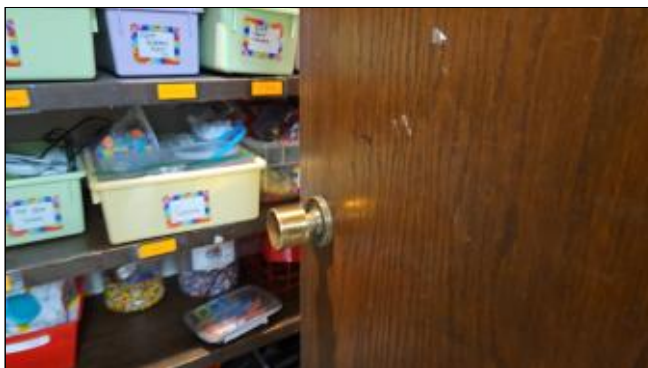
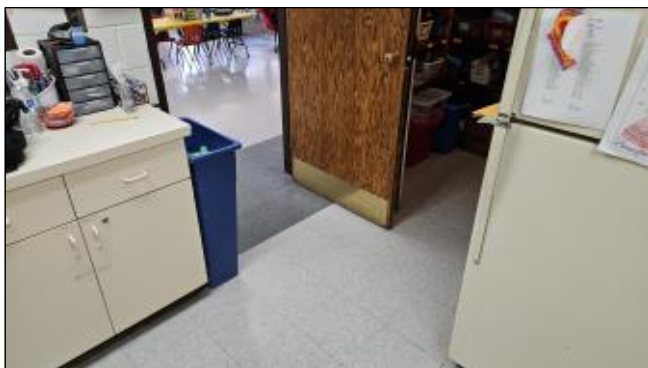
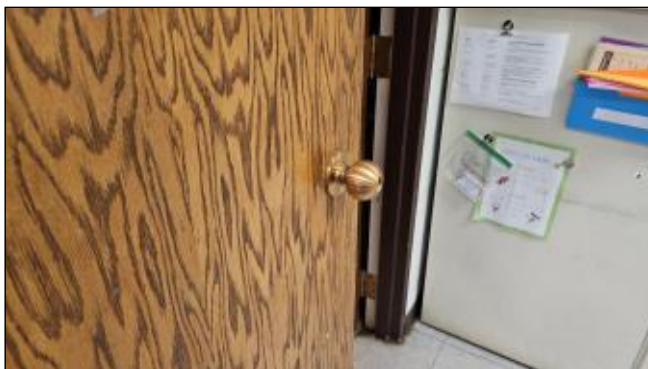
Provide required maneuvering clearance on push and pull side of doors.

Replace doors with doors having 80" overhead clearance and 32" clear width.

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp.



Finding #165 Additional Finding Photos



Lions Pool: Men's Locker Room

Finding: 166

Accessible lockers are not provided.

5% but not less than one of each type of locker must be accessible. Lockers of different size are considered different types.

Although not specifically required, it is considered "best practices" that accessible elements be identified to prevent confusion for those needing accessible elements and to indicate to those that do not need accessible elements that they should only be used if others are unavailable.

Citation:

2018 IAC Section: 225.2.1

2010 ADAS Section: 225.2.1

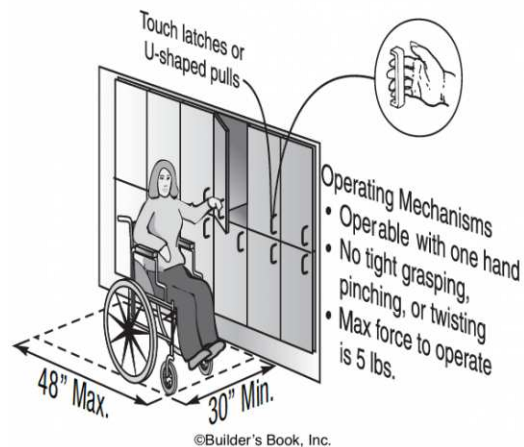
1997 IAC Section: 400.310(f)(1),
400.310(g)(16)(a)(v), 400.310(g)(17),
400.310(h)(1)(d), 400.310(k)(2)(a), 400.310(k)(2)(b),
400.310(k)(2)(c), 400.310(k)(3)(a), 400.310(k)(3)(b),
400.310(k)(3)(c), 400.310(k)(3)(d), 400.310(l)(1),
400.310(l)(2), 400.310(n)(10), 400.310(p)(1),
400.310(p)(6), 400.310(u)(9), 400.310(u)(10),
400.310(u)(12), 400.310(v)(1), 400.310(w)(1)

As Built:

lacks designated
lockers - 0 of 149

Recommendation:

Designate 5% or no less than 1 locker as accessible with accessible hardware. Mount signage with the access symbol as a (smart practice). Mount hooks and operating mechanisms max 48" aff.



Lions Pool: Men's Locker Room

Finding: 167

Storage elements shall comply with at least one of the reach ranges specified in 308

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

Citation:

2018 IAC Section: 308.3.2, 811.3

2010 ADAS Section: 308.3.2, 811.3

As Built:

locker - hook at 55.5",
shelf at 57"

Recommendation:

Replace or remount locker storage to max 48" to the hooks and 15" to 48" to the storage shelves



Finding #167 Additional Finding Photos



Lions Pool: Men's Locker Room

Finding: 168

The operable part is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2018 IAC Section: 309.4

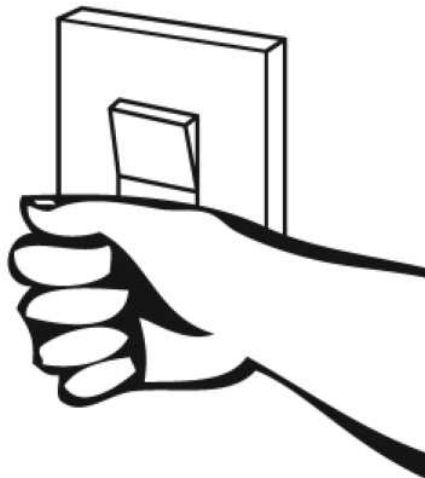
2010 ADAS Section: 309.4

As Built:

locker hardware tight
pinch

Recommendation:

Replace operable parts on designated lockers with one usable without a tight pinch or grasp.



Lions Pool: Men's Locker Room

Finding: 169

Coat hooks provided within the room shall be located within one of the reach ranges specified in 308. Shelves shall be 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground.

Where coat hooks or shelves are provided in dressing, fitting or locker rooms without individual compartments, at least one of each type shall comply with 803.5. Where coat hooks or shelves are provided in individual compartments at least one of each type complying with 803.5 shall be provided in individual compartments in dressing, fitting, or locker rooms required to comply with 222.1.

Citation:

2018 IAC Section: 222.2, 308.1, 308.2.1, 803.5

2010 ADAS Section: 308.2.1, 308.1, 222.2, 803.5

As Built:

hooks at shower 72"

Recommendation:

Remount at least one hook to max 48" AFF.



Lions Pool: Men's Locker Room

Finding: 170

There are no accessible bathing or shower facilities.

Where facilities for bathing are provided for the public, clients or employees, including showers or bathtubs, at least one shower or bathtub and support facilities such as lockers, and not less than 1 percent of all facilities, shall be accessible.

Citation:

2018 IAC Section: 213.3.6

2010 ADAS Section: 213.3.6

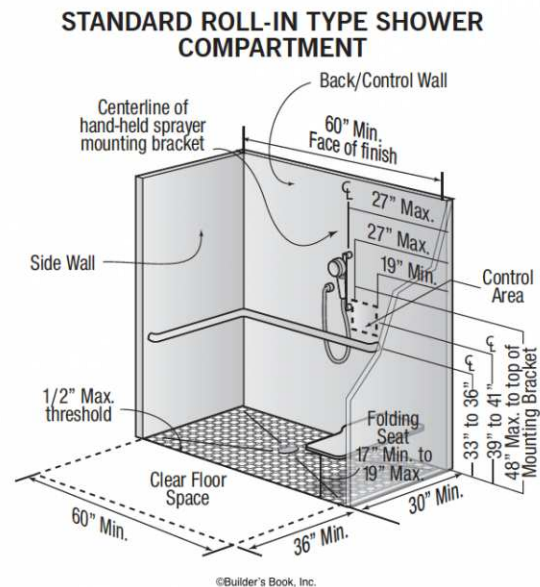
1997 IAC Section: 400.310(f)(1),
400.310(g)(16)(a)(v), 400.310(g)(17),
400.310(h)(1)(d), 400.310(k)(2)(a), 400.310(k)(2)(b),
400.310(k)(2)(c), 400.310(k)(3)(a), 400.310(k)(3)(b),
400.310(k)(3)(c), 400.310(k)(3)(d), 400.310(l)(1),
400.310(l)(2), 400.310(n)(10), 400.310(p)(1),
400.310(p)(6), 400.310(u)(9), 400.310(u)(10),
400.310(u)(12), 400.310(v)(1), 400.310(w)(1)

As Built:

lacks compliant
accessible shower

Recommendation:

Create an accessible shower in locker/bathing room.



Finding #170 Additional Finding Photos



Lions Pool: Men's Locker Room

Finding: 171

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Maneuvering clearances shall have a max slope of 2.08%.

All interior doors or gates must be maintained so that the operating pressure does not exceed 5 lbf to open.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

Exit near front - wall in push clearance, 8# push

Recommendation:

For all doors/gates along the public circulation route, provide required maneuvering clearance on push and pull side of doors/gate.

For all doors/gates along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors/gates.



Finding #171 Additional Finding Photos



Lions Pool: Men's Locker Room

Finding: 172

There are not enough drinking fountains.

When drinking fountains are provided, a minimum of one must be designed for wheelchair users and one must be designed for standing persons unless a single fountain meets the requirements for both.

Citation:

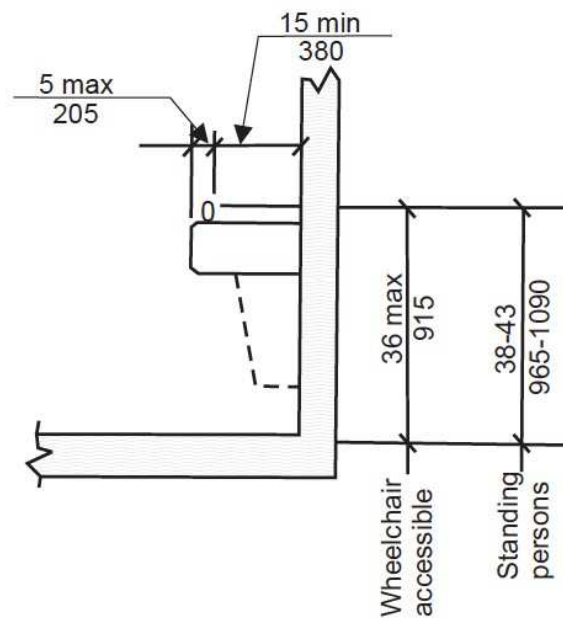
2010 ADAS Section: 211.2

As Built:

lacks compliant drinking fountain

Recommendation:

Replace drinking fountain with hi-lo bowl



Lions Pool: Men's Locker Room

Finding: 173

There is no compliant turning space within the room.

Steam and sauna rooms must provide a 60 inch diameter turning space or "T" turn within the room.

Where seating is provided in saunas and steam rooms, at least one bench shall comply with 903. Doors shall not swing into the clear floor space required by 903.2.

EXCEPTION: A readily removable bench shall be permitted to obstruct the turning space required by 612.3 and the clear floor or ground space required by 903.2.

Citation:

2018 IAC Section: 612.2, 612.2 Exception, 612.3

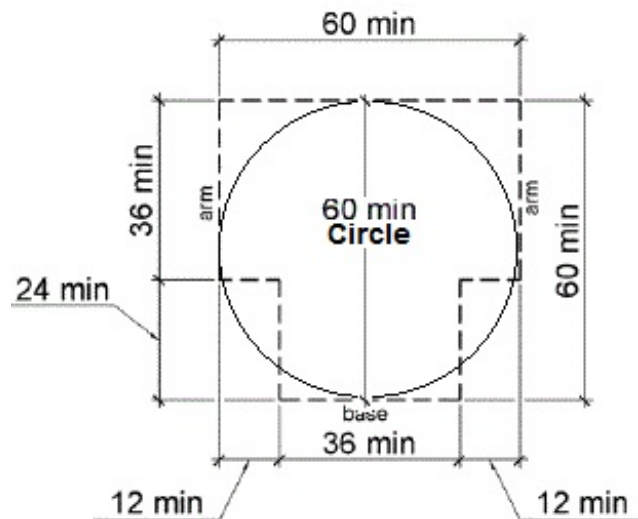
2010 ADAS Section: 612.2, 612.2 Exception, 612.3

As Built:

sauna door only 25" wide, lacks turning

Recommendation:

Provide required turning space within steam/sauna rooms if feasible or replace unit with an accessible unit.



Finding #173 Additional Finding Photos



Lions Pool: Men's Locker Room

Finding: 174

There are not enough accessible toilet compartments.

The room contains toilet compartments. A minimum of 1 must be wheelchair accessible .

Citation:

2018 IAC Section: 213.3.1

2010 ADAS Section: 213.3.1

As Built:

front restroom area
lacks accessible
features

Recommendation:

Create a wheelchair accessible stall with grab bars and fixtures mounted in correct locations and at correct heights in front restroom area.



Finding #174 Additional Finding Photos



Lions Pool: Men's Locker Room

Finding: 175

Spaces and elements within employee work areas shall only be required to comply with 206.2.8, 207.1, and 215.3 and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area. Employee work areas, or portions of employee work areas, other than raised courtroom stations, that are less than 300 square feet (28 m2) and elevated 7 inches (180 mm) or more above the finish floor or ground where the elevation is essential to the function of the space shall not be required to comply with these requirements or to be on an accessible route.

Citation:

2018 IAC Section: 203.9

2010 ADAS Section: 203.9

As Built:

Janitor - door width
27", knob hardware

Recommendation:

For employee spaces, relocate storage, furniture, and other obstacles at doorways to provide approach, enter and exit at the employee space.

Replace doors with doors having 80" overhead clearance and 32" clear width.

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp.



Finding #175 Additional Finding Photos



Lions Pool: Men's Locker Room

Finding: 176

The tactile restroom wall sign is missing the International Symbol of Accessibility (ISA).

Accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Accessibility (ISA).

Wall signs identifying permanent rooms and spaces of a building shall have be horizontal format and the characters raised 1/32 inch minimum and shall be sans serif uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Contracted Grade 2 Braille shall be in a horizontal format and shall be placed a minimum of 3/8 inch and a maximum of 1/2 inch directly below the tactile characters; flush left or centered. Signs with raised characters or Braille shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:

2018 IAC Section: 216.8

2010 ADAS Section: 216.8

1997 IAC Section: 400.310(f)(1),
400.310(g)(16)(a)(v), 400.310(g)(17),
400.310(h)(1)(d), 400.310(k)(2)(a), 400.310(k)(2)(b),
400.310(k)(2)(c), 400.310(k)(3)(a), 400.310(k)(3)(b),
400.310(k)(3)(c) , 400.310(k)(3)(d), 400.310(l)(1),
400.310(l)(2), 400.310(n)(10), 400.310(p)(1),
400.310(p)(6), 400.310(u)(9), 400.310(u)(10),
400.310(u)(12), 400.310(v)(1), 400.310(w)(1)

As Built:

sign lacks symbol of
access

Recommendation:

Acquire and mount signage, including Braille and access symbol mounted on wall, latch side of door, 48" to baseline of lowest character and 60" to baseline of highest character.

Finding #176 Continued



Lions Pool: Men's Locker Room

Finding: 177

The top rim of the sink is too high.

All lavatories/sinks that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

Citation:

2018 IAC Section: 606.3

2010 ADAS Section: 606.3

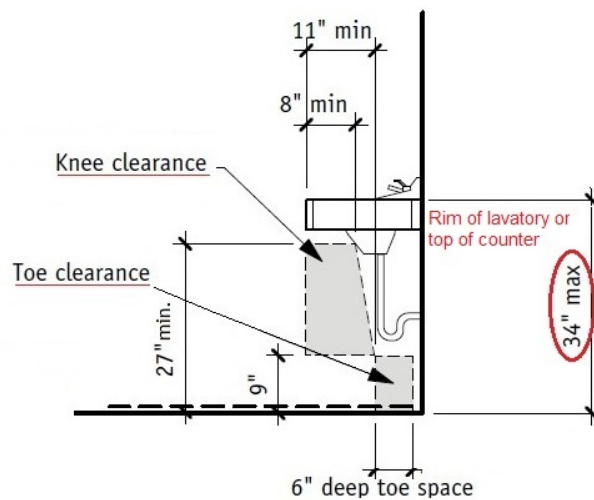
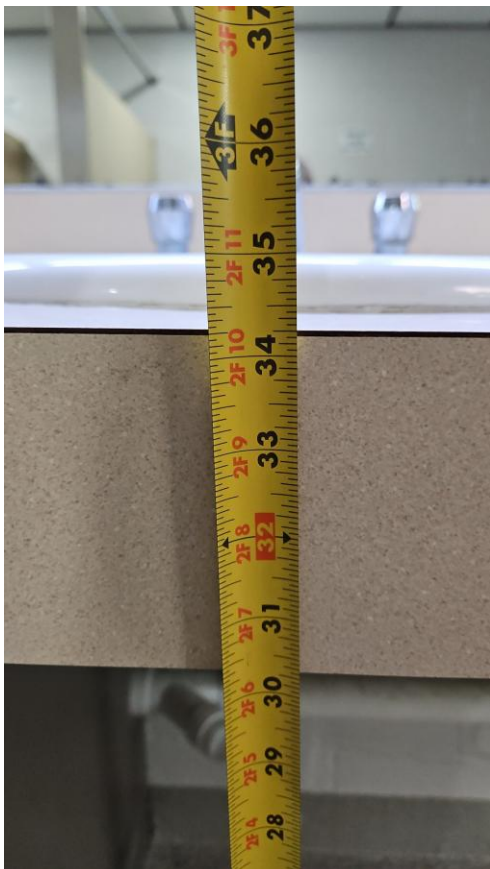
1997 IAC Section: 400.310(n)(7)(b)

As Built:

sinks in accessible
stall area 35"

Recommendation:

Lower sinks to max 34" above the finished floor (AFF) to front of rim.



Finding #177 Additional Finding Photos



Lions Pool: Men's Locker Room

Finding: 178

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

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

Citation:

2018 IAC Section: 606.5

2010 ADAS Section: 606.5

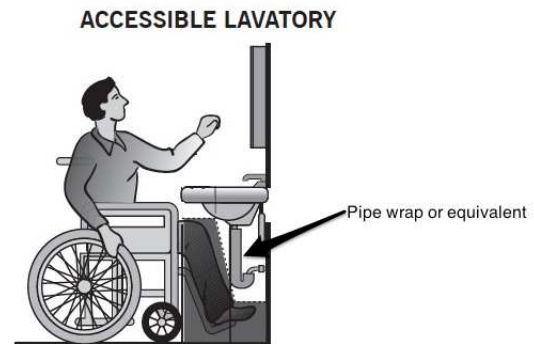
1997 IAC Section: 400.310(n)(7)(d)

As Built:

sinks by showers lack insulation

Recommendation:

Insulate exposed pipes under one sink.



Lions Pool: Men's Locker Room

Finding: 179

The rim of the urinal is too high.

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

Citation:

2018 IAC Section: 605.2

2010 ADAS Section: 605.2

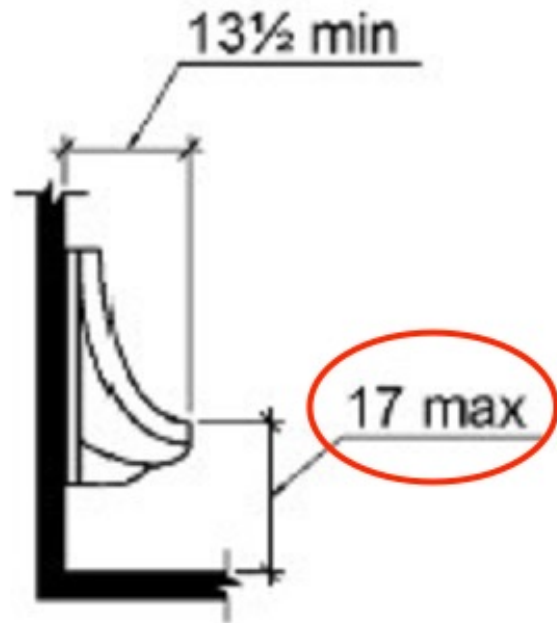
1997 IAC Section: 400.310(n)(6)(a)

As Built:

lower urinal mounted
18" to rim

Recommendation:

Lower urinal so that rim height is max 17" AFF.



Finding #179 Additional Finding Photos



Lions Pool: Men's Locker Room

Finding: 180

The room contains 6 or more fixtures and therefore must have a minimum of one ambulatory toilet stall.

Where six or more compartments are provided, or where the combination of urinals and water closets totals six or more fixtures within a multiple-accommodation toilet room, in addition to the accessible water closet compartment, at least one ambulatory accessible compartment must be provided. The ambulatory accessible compartment shall be 35-37 inches wide and 60 inches minimum deep. The door shall not encroach into the required compartment area and must be self closing. Grab bars must be installed on both sides.

Citation:

2018 IAC Section: 213.3.1

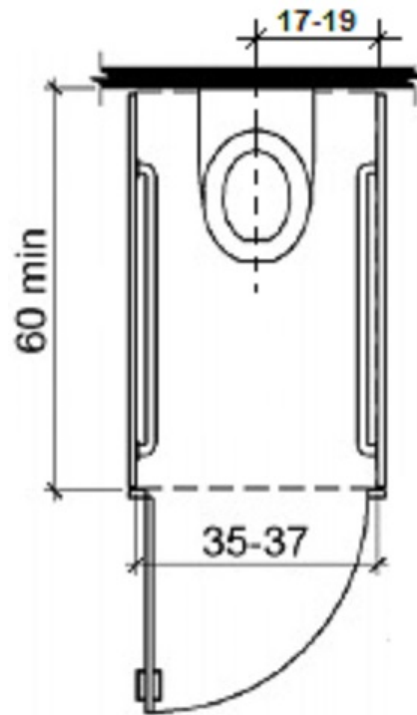
2010 ADAS Section: 213.3.1

As Built:

2 stalls in one area, 2 stalls near shower, 4 urinals no ambulatory stall provided

Recommendation:

Create an ambulatory accessible stall with grab bars and fixtures mounted in correct locations and at correct heights.



Lions Pool: Men's Locker Room

Finding: 181

The accessible toilet compartment does not provide proper toe clearance on the front and/or side partition.

The front partition and 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.

Toe clearance at the side partition is not required in a compartment greater than 66 inches wide.

Toe clearance at the front partition is not required where the depth is minimum 62 inches for a wall hung toilet and minimum 65 inches for a floor mounted toilet.

Citation:

2018 IAC Section: 604.8.1.4

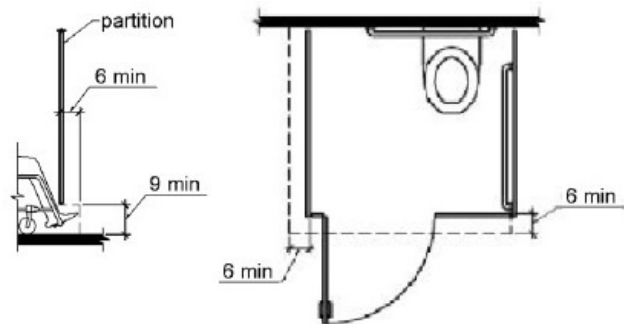
2010 ADAS Section: 604.8.1.4

As Built:

accessible stall lacks
front toe clearance

Recommendation:

Provide toe clearance at the front and side partitions, or enlarge stall to provide the same.



Lions Pool: Men's Locker Room

Finding: 182

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

Citation:

2018 IAC Section: 604.4

2010 ADAS Section: 604.4

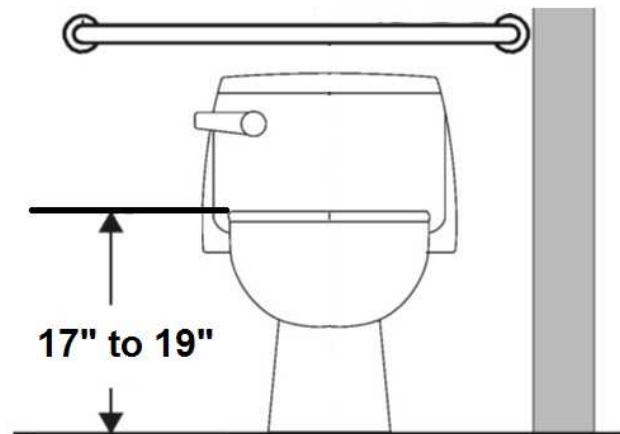
1997 IAC Section: 400.310(n)(5)(b)(ii)

As Built:

seat height 19.5"

Recommendation:

Replace toilet seat, or re-set or replace toilet to 17" to 19" above the finished floor (AFF).



Finding #182 Additional Finding Photos



Lions Pool: Men's Locker Room

Finding: 183

The side grab bars are not in the correct location.

Grab bars on the side wall must be installed so that the end closest to the rear wall is maximum 12" from the rear wall. The end furthest from the rear wall must be mounted minimum 54" from the rear wall.

Citation:

2018 IAC Section: 604.5.1

2010 ADAS Section: 604.5.1

As Built:

side bar 13" from rear wall

Recommendation:

Remount side grab bar to max 12" from the rear wall at the close end and min 54" on the far end, and 33" to 36" AFF.



Finding #183 Additional Finding Photos



Lions Pool: Men's Locker Room

Finding: 184

The grab bar height and/or spacing fails.

Grab bars must be mounted between 33" and 36" to the top of the gripping surface. There must be 1.5" of clearance between the grab bar and the wall. There must be a minimum of 1.5" of clearance below and minimum 12" above the grab bar to any dispenser or other obstruction.

Citation:

2018 IAC Section: 609.3, 609.4

2010 ADAS Section: 609.3, 609.4

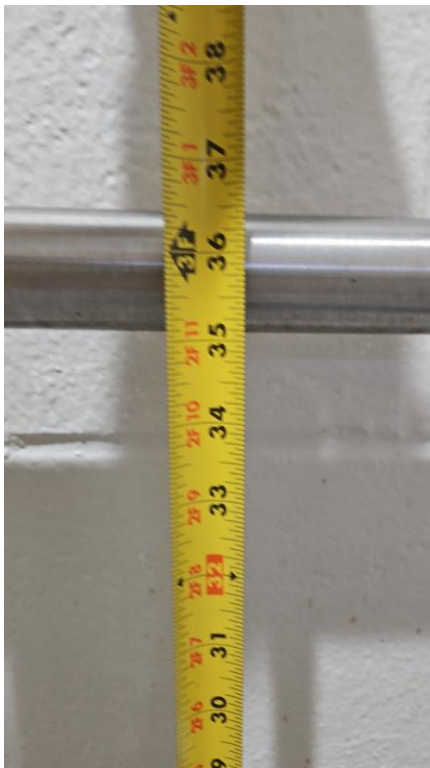
As Built:

grab bars 36.5" and 36.75", TP 3.5" above side bar and too far from toilet

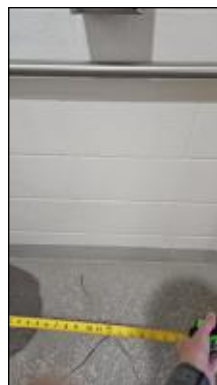
Recommendation:

Remount grab bars in accessible stall to 33" to 36" above the finished floor (AFF).

Remount toilet paper dispenser max 7" to 9" from front of toilet, 15" to 48" above the finished floor (AFF) and min 12" above or 1.5" below grab bar.



Finding #184 Additional Finding Photos



Lions Pool: Men's Locker Room

Finding: 185

The stall door fails to comply with all of the door requirements.

The stall door must be a minimum of 32" wide and have compliant hardware on both sides. The stall door must be self-closing.

Citation:

2018 IAC Section: 404.2.3, 404.2.7, 604.8.2.2

2010 ADAS Section: 404.2.3, 404.2.7, 604.8.2.2

As Built:

stall door - lacks
handle push side, not
self-closing

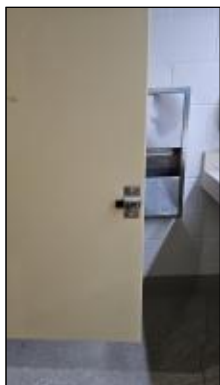
Recommendation:

Adjust stall door to be self-closing.

Replace stall hardware with hardware operable without a tight pinch or grasp on both sides of the stall door.



Finding #185 Additional Finding Photos



Lions Pool: Men's Locker Room

Finding: 186

The compartment door is located too far from the partition or wall.

The door shall be located in front of the clear space and diagonal to the water closet. Where located in the front partition, the door opening shall be 4 inches maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches maximum from the front partition. Toilet compartment doors shall not swing into the minimum required compartment area.

Citation:

2018 IAC Section: 604.8.1.2

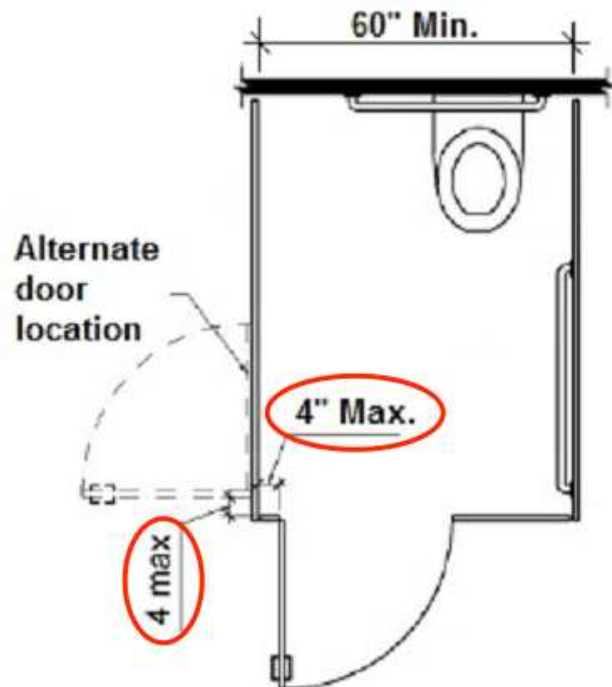
2010 ADAS Section: 604.8.1.2

As Built:

stall door mounted
8.5" from adjacent
partition

Recommendation:

Rehang stall door to be max 4" from adjacent stall partition and on the stall wall farthest from the toilet.



Finding #186 Additional Finding Photos



Lions Pool: Men's Locker Room

Finding: 187

An object or objects project more than 4 inches into the circulation path.

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

Citation:

2018 IAC Section: 307.2

2010 ADAS Section: 307.2

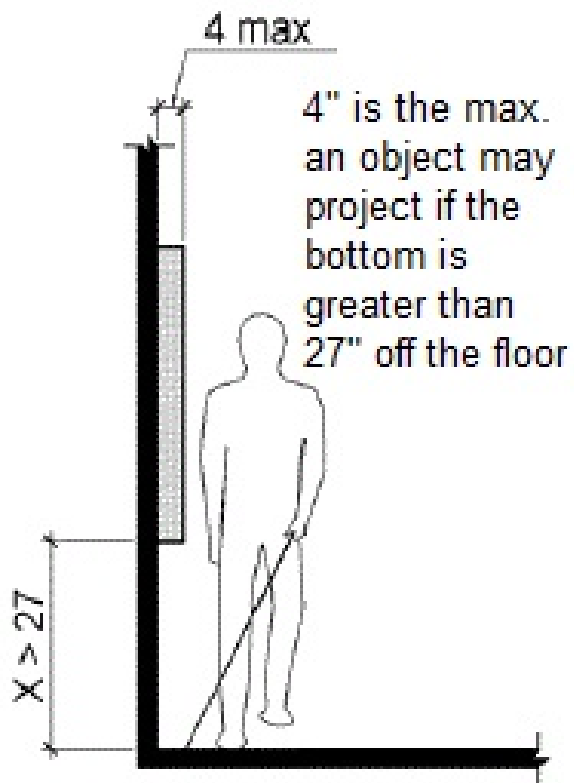
1997 IAC Section: 400.310(a)(10)

As Built:

hand dryers protrude

Recommendation:

Relocate protruding objects or place cane detectable bollard at foot of item.



Finding #187 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 188

Element meets all standards and requirements.

Citation:

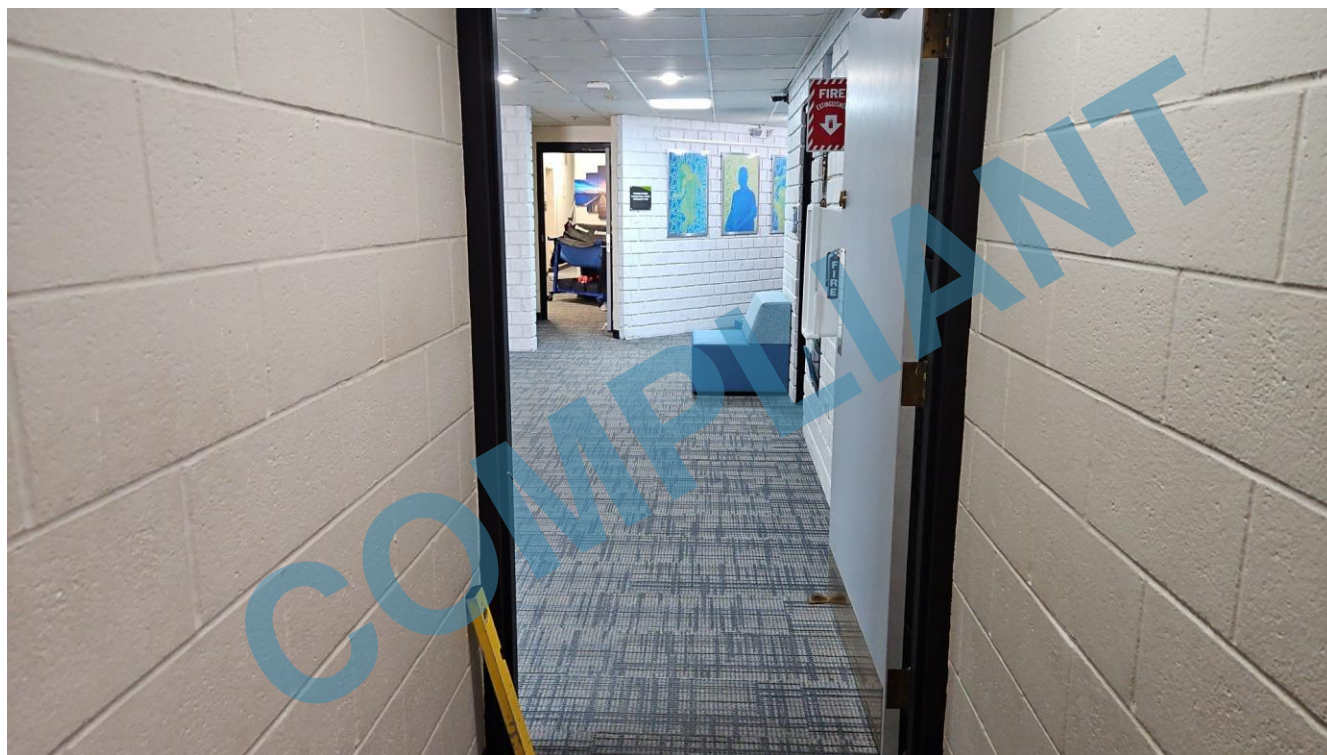
2010 ADAS Section: N/A

As Built:

women's locker room
door from hall
complies

Recommendation:

None



Lions Pool: Women's Locker Room

Finding: 189

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Maneuvering clearances shall have a max slope of 2.08%.

The bottom 10 inches on the push side must be smooth and free of obstructions (hold open devices).

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

women's locker room
from pool - door stop
push side surface, wall
52" back pull side

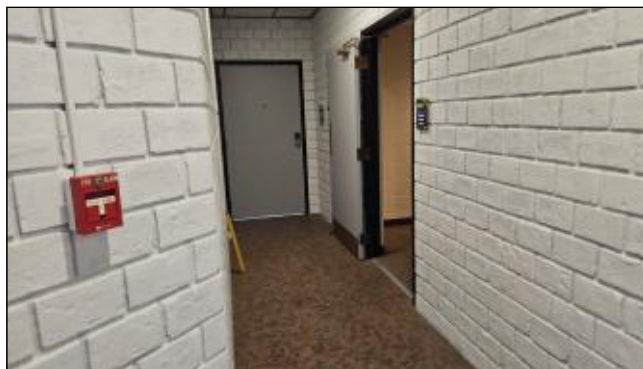
Recommendation:

For all doors/gates along the public circulation route, provide required maneuvering clearance on push and pull side of doors/gate.

For all doors/gates along the public circulation route, remove door holder to provide a smooth surface on the push side of door/gate from floor to 10" AFF.



Finding #189 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 190

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Maneuvering clearances shall have a max slope of 2.08%.

Door and gate openings shall provide a clear width of 32 inches (815 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. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

The threshold has a vertical change greater than 1/4 inch high.

Vision lights and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

Citation:

2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception

As Built:

105D women's sauna - wall back pull side, 21" wide, 2" CIL, 54" window

Recommendation:

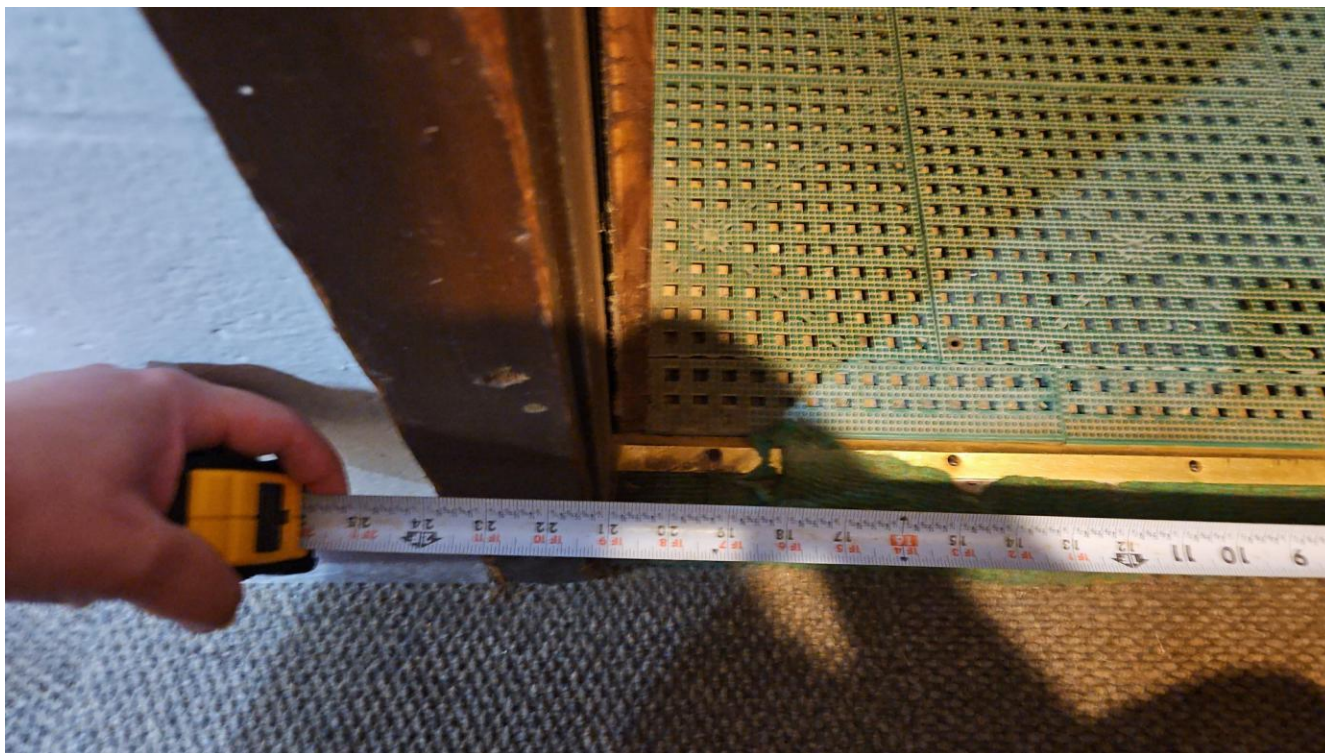
For all doors/gates along the public circulation route, provide required maneuvering clearance on push and pull side of doors/gate.

For all doors/gates along the public circulation route, replace with doors/gates having 80" overhead clearance and 32" clear width.

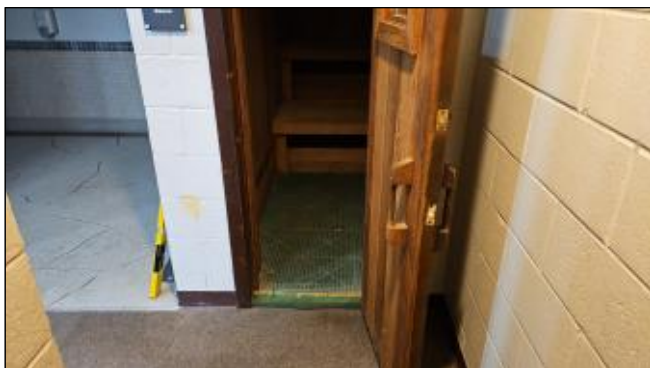
For all doors/gates along the public circulation route, repair, bevel, or ramp CILs at entries to max .25".

For all doors/gates along the public circulation route, replace doors/gates with ones having sidelight viewing windows max 43" AFF.

Finding #190 Continued



Finding #190 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 191

Accessible lockers are not provided.

5% but not less than one of each type of locker must be accessible. Lockers of different size are considered different types.

Although not specifically required, it is considered "best practices" that accessible elements be identified to prevent confusion for those needing accessible elements and to indicate to those that do not need accessible elements that they should only be used if others are unavailable.

Citation:

2018 IAC Section: 225.2.1

2010 ADAS Section: 225.2.1

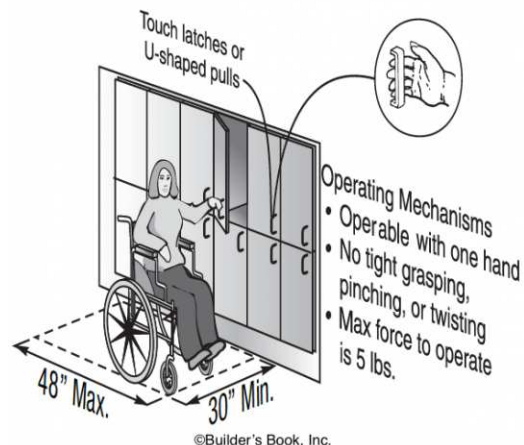
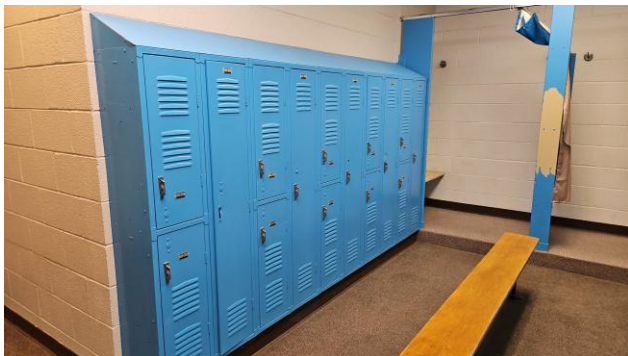
1997 IAC Section: 400.310(f)(1),
400.310(g)(16)(a)(v), 400.310(g)(17),
400.310(h)(1)(d), 400.310(k)(2)(a), 400.310(k)(2)(b),
400.310(k)(2)(c), 400.310(k)(3)(a), 400.310(k)(3)(b),
400.310(k)(3)(c), 400.310(k)(3)(d), 400.310(l)(1),
400.310(l)(2), 400.310(n)(10), 400.310(p)(1),
400.310(p)(6), 400.310(u)(9), 400.310(u)(10),
400.310(u)(12), 400.310(v)(1), 400.310(w)(1)

As Built:

86 lockers - 60 smaller,
26 tall, none
designated accessible

Recommendation:

Designate 5% or no less than 1 locker as accessible with accessible hardware. Mount signage with the access symbol as a (smart practice). Mount hooks and operating mechanisms max 48" aff.



Finding #191 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 192

Storage elements shall comply with at least one of the reach ranges specified in 308

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

Citation:

2018 IAC Section: 308.3.2, 811.3

2010 ADAS Section: 308.3.2, 811.3

As Built:

all lockers have hooks,
shelf, or both out of
reach

Recommendation:

Replace or remount locker storage to max 48" to the hooks and 15" to 48" to the storage shelves in newly designated lockers. Distribute between both types.



Lions Pool: Women's Locker Room

Finding: 193

The operable part is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2018 IAC Section: 309.4

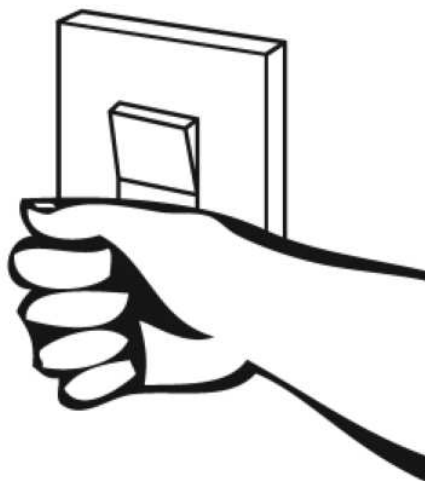
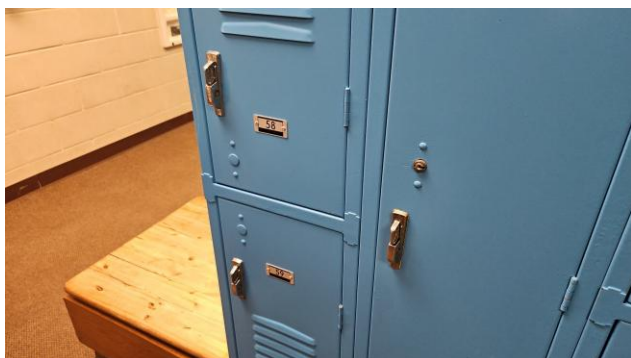
2010 ADAS Section: 309.4

As Built:

locker hardware
requires pinch

Recommendation:

Replace operable part with one usable without a tight pinch or grasp



Lions Pool: Women's Locker Room

Finding: 194

Coat hooks provided within the room shall be located within one of the reach ranges specified in 308. Shelves shall be 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground.

Where coat hooks or shelves are provided in dressing, fitting or locker rooms without individual compartments, at least one of each type shall comply with 803.5. Where coat hooks or shelves are provided in individual compartments at least one of each type complying with 803.5 shall be provided in individual compartments in dressing, fitting, or locker rooms required to comply with 222.1.

Citation:

2018 IAC Section: 222.2, 308.1, 308.2.1, 803.5

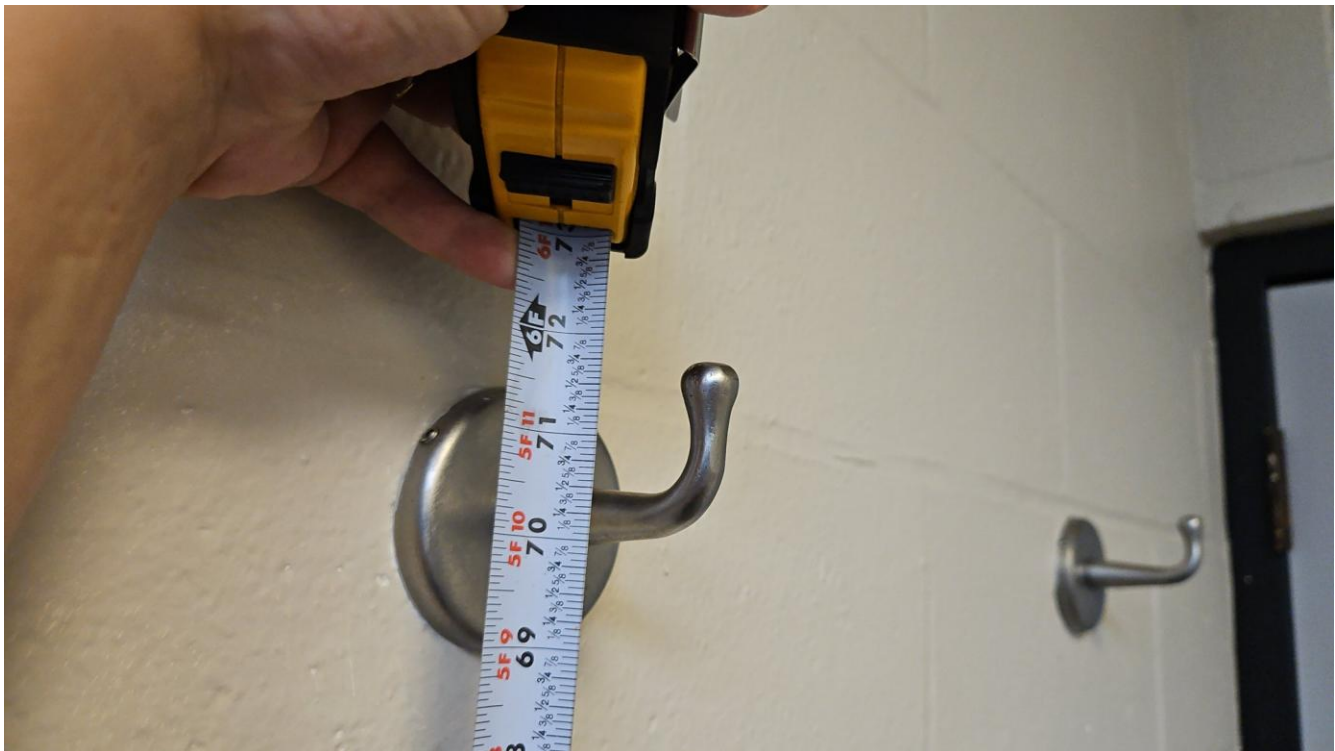
2010 ADAS Section: 308.2.1, 308.1, 222.2, 803.5

As Built:

hooks 71.5" AFF

Recommendation:

Remount at least one hook to max 48" AFF.



Finding #194 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 195

The bench is not deep enough or long enough or is missing.

Benches shall be provided having seats that are 42 inches long minimum and 20 inches deep minimum and 24 inches deep maximum.

The bench shall provide for back support or shall be affixed to a wall. Back support shall be 42 inches (1065 mm) long minimum and shall extend from a point 2 inches (51 mm) maximum above the seat surface to a point 18 inches (455 mm) minimum above the seat surface. Back support shall be 2½ inches (64 mm) maximum from the rear edge of the seat measured horizontally.

The top of the bench seat surface shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the finish floor or ground.

Clear floor or ground space complying with 305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench

Citation:

2018 IAC Section: 903.2, 903.3, 903.4, 903.5

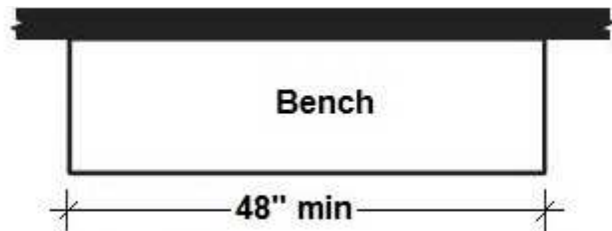
2010 ADAS Section: 903.4, 903.2, 903.3, 903.5

As Built:

benches in main space
too narrow

Recommendation:

Leave as is bench in main locker room area and make corrections to bench in dressing stall.



Lions Pool: Women's Locker Room

Finding: 196

Standard roll-in type shower compartments shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 60 inches (1525 mm) wide minimum entry on the face of the shower compartment.

Citation:

2018 IAC Section: 608.2.2

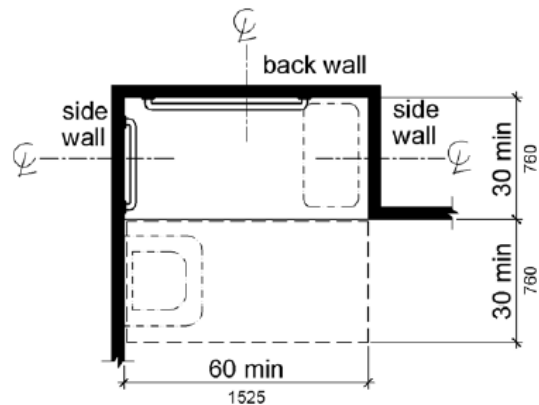
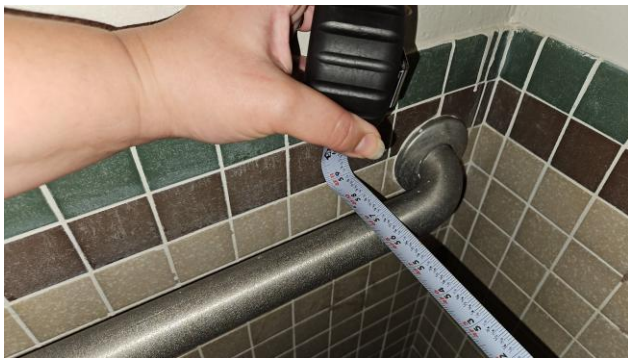
2010 ADAS Section: 608.2.2

As Built:

59.5" wide, 56.5" opening

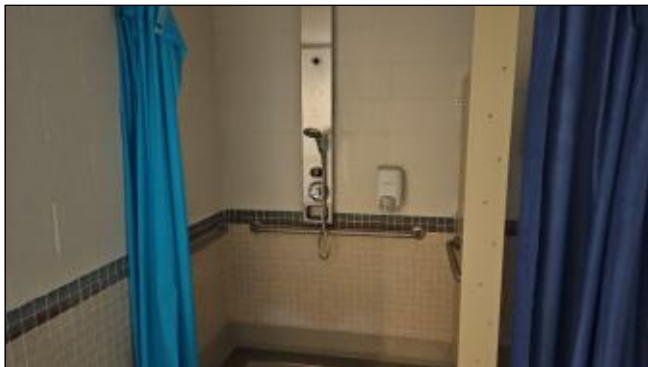
Recommendation:

Enlarge shower stall, if feasible, to compliant dimensions for a roll in shower of 30" deep by 60" wide with a 60" opening.



Note: inside finished dimensions measured at the center points of opposing sides

Finding #196 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 197

Standard Roll-In Type Shower Compartments. Where a seat is provided in standard roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where a seat is not provided in standard roll-in type shower compartments, grab bars shall be provided on three walls. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall farthest from the compartment entry. Grab bars shall not be provided above the seat. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface.

Citation:

2018 IAC Section: 608.3.2, 608.3.3, 609.4

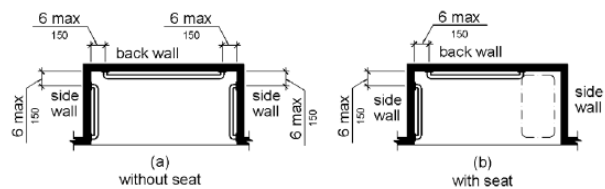
2010 ADAS Section: 609.4, 608.3.2, 608.3.3

As Built:

back wall grab bar 9"
from both ends

Recommendation:

Remount grab bars to the correct location in the shower, mounted 33" to 36" AFF and max 6" from adjacent walls.



Finding #197 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 198

The operable parts of controls are not located correctly.

In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall.

Advisory 608.5.2 Standard Roll-In Type Shower Compartments. In standard roll-in type showers without seats, the shower head and operable parts can be located on any of the three walls of the shower without adversely affecting accessibility.

Citation:

2018 IAC Section: 608.5.2

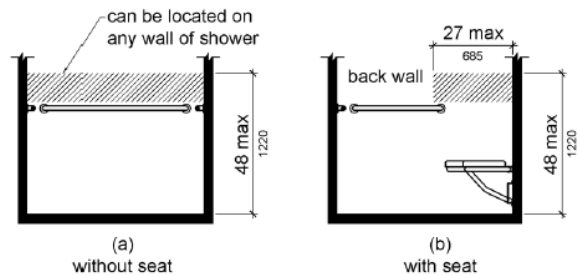
2010 ADAS Section: 608.5.2

As Built:

shower head mount
54"

Recommendation:

Remount shower controls to the correct location in the roll in shower.



Finding #198 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 199

The room does not contain compliant turning space.

Dressing Rooms must contain a 60 inch circular turning space or a T-shaped turning space. Doors shall not swing into the room unless a clear floor or ground space is provided beyond the arc of the door swing.

Citation:

2018 IAC Section: 803.2

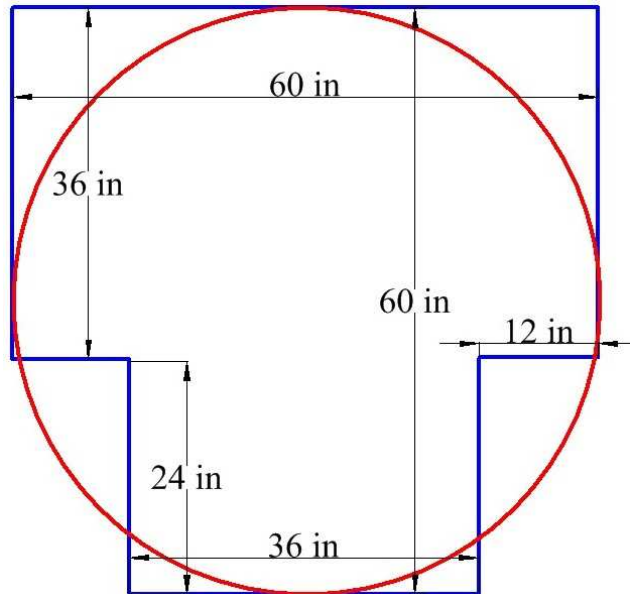
2010 ADAS Section: 803.2

As Built:

changing room only
35" to bench, 57" wide

Recommendation:

Enlarge dressing stalls to 60" by 60" clear inside dimension.



Finding #199 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 200

The bench is not deep enough or long enough or is missing.

Benches shall be provided having seats that are 42 inches long minimum and 20 inches deep minimum and 24 inches deep maximum.

The bench shall provide for back support or shall be affixed to a wall. Back support shall be 42 inches (1065 mm) long minimum and shall extend from a point 2 inches (51 mm) maximum above the seat surface to a point 18 inches (455 mm) minimum above the seat surface. Back support shall be 2½ inches (64 mm) maximum from the rear edge of the seat measured horizontally.

The top of the bench seat surface shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum above the finish floor or ground.

Clear floor or ground space complying with 305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench

Citation:

2018 IAC Section: 903.2, 903.3, 903.4, 903.5

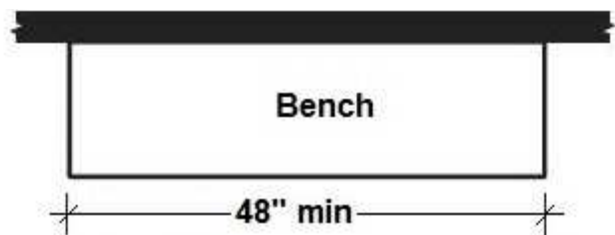
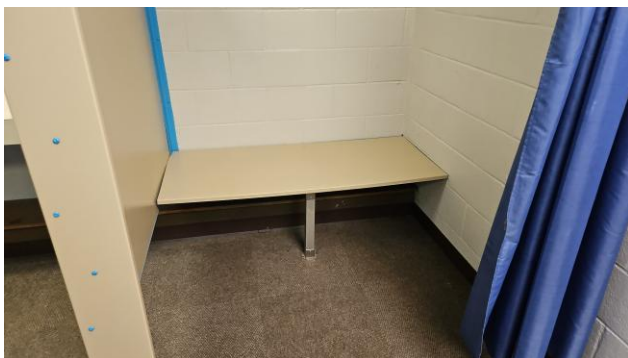
2010 ADAS Section: 903.4, 903.2, 903.3, 903.5

As Built:

bench lacks CFS on short end

Recommendation:

Replace bench in dressing stall with one having a seat depth of 20" to 24" deep, 42" long, affixed to the wall or having a back and mounted 17" to 19" AFF and provide required clear floor space on the short axis of the bench.



Lions Pool: Women's Locker Room

Finding: 201

Coat hooks provided within the room shall be located within one of the reach ranges specified in 308. Shelves shall be 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground.

Where coat hooks or shelves are provided in dressing, fitting or locker rooms without individual compartments, at least one of each type shall comply with 803.5. Where coat hooks or shelves are provided in individual compartments at least one of each type complying with 803.5 shall be provided in individual compartments in dressing, fitting, or locker rooms required to comply with 222.1.

Citation:

2018 IAC Section: 222.2, 308.1, 308.2.1, 803.5

2010 ADAS Section: 308.2.1, 308.1, 222.2, 803.5

As Built:

hooks 51" and
mounted behind bench

Recommendation:

Remount or add at least one hook to max 48" aff and mount in an area providing 30" by 48" clear floor space.



Finding #201 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 202

There is no compliant turning space within the room.

Steam and sauna rooms must provide a 60 inch diameter turning space or "T" turn within the room.

Where seating is provided in saunas and steam rooms, at least one bench shall comply with 903. Doors shall not swing into the clear floor space required by 903.2.

EXCEPTION: A readily removable bench shall be permitted to obstruct the turning space required by 612.3 and the clear floor or ground space required by 903.2.

Citation:

2018 IAC Section: 612.2, 612.2 Exception, 612.3

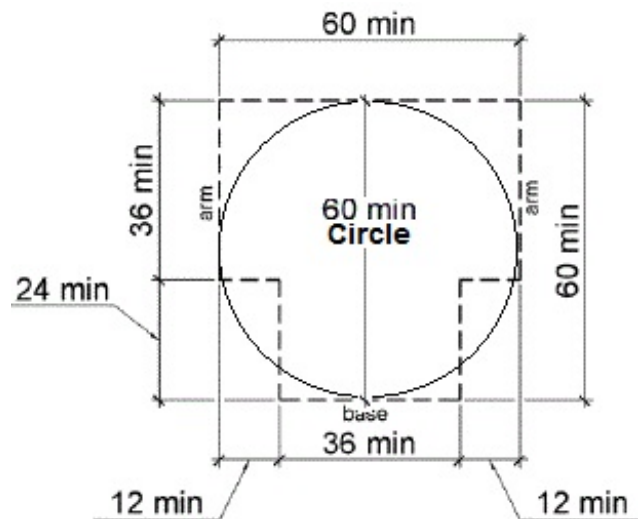
2010 ADAS Section: 612.2, 612.2 Exception, 612.3

As Built:

Sauna only 31" wide

Recommendation:

Provide required turning space within steam/sauna rooms if feasible or replace unit with an accessible unit.



Finding #202 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 203

The tactile restroom wall sign is missing the International Symbol of Accessibility (ISA).

Accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Accessibility (ISA).

Wall signs identifying permanent rooms and spaces of a building shall have be horizontal format and the characters raised 1/32 inch minimum and shall be sans serif uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Contracted Grade 2 Braille shall be in a horizontal format and shall be placed a minimum of 3/8 inch and a maximum of 1/2 inch directly below the tactile characters; flush left or centered. Signs with raised characters or Braille shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

Citation:

2018 IAC Section: 216.8

2010 ADAS Section: 216.8

1997 IAC Section: 400.310(f)(1),
400.310(g)(16)(a)(v), 400.310(g)(17),
400.310(h)(1)(d), 400.310(k)(2)(a), 400.310(k)(2)(b),
400.310(k)(2)(c), 400.310(k)(3)(a), 400.310(k)(3)(b),
400.310(k)(3)(c) , 400.310(k)(3)(d), 400.310(l)(1),
400.310(l)(2), 400.310(n)(10), 400.310(p)(1),
400.310(p)(6), 400.310(u)(9), 400.310(u)(10),
400.310(u)(12), 400.310(v)(1), 400.310(w)(1)

As Built:

both signs lack
symbol of accessibility

Recommendation:

Acquire and mount signage, including access symbol.

Finding #203 Continued



Lions Pool: Women's Locker Room

Finding: 204

The mirror is mounted too high.

Mirrors must have the bottom edge of the reflecting surface a maximum of 40 inches above the floor if above a sink or counter. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground.

Citation:

2018 IAC Section: 603.3

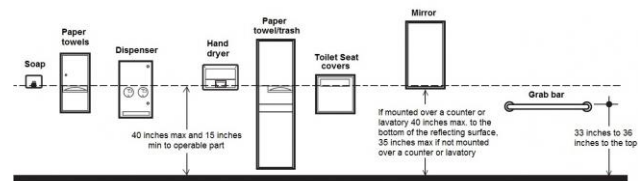
2010 ADAS Section: 603.3

As Built:

mirror at shower side
43.5" (mirror at
accessible stall
section complies)

Recommendation:

Lower mirror so bottom reflective surface is max 40" AFF and 74" at the top.



Finding #204 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 205

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

Citation:

2018 IAC Section: 306.3.1, 306.3.2, 306.3.3, 306.3.4, 306.3.5

2010 ADAS Section: 306.3.3, 306.3.2, 306.3.4, 306.3.5, 306.3.1

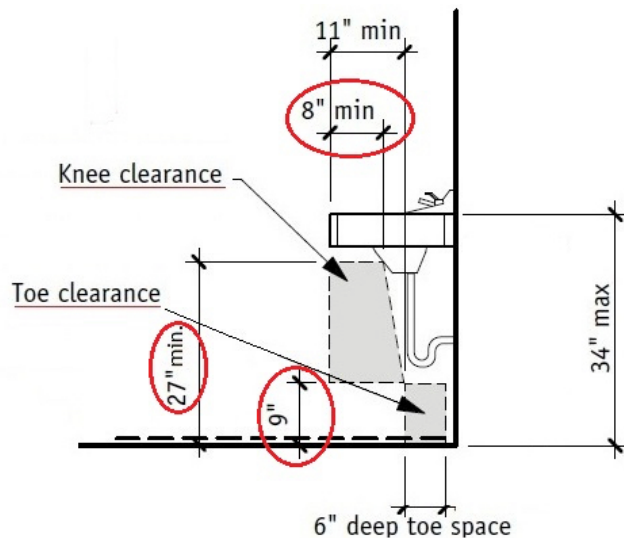
1997 IAC Section: 400.310(n)(7)(c)

As Built:

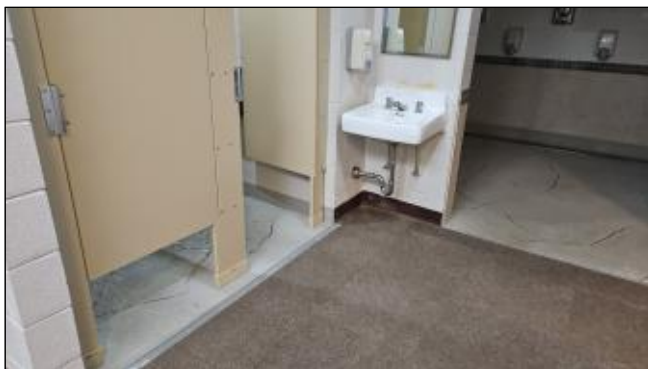
low bowl at shower side (sinks have knee clearance at accessible stall area)

Recommendation:

Replace sink with one providing 27" knee clearance that is a min 8" deep.



Finding #205 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 206

The top rim of the sink is too high.

All lavatories/sinks that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

Citation:

2018 IAC Section: 606.3

2010 ADAS Section: 606.3

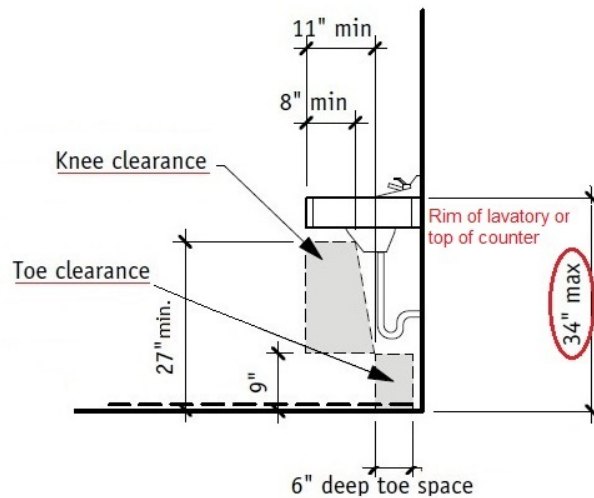
1997 IAC Section: 400.310(n)(7)(b)

As Built:

sinks in accessible stall area 35.25" (sink near showers height complies)

Recommendation:

Lower sinks to max 34" above the finished floor (AFF) to front of rim.



Finding #206 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 207

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

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

Citation:

2018 IAC Section: 606.5

2010 ADAS Section: 606.5

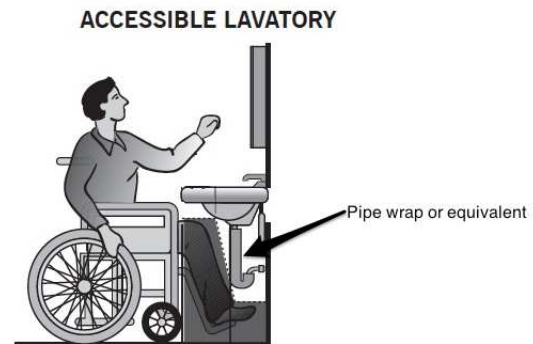
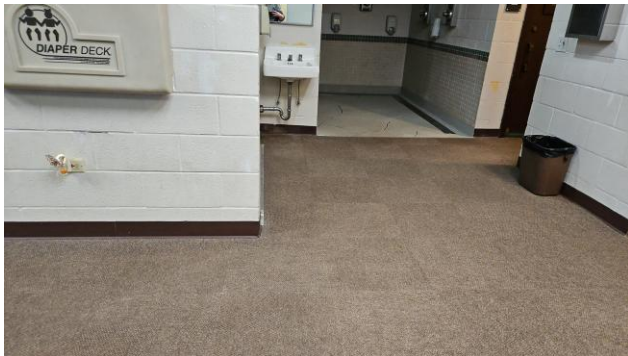
1997 IAC Section: 400.310(n)(7)(d)

As Built:

sink by showers lack insulation (sinks in accessible stall area have insulation)

Recommendation:

Insulate exposed pipes under one sink.



Lions Pool: Women's Locker Room

Finding: 208

The room contains 6 or more fixtures and therefore must have a minimum of one ambulatory toilet stall.

Where six or more compartments are provided, or where the combination of urinals and water closets totals six or more fixtures within a multiple-accommodation toilet room, in addition to the accessible water closet compartment, at least one ambulatory accessible compartment must be provided. The ambulatory accessible compartment shall be 35-37 inches wide and 60 inches minimum deep. The door shall not encroach into the required compartment area and must be self closing. Grab bars must be installed on both sides.

Citation:

2018 IAC Section: 213.3.1

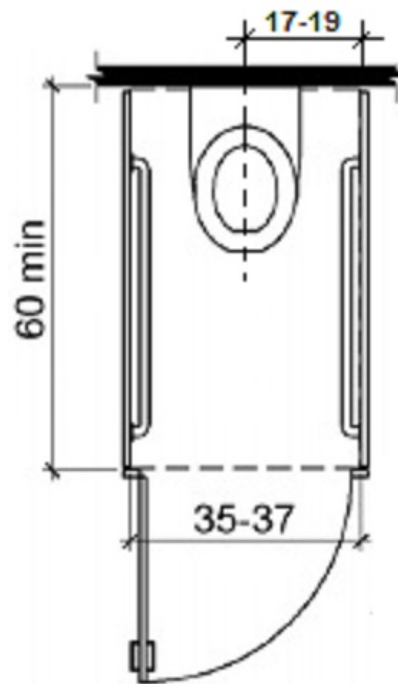
2010 ADAS Section: 213.3.1

As Built:

5 stalls in one area, 2 stalls near shower, if counted together 7 stalls and none are ambulatory

Recommendation:

Create an ambulatory accessible stall with grab bars and fixtures mounted in correct locations and at correct heights



Finding #208 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 209

The accessible toilet compartment does not provide proper toe clearance on the front and/or side partition.

The front partition and 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.

Toe clearance at the side partition is not required in a compartment greater than 66 inches wide.

Toe clearance at the front partition is not required where the depth is minimum 62 inches for a wall hung toilet and minimum 65 inches for a floor mounted toilet.

Citation:

2018 IAC Section: 604.8.1.4

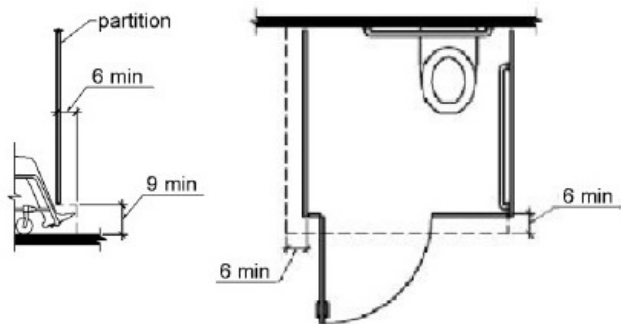
2010 ADAS Section: 604.8.1.4

As Built:

large front partition
blocks toe clearance

Recommendation:

Provide toe clearance at the front and side partitions, or enlarge stall to provide the same.



Lions Pool: Women's Locker Room

Finding: 210

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

Citation:

2018 IAC Section: 604.4

2010 ADAS Section: 604.4

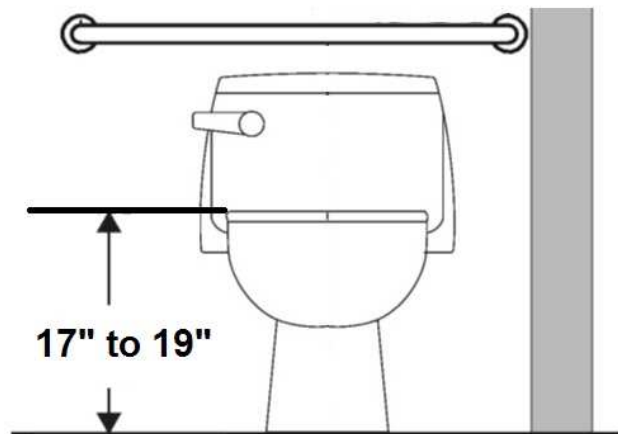
1997 IAC Section: 400.310(n)(5)(b)(ii)

As Built:

seat height 20.5"

Recommendation:

Replace toilet seat, or re-set or replace toilet to 17" to 19" above the finished floor (AFF).



Finding #210 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 211

The side grab bars are not in the correct location.

Grab bars on the side wall must be installed so that the end closest to the rear wall is maximum 12" from the rear wall. The end furthest from the rear wall must be mounted minimum 54" from the rear wall.

Citation:

2018 IAC Section: 604.5.1

2010 ADAS Section: 604.5.1

As Built:

side bar 13.25" from rear wall

Recommendation:

Remount side grab bar to max 12" from the rear wall at the close end and min 54" on the far end, and 33" to 36" AFF.



Finding #211 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 212

The rear grab bar is not 36" long or is not mounted in the correct location.

The rear grab bar must be a minimum of 36" long and extend from the toilet centerline a minimum 12" towards the wall side and a minimum 24" towards the open side of the toilet.

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

Citation:

2018 IAC Section: 604.5.2

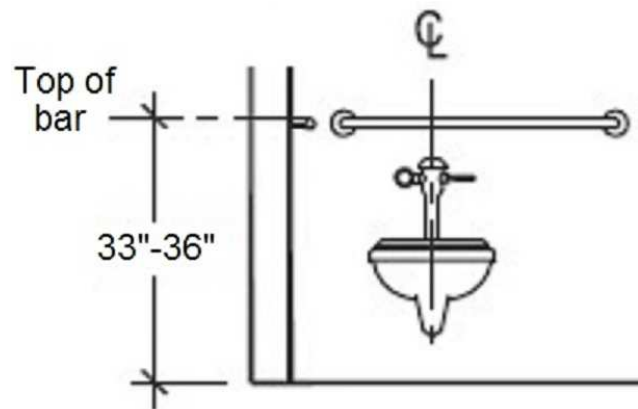
2010 ADAS Section: 604.5.2

As Built:

rear bar 10" to wall side

Recommendation:

Remount rear grab bar to behind the toilet, 12" to the wall side of center and 24" to the open side and 33" to 36" AFF.



Finding #212 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 213

The grab bar height and/or spacing fails.

Grab bars must be mounted between 33" and 36" to the top of the gripping surface. There must be 1.5" of clearance between the grab bar and the wall. There must be a minimum of 1.5" of clearance below and minimum 12" above the grab bar to any dispenser or other obstruction.

Citation:

2018 IAC Section: 609.3, 609.4

2010 ADAS Section: 609.3, 609.4

As Built:

grab bars 36.75", TP 4"
above and 4" from
toilet and sanitary
disposal 3" above side
bar

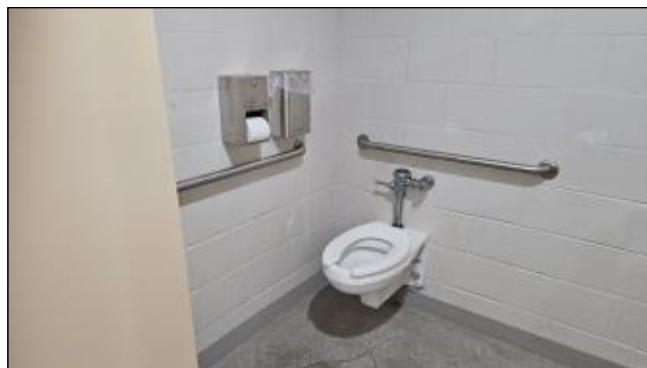
Recommendation:

Remount grab bars in accessible stall to 33" to 36" above the finished floor (AFF). Cost included in previous findings.

Remount toilet paper dispenser max 7" to 9" from front of toilet, 15" to 48" above the finished floor (AFF) and min 12" above or 1.5" below grab bar.



Finding #213 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 214

The flush handle is located on the wrong side of the toilet.

Controls shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls for the flush valves shall be mounted on the wide side of toilet areas, no more than 44 inches above the floor.

Citation:

2018 IAC Section: 604.6

2010 ADAS Section: 604.6

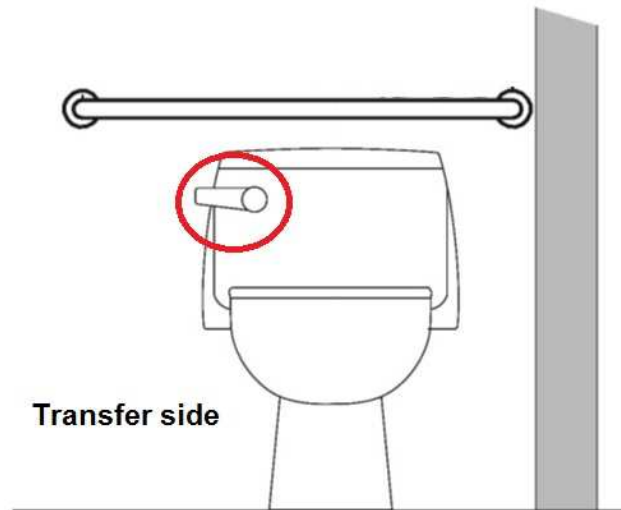
1997 IAC Section: 400.310(n)(5)(b)(iv)

As Built:

flush on wall side

Recommendation:

Remount flush mechanism on the open side, in the alternative, install an auto flush unit.



Lions Pool: Women's Locker Room

Finding: 215

The stall door fails to comply with all of the door requirements.

The stall door must be a minimum of 32" wide and have compliant hardware on both sides. The stall door must be self-closing.

Citation:

2018 IAC Section: 404.2.3, 404.2.7, 604.8.2.2

2010 ADAS Section: 404.2.3, 404.2.7, 604.8.2.2

As Built:

stall door lacks handle
push side, not self-
closing

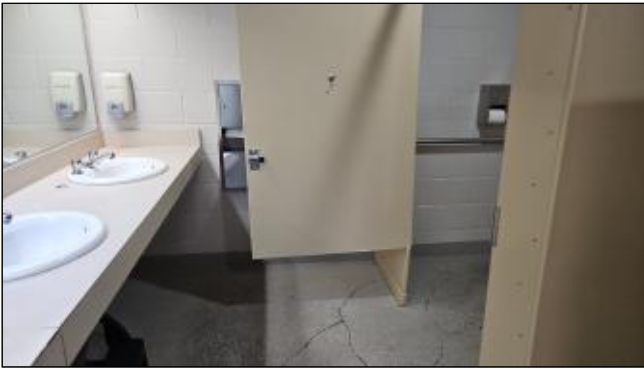
Recommendation:

Adjust stall door to be self-closing.

Replace stall hardware with hardware operable without a tight pinch or grasp on both sides of the stall door.



Finding #215 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 216

An item or items protrude more than 4 inches into the circulation path.

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

Citation:

2018 IAC Section: 307.2

2010 ADAS Section: 307.2

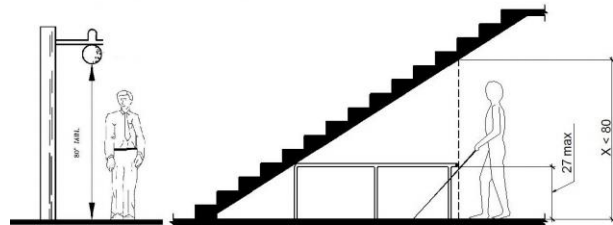
1997 IAC Section: 400.310(a)(10)

As Built:

dryers protrude 9",
changing table
protrudes 5"

Recommendation:

Relocate protruding objects or place cane detectable bollard at foot of item.



Finding #216 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 217

The accessible route contains running slopes greater than 5 percent and cross slopes greater than 2 percent across the width of the walk and has not been constructed as a ramp (i.e. handrails, wheel guides, etc.).

When the slope in the direction of travel of any walk exceeds 1 unit vertical in 20 units horizontal (5-percent slope), it must be constructed as ramp. Surface cross slopes must not exceed one unit vertical in 48 units. Horizontal (2-percent slope).

Citation:

2018 IAC Section: 403.3

2010 ADAS Section: 403.3

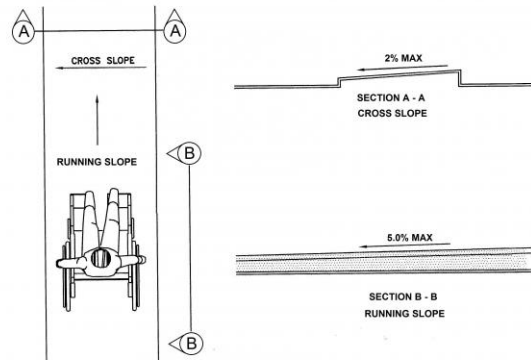
1997 IAC Section: 400.310(a)(6)

As Built:

3.2% slope between stalls and sinks

Recommendation:

Correct or repair slope to max 2.08% in restroom.



Finding #217 Additional Finding Photos



Lions Pool: Women's Locker Room

Finding: 218

There are not enough drinking fountains.

When drinking fountains are provided, a minimum of one must be designed for wheelchair users and one must be designed for standing persons unless a single fountain meets the requirements for both.

Citation:

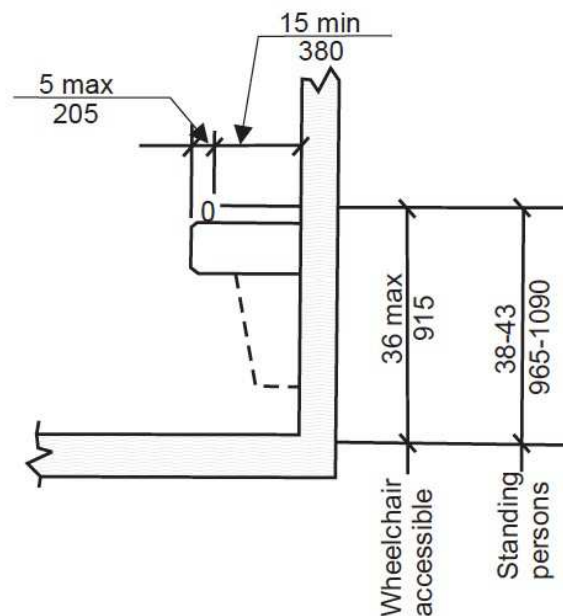
2010 ADAS Section: 211.2

As Built:

drinking fountain in women's locker not compliant style

Recommendation:

Replace drinking fountain with hi-lo bowl fountain.



Lions Pool: Pool

Finding: 219

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Citation:

2018 IAC Section: 403.3

2010 ADAS Section: 403.3

As Built:

Route to play area -
3.1% cross on pavers

Recommendation:

Reset pavers to correct cross slopes to max 2.08%.



Finding #219 Additional Finding Photos



Lions Pool: Pool

Finding: 220

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2018 IAC Section: 303.2, 303.3

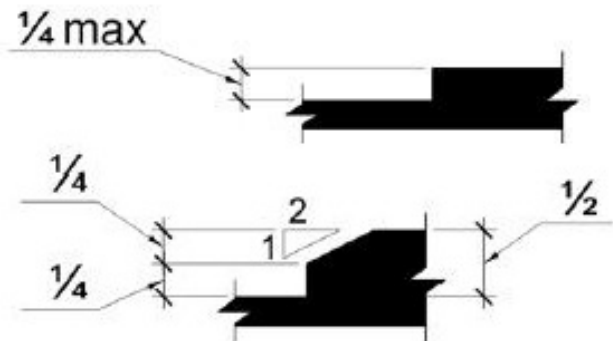
2010 ADAS Section: 303.2, 303.3

As Built:

Route to play area - 2" drop from pool deck to pavers

Recommendation:

Repair or reset pavers to eliminate change in level.



Finding #220 Additional Finding Photos



Lions Pool: Pool

Finding: 221

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2018 IAC Section: 303.2, 303.3

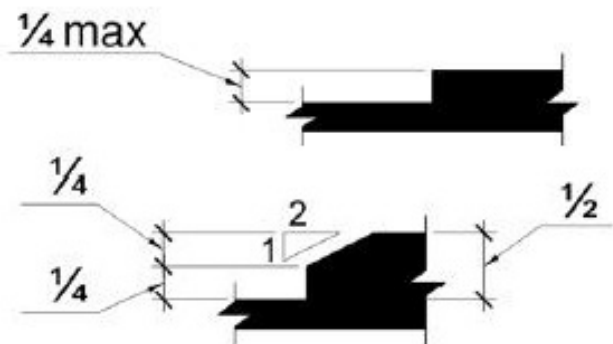
2010 ADAS Section: 303.2, 303.3

As Built:

Route to play area - drop from pavers to cement pad with bench

Recommendation:

Repair or reset pavers to eliminate change in level.



Finding #221 Additional Finding Photos



Lions Pool: Pool

Finding: 222

Picnic tables shall provide at least one wheelchair space for each 24 linear feet (7320 mm) of usable table surface perimeter. Wheelchair spaces shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum. Wheelchair spaces shall be positioned for a forward approach to the table and provide knee and toe clearance complying with 306 under the table.

Citation:

2018 IAC Section: 1011.4.2

As Built:

accessible table at play area has 26" high knee clearance, loose stone surface with .5" CIL from pavers

Recommendation:

Replace picnic table with one of an accessible design. Repair pavers to eliminate CIL.



Finding #222 Additional Finding Photos



Lions Pool: Pool

Finding: 223

As a smart practice, play area should have a minimum 36" wide entry, free of changes in level, gaps, and slope.

Citation:

2018 IAC Section: 206.1

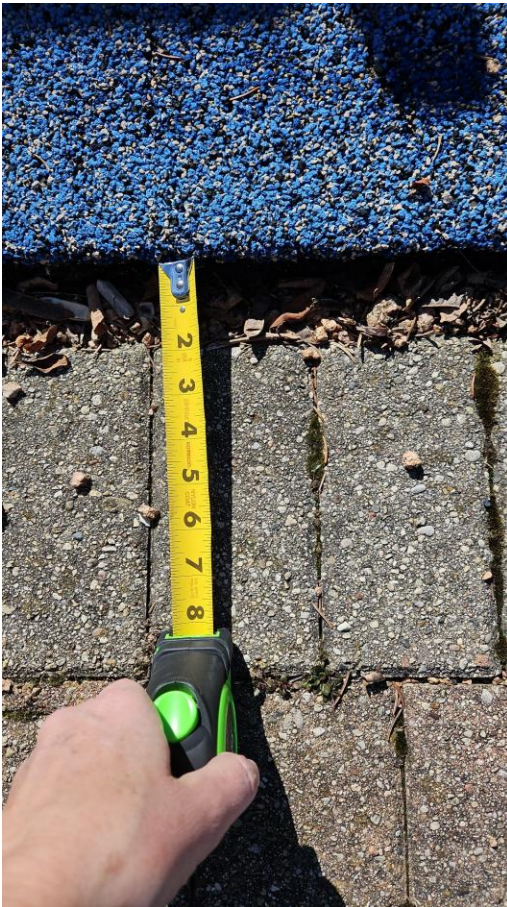
2010 ADAS Section: 206.1

As Built:

play area - large gap
and 1" CIL to surface

Recommendation:

Repair, bevel or ramp CIL at playground entry/border.



Finding #223 Additional Finding Photos



Lions Pool: Pool

Finding: 224

Play area shall have signage listing designated ages of intended users as a smart practice.

Citation:

2018 IAC Section: 240.1

2010 ADAS Section: 240.1

As Built:

play area lacks age
designation signage

Recommendation:

Acquire and install intended user signage and mount at designated entry as a smart practice.

Lions Pool: Pool

Finding: 225

Element meets all standards and requirements.

Citation:

2010 ADAS Section: N/A

As Built:

Meets one of each type
of GLPCs on route - 6
of 2 types

Recommendation:

None



Finding #225 Additional Finding Photos



COMPLIANT

Lions Pool: Pool

Finding: 226

Element meets all standards and requirements.

Citation:

2010 ADAS Section: N/A

As Built:

1 of 4 benches comply,
but paver surface in
general disrepair

Recommendation:

None



Finding #226 Additional Finding Photos



COMPLIANT

Lions Pool: Pool

Finding: 227

There is no drinking fountain for standing persons.

Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

Citation:

2018 IAC Section: 211.2, 602.7

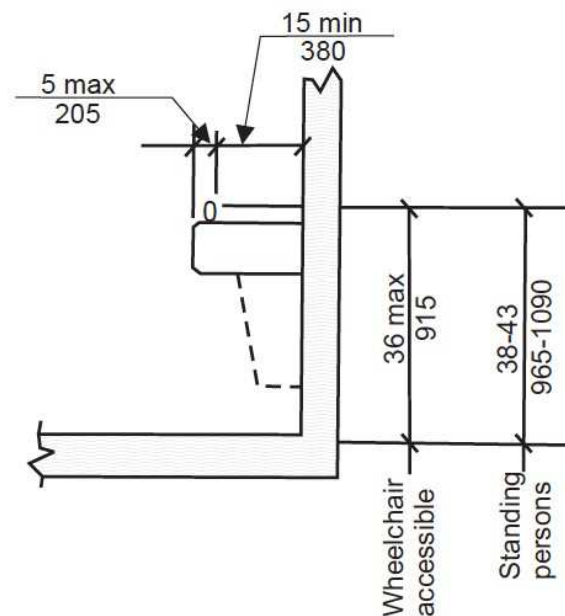
2010 ADAS Section: 602.7, 211.2

As Built:

Drinking fountain
lacks high bowl

Recommendation:

Add second high bowl fountain for standing persons.



Lions Pool: Pool

Finding: 228

The angle of the water flow is too great from a spout located between 3 and 5 inches from the front of the drinking fountain.

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 from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

Citation:

2018 IAC Section: 602.6

2010 ADAS Section: 602.6

1997 IAC Section: 400.310(I)(3)(b)

As Built:

Drinking fountain - 6"
from front

Recommendation:

Adjust spout flow to max 15 degrees measured from the front of the unit.



Finding #228 Additional Finding Photos



Lions Pool: Pool

Finding: 229

The water flow from the spout is too low.

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

Citation:

2018 IAC Section: 602.6

2010 ADAS Section: 602.6

1997 IAC Section: 400.310(l)(3)(b)

As Built:

water turned off

Recommendation:

Water shut off - unable to test. Assure spout flow height is min. 4" when reopened.



Lions Pool: Pool

Finding: 230

The swimming pool/spa lift is noncompliant.

The lift shall meet the following criteria:

1. The lift must be on an accessible route
2. The deck surface between the centerline of the seat and the pool edge shall have a slope less than 1:48.
3. The seat shall be not less than 16 inches and not more than 19 inches above the pool deck;
4. The seat shall have two armrests. The armrest on the side by which access is gained shall be either removable or fold clear of the seat;
5. The seat shall be 16 inches wide minimum.
6. The seat shall meet the standards for operable controls.
7. The lift shall be capable of unassisted operation from both the deck and water levels.
8. Footrests shall be provided and shall move with the seat.
9. The lift shall be designed to have a live-load capacity of not less than 300 pounds.
10. Pool lifts shall be located where the water level does not exceed 48 inches.
11. The lift shall lower the operator at least 18 inches below the surface of the water.

Citation:

2018 IAC Section: 1009.2

2010 ADAS Section: 1009.2

As Built:

could not test, as
stored 23" AGL

Recommendation:

Assure that pool lift is installed at all times that the pool is open, and meets the required standards.



Finding #230 Additional Finding Photos



Lions Pool: Pool

Finding: 231

Pool stairs shall comply with 504. (tread depth 11", no open risers, beveled nosings)

EXCEPTION: Pool step riser heights shall not be required to be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum provided that riser heights are uniform.

Citation:

2018 IAC Section: 1009.6.1, 1009.6.1 Exception

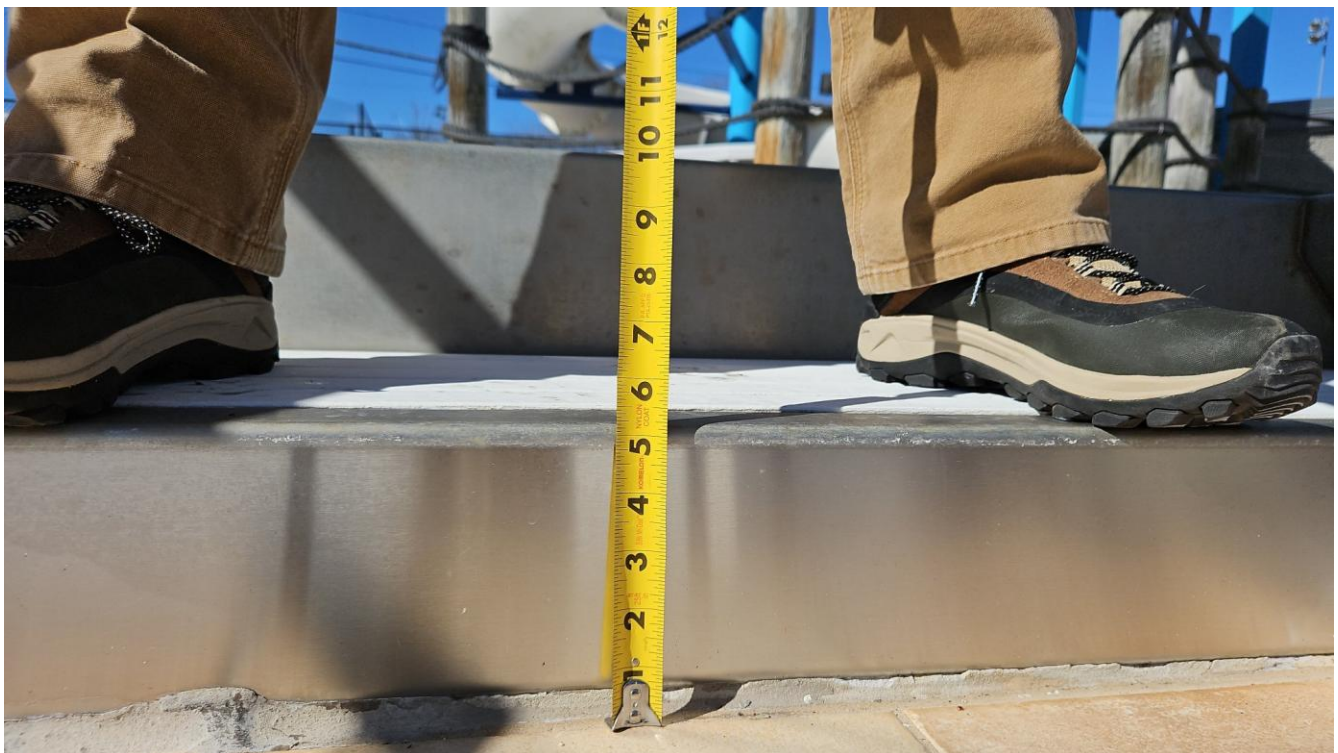
2010 ADAS Section: 1009.6.1, 1009.6.1 Exception

As Built:

pool stair risers vary -
5.25"-6"

Recommendation:

Correct pool stair treads to be min 11" deep and riser heights to be uniform if feasible.



Finding #231 Additional Finding Photos



Lions Pool: Pool

Finding: 232

There is a gap spaced greater than a 1/2 inch.

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

2018 IAC Section: 302.3

2010 ADAS Section: 302.3

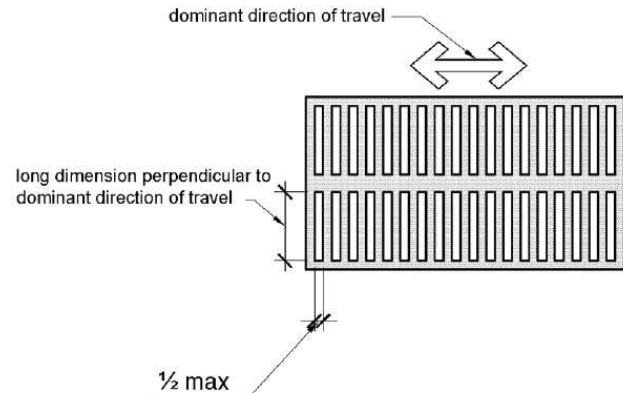
1997 IAC Section: 400.310(a)(12)

As Built:

1" gap along sloped entry, 2.5" gap near surge pit/concession

Recommendation:

Correct or fill gaps to be max .5".



Finding #232 Additional Finding Photos



Lions Pool: Pool

Finding: 233

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Citation:

2018 IAC Section: 403.3

2010 ADAS Section: 403.3

As Built:

Cross slopes: 6.8% at drain on path to slide stairs, 2.3% at drain by stairs

Recommendation:

Correct cross slopes to max 2.08%.



Finding #233 Additional Finding Photos



Lions Pool: Pool

Finding: 234

There is a gap spaced greater than a 1/2 inch.

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

2018 IAC Section: 302.3

2010 ADAS Section: 302.3

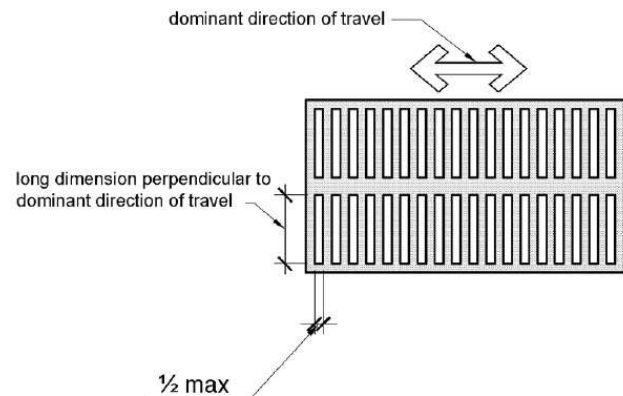
1997 IAC Section: 400.310(a)(12)

As Built:

1" gap along sloped entry

Recommendation:

Correct or fill gaps to be max .5".



Finding #234 Additional Finding Photos



Lions Pool: Pool

Finding: 235

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2018 IAC Section: 303.2, 303.3

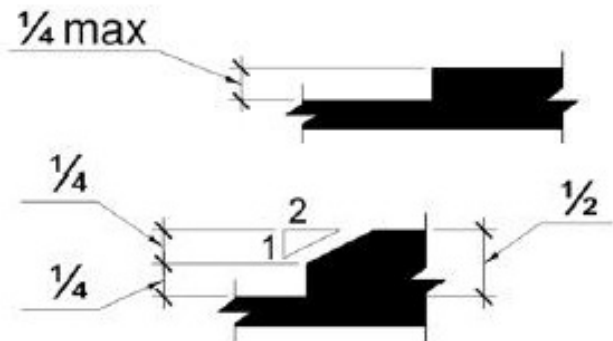
2010 ADAS Section: 303.2, 303.3

As Built:

1" CIL where starting blocks removed, 5 create CIL

Recommendation:

Remove or make flush, the starting block mounting holes.



Finding #235 Additional Finding Photos



Lions Pool: Pool

Finding: 236

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2018 IAC Section: 303.2, 303.3

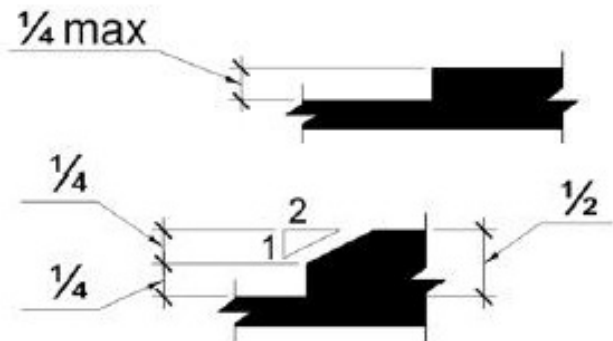
2010 ADAS Section: 303.2, 303.3

As Built:

.5" CIL west side

Recommendation:

Repair, bevel or ramp change in level along accessible route.



Finding #236 Additional Finding Photos



Lions Pool: Pool

Finding: 237

There is a gap spaced greater than a 1/2 inch.

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

2018 IAC Section: 302.3

2010 ADAS Section: 302.3

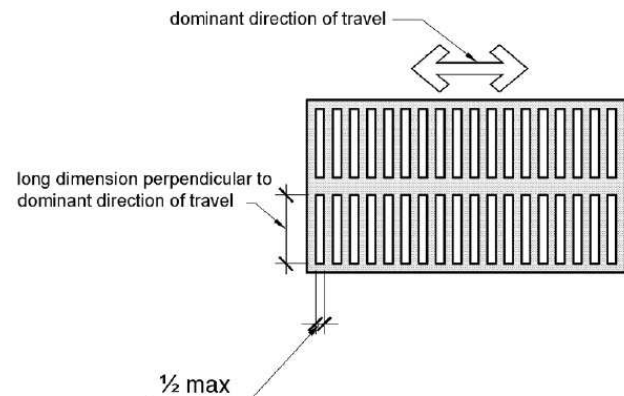
1997 IAC Section: 400.310(a)(12)

As Built:

1.5" gap along 5' area
on west side

Recommendation:

Correct or fill gaps to be max .5".



Finding #237 Additional Finding Photos



Lions Pool: Pool

Finding: 238

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Citation:

2018 IAC Section: 403.3

2010 ADAS Section: 403.3

As Built:

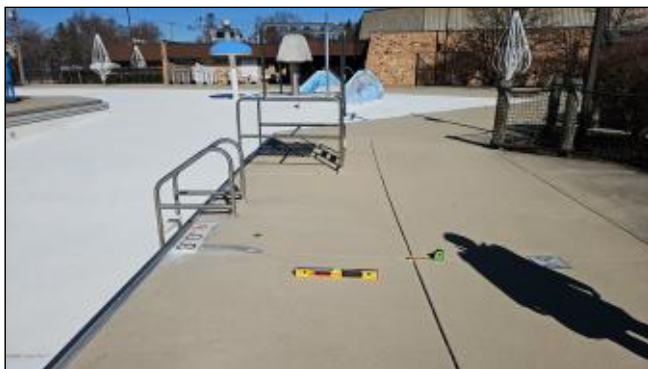
3.5% cross slope on east side by drain at 3' mark

Recommendation:

Correct cross slopes to max 2.08%.



Finding #238 Additional Finding Photos



Lions Pool: Pool

Finding: 239

There is a gap spaced greater than a 1/2 inch.

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

2018 IAC Section: 302.3

2010 ADAS Section: 302.3

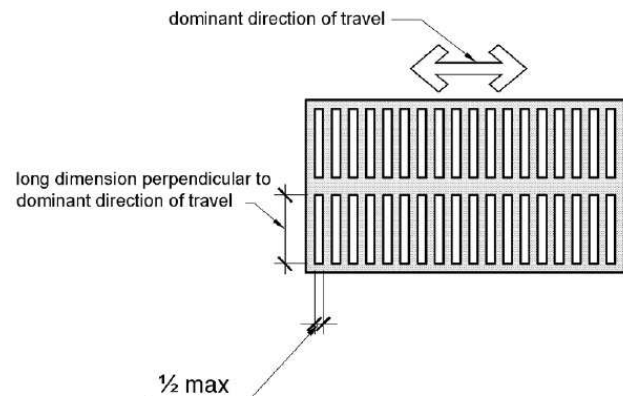
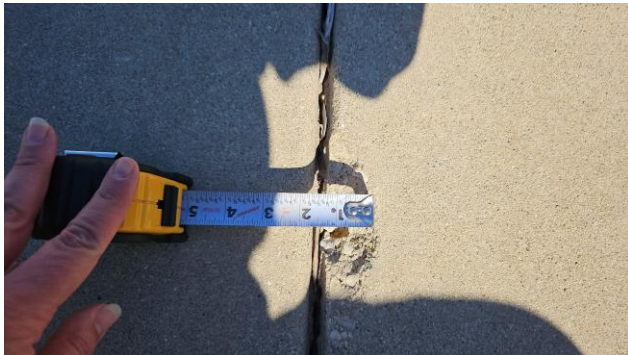
1997 IAC Section: 400.310(a)(12)

As Built:

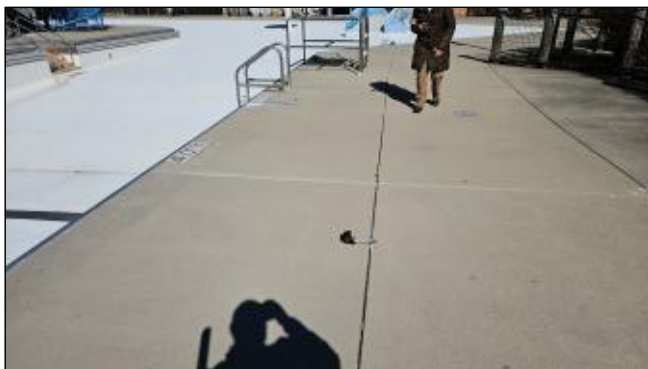
1.75" gap along 4' area
on east side, 2" gap
near 3' east side, 2"
gap near play area

Recommendation:

Correct or fill gaps to be max .5".



Finding #239 Additional Finding Photos



Lions Pool: Pool

Finding: 240

There is a gap spaced greater than a 1/2 inch.

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

2018 IAC Section: 302.3

2010 ADAS Section: 302.3

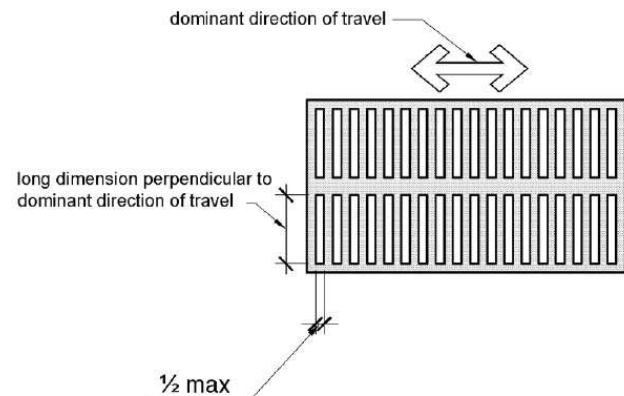
1997 IAC Section: 400.310(a)(12)

As Built:

1.25" gap near drinking fountain and sloped entry

Recommendation:

Correct or fill gaps to be max .5".



Finding #240 Additional Finding Photos



Lions Pool: Pool

Finding: 241

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Citation:

2018 IAC Section: 403.3

2010 ADAS Section: 403.3

As Built:

3.3% cross slope at
drain on men's side

Recommendation:

Correct cross slopes to max 2.08%.



Finding #241 Additional Finding Photos



Lions Pool: Pool

Finding: 242

Picnic tables shall provide at least one wheelchair space for each 24 linear feet (7320 mm) of usable table surface perimeter. Wheelchair spaces shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum. Wheelchair spaces shall be positioned for a forward approach to the table and provide knee and toe clearance complying with 306 under the table.

Citation:

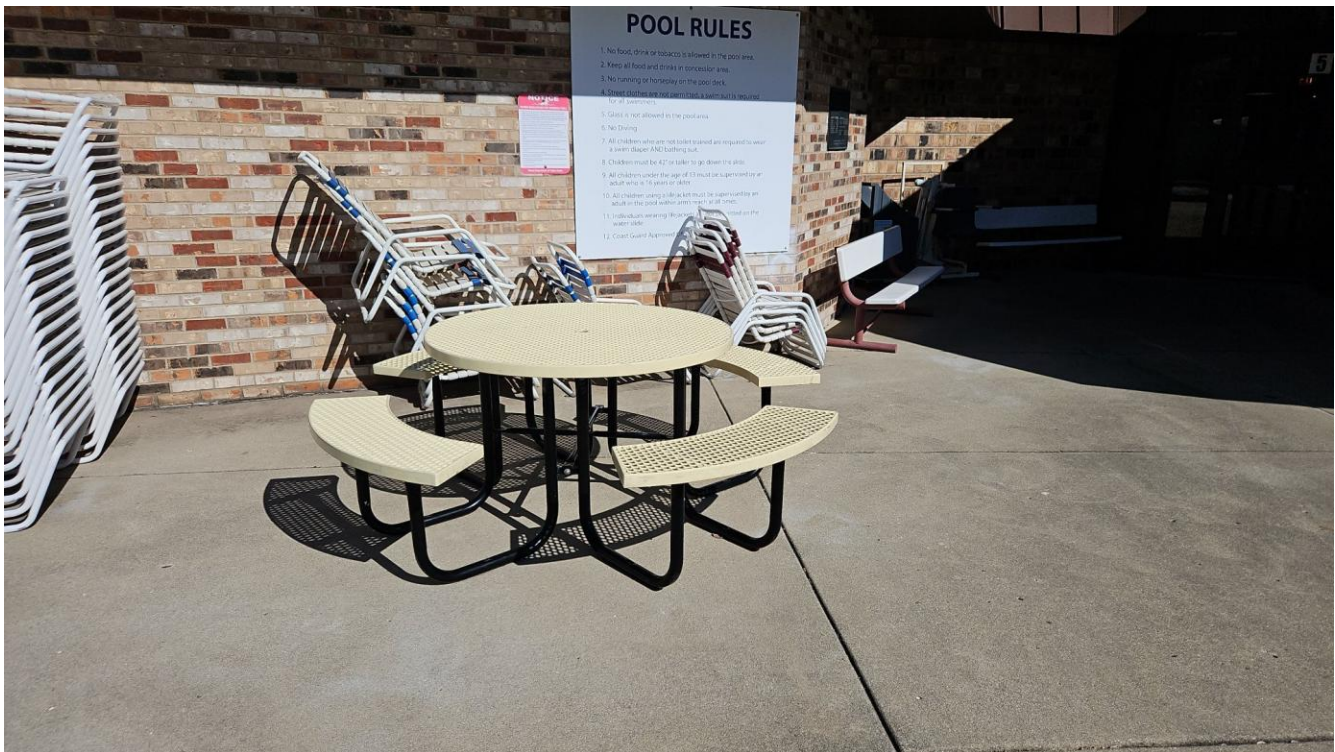
2018 IAC Section: 1011.4.2

As Built:

lacks accessible table
on main deck

Recommendation:

Replace picnic table with one of an accessible design.



Lions Pool: Pool

Finding: 243

Element meets all standards and requirements.

Citation:

2010 ADAS Section: N/A

As Built:

2 benches on pool deck comply

Recommendation:

None

