

Access Audit Final Site Report



**Old Orchard Country Club
700 W Rand Rd
Mt Prospect, IL 60056**

**Inspection Date: 02/28/2024
Inspectors: Shelley Zuniga**

Prepared By
WT Group

Engineering with Precision, Pace & Passion.

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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 Old Orchard Country Club located at 700 W Rand Rd, Mt Prospect, IL 60056. We audited the site on 02/28/2024. 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

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Exterior: Parking

Finding: 1

Element meets all standards and requirements.

Citation:

2010 ADAS Section: N/A

As Built:

lot meets scoping with
136 stalls - 131
standard, 5 accessible

Recommendation:

None

COMPLIANT

Exterior: Parking

Finding: 2

The accessible parking is not located on the shortest accessible route to the building.

Accessible parking spaces serving a particular building or facility entrance shall be located on the shortest accessible route of travel from the parking to an accessible entrance.

Citation:

2018 IAC Section: 208.3.1

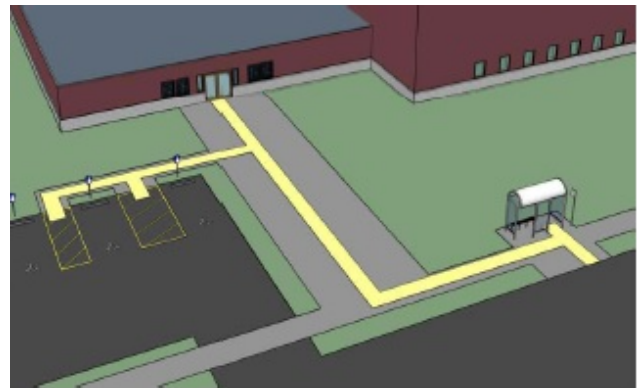
2010 ADAS Section: 208.3.1

As Built:

stalls far from entry

Recommendation:

Relocate stalls to be on the shortest AR to the building entry or park features.



Exterior: Parking

Finding: 3

Yellow paint was not used to delineate the access aisle.

A high quality yellow paint recommended by the paint manufacturer for pavement striping shall be used.

Citation:

2018 IAC Section: 502.3.3

1997 IAC Section: 400.310(c)(3)

As Built:

paint fading on all stalls

Recommendation:

Repaint stalls and access aisles to be 8' and 8' each using high quality yellow paint.



Exterior: Parking

Finding: 4

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

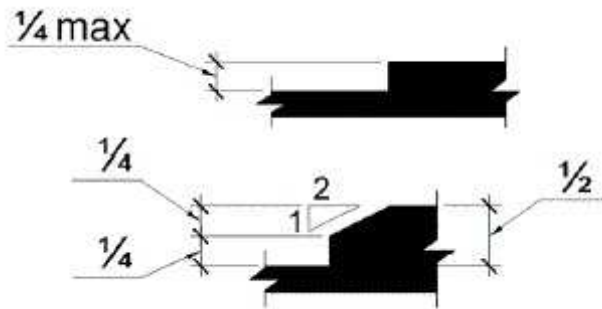
2010 ADAS Section: 502.4

As Built:

all stalls in disrepair

Recommendation:

Assure surface of new accessible stalls and access aisles are created with a firm, stable, and slip resistant material.



Exterior: Parking

Finding: 5

The accessible parking stall signage is incorrect and/or missing from each accessible parking space.

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

Citation:

2018 IAC Section: 502.6

As Built:

all signs faded,
incorrect fine

Recommendation:

Acquire or replace and mount at appropriate heights and locations accessible parking signs where incorrect or missing. We recommend R7-8 signage.



Exterior: Parking

Finding: 6

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

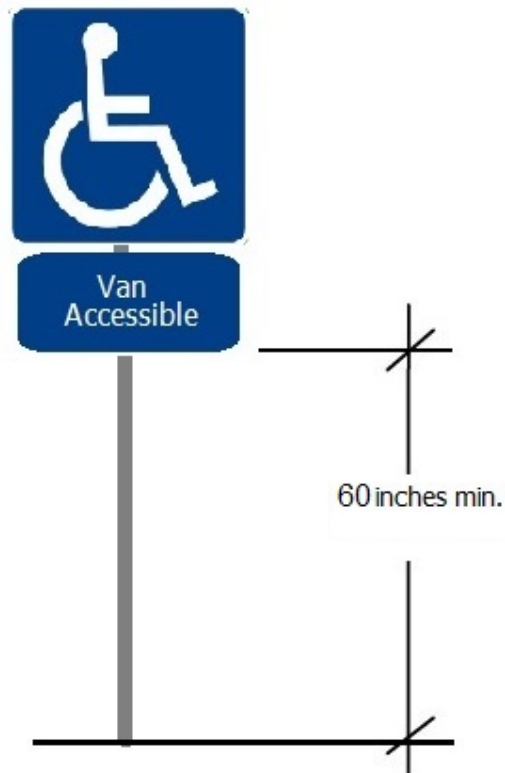
2010 ADAS Section: 502.6

As Built:

no van sign

Recommendation:

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



Exterior: Parking

Finding: 7

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

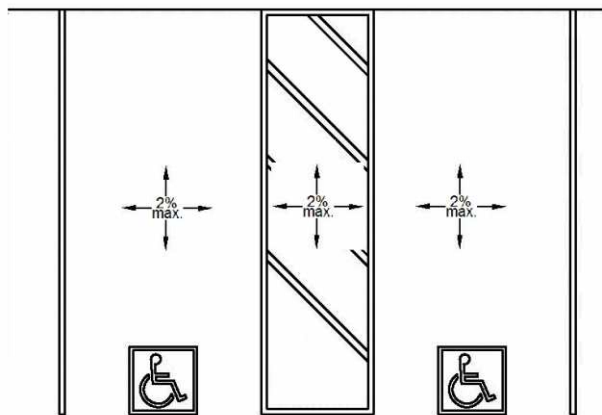
2010 ADAS Section: 502.4

As Built:

Right to left - 5th access aisle 3.1%, 5th stall 3.1% slopes, 4th aisle 4%, stall 4.3%, 3rd aisle 4.3%, stall 3.1%, 2nd aisle 2.6%, stall 3.3%, 1st aisle 3%, stall 2.3%

Recommendation:

Assure correct slope of parking space and access aisle to max 2.08% in any direction on newly relocated stalls.



Finding #7 Additional Finding Photos



Finding #7 Additional Finding Photos



Finding #7 Additional Finding Photos



Exterior: Parking

Finding: 8

There are no or not enough accessible parking stalls.

Each lot where parking is provided for the public as clients, guests or employees, shall provide accessible parking and shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance.

There are a total of (XX) parking stalls in the parking lot that could be reasonably associated with this facility. There should be a minimum of (XX) accessible stalls with a minimum of (XX) being designed as van accessible.

Citation:

2018 IAC Section: 208.2

2010 ADAS Section: 208.2

As Built:

banquet - 115, none accessible

Recommendation:

Create three or more 8' accessible parking stalls, with one 5' adjacent access aisle, with proper signage and striping based on the total number of stalls.

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

Exterior: Exterior Accessible Route

Finding: 9

Element meets all standards and requirements.

Citation:

2010 ADAS Section: N/A

As Built:

2 of 3 benches under
portico of building
comply

Recommendation:

None



Exterior: Exterior Accessible Route

Finding: 10

Element meets all standards and requirements.

Citation:

2010 ADAS Section: N/A

As Built:

4 of 7 garbage bins
and 5 of 5 cigarette
disposal containers
under portico comply

Recommendation:

None



Exterior: Exterior Accessible Route

Finding: 11

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

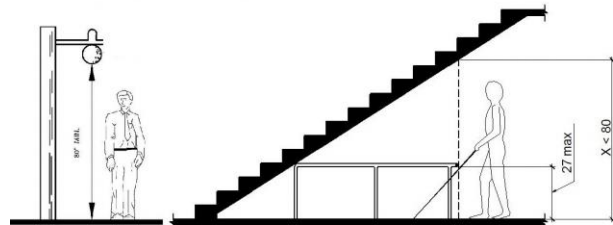
1997 IAC Section: 400.310(a)(10)

As Built:

Water spigot on golf course side of building under portico protrudes 6.75"

Recommendation:

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



Finding #11 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 12

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:

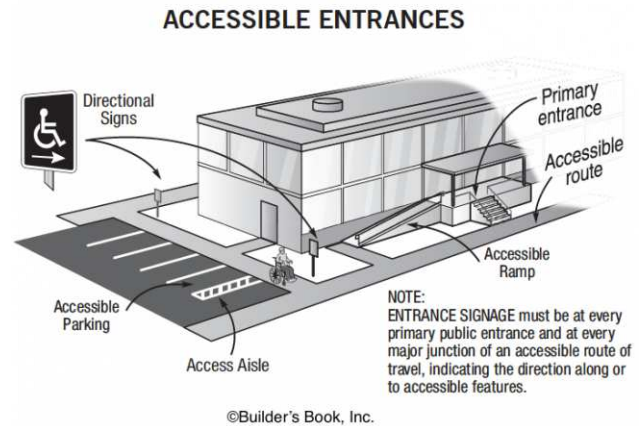
2010 ADAS Section: 206.2.2

As Built:

elements around building under portico were audited, but no route except or stairs on course side of building or steep slopes of 18.9% to single step

Recommendation:

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



Finding #12 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 13

The stairway only has a handrail on one side.

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:

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)

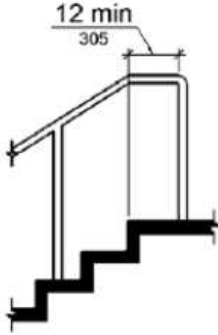
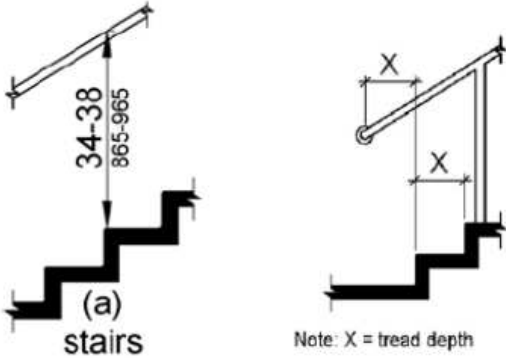
As Built:

stairs near pro ship
entry - one handrail
only, existing handrail
not compliant

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

Finding #13 Continued



Exterior: Exterior Accessible Route

Finding: 14

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 building steep
and has surface
deterioration, leads to
stairs, no route

Recommendation:

Correct running slopes to max 5% and resurface route to firm and stable.



Finding #14 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 15

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

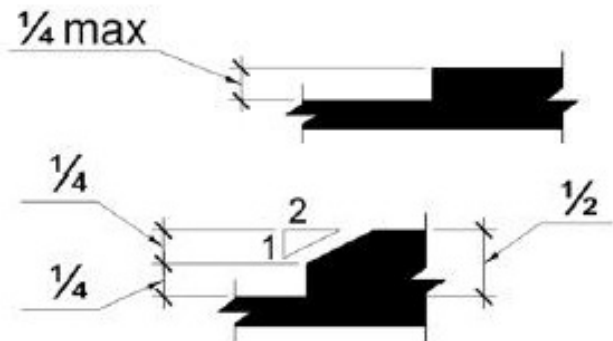
2010 ADAS Section: 303.2, 303.3

As Built:

1.5" CIL from path at drop off to porch

Recommendation:

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



Finding #15 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 16

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:

slope from drop off -
7.6%, 8% running

Recommendation:

Correct running slopes to max 5%.



Finding #16 Additional Finding Photos



Exterior: Exterior Accessible Route

Finding: 17

The accessible route contains loose gravel and/or surfaces that do not provide for a stable, firm slip resistant surface.

Citation:

2018 IAC Section: 302.1

2010 ADAS Section: 302.1

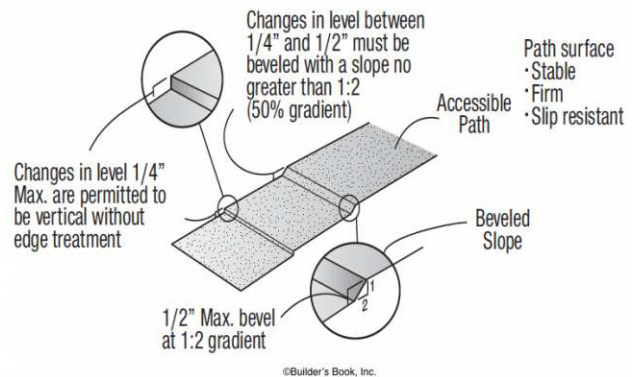
1997 IAC Section: 400.310(a)(5)

As Built:

deterioration at entry
to path from drop off

Recommendation:

Resurface accessible route where deterioration occurs.



Clubhouse: Public Spaces

Finding: 18

There is no accessible route between elements in the building.

An accessible route of travel must connect all elements and spaces within a building or facility.

Citation:

2018 IAC Section: 206.2.4

2010 ADAS Section: 206.2.4

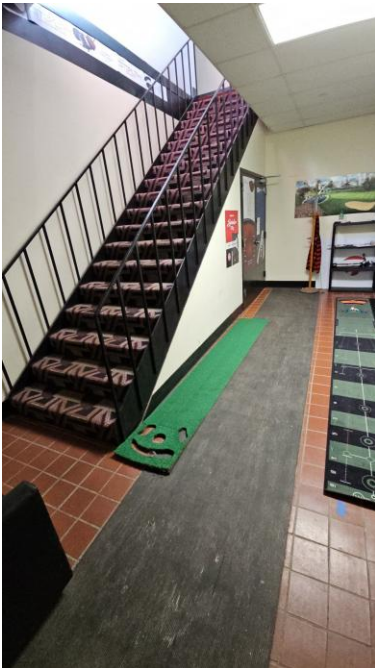
1997 IAC Section: 400.310(f)(1),
400.310(g)(16)(a)(v), 400.310(g)(17),
400.310(h)(1)(d), 400.310(k)(2)(a), 400.310(k)(2)(b),
400.310(k)(2)(c), 400.310(k)(3)(a), 400.310(k)(3)(b),
400.310(k)(3)(c), 400.310(k)(3)(d), 400.310(l)(1),
400.310(l)(2), 400.310(n)(10), 400.310(p)(1),
400.310(p)(6), 400.310(u)(9),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

As Built:

Lacks route to public
putting and practice
area in basement due
to stair access only

Recommendation:

Provide vertical access to all levels of the building.



Clubhouse: Public Spaces

Finding: 19

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

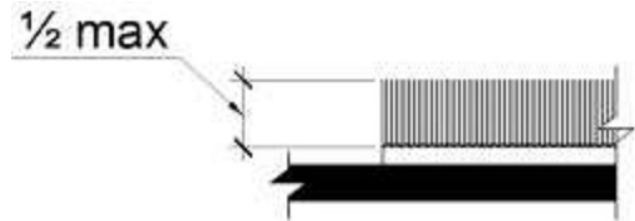
1997 IAC Section: 400.310(a)(11)

As Built:

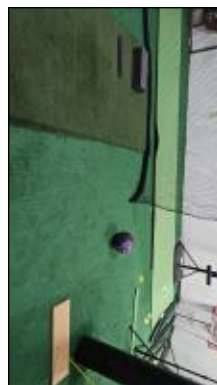
Practice golf room in basement - 9 loose putting and hitting mats, 9 with pile heights of .75" to 1.75"

Recommendation:

Replace 5% of the mats with ones having max pile or edge of 1/4".



Finding #19 Additional Finding Photos



Clubhouse: Public Spaces

Finding: 20

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

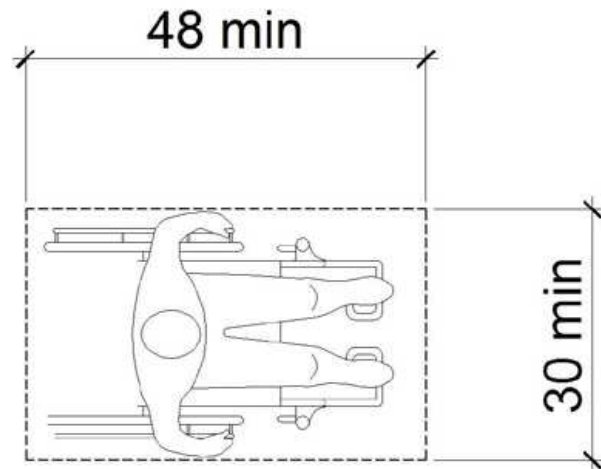
2010 ADAS Section: 305.3

As Built:

Practice golf room in basement - Storage in CFS of light switch

Recommendation:

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



Clubhouse: Public Spaces

Finding: 21

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).

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.

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:

Door to small putting/hitting room in basement - knob, coat rack and shelves in pull side clearance, 28" wide active leaf, fast close, 15# 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, replace with doors/gates having 80" overhead clearance and 32" clear width.

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, replace hardware with lever hardware or hardware operable without a tight pinch or grasp.



Finding #21 Additional Finding Photos



Clubhouse: Public Spaces

Finding: 22

The transaction counter is too high.

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

Citation:

2018 IAC Section: 904.4.1, 904.4.2

2010 ADAS Section: 904.4.2, 904.4.1

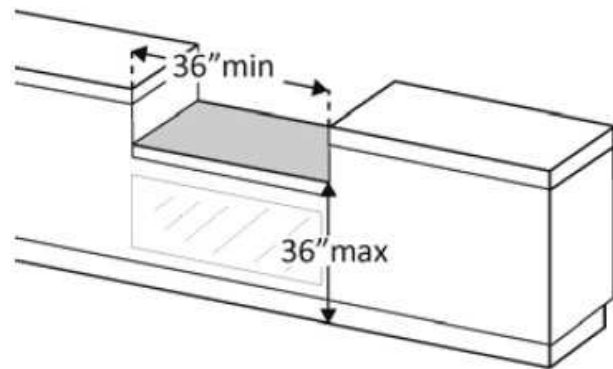
1997 IAC Section: 400.310(w)(5), 400.320(l)(1)(c)

As Built:

Main bar - counter at 43"

Recommendation:

Lower 36" wide segment of service counter to max 36" aff



Finding #22 Additional Finding Photos



Clubhouse: Public Spaces

Finding: 23

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:

Single exit from bar to
course - 14# push

Recommendation:

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

Clubhouse: Public Spaces

Finding: 24

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:

Main entry dble,
exterior - 25#, 12#
push

Recommendation:

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

Clubhouse: Public Spaces

Finding: 25

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:

Main entry dble,
interior - 13# push
both

Recommendation:

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



Clubhouse: Public Spaces

Finding: 26

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.

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:

Meeting room - door
push bar 5" into door
width, fast close, 12#
push

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, replace hardware with lever hardware or hardware operable without a tight pinch or grasp and having a max profile of 4".



Finding #26 Additional Finding Photos



Clubhouse: Public Spaces

Finding: 27

Element meets all standards and requirements.

Citation:

2010 ADAS Section: N/A

As Built:

Meeting room
complies

Recommendation:

None

COMPLIANT

Clubhouse: Public Spaces

Finding: 28

The degree of privacy provided for input and output is not the same for different users.

Citation:

2018 IAC Section: 707.4

2010 ADAS Section: 707.4

As Built:

ATM - lacks privacy
partitions

Recommendation:

Replace the ATM or fare machine with one that has compliant features.



Clubhouse: Employee Spaces

Finding: 29

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

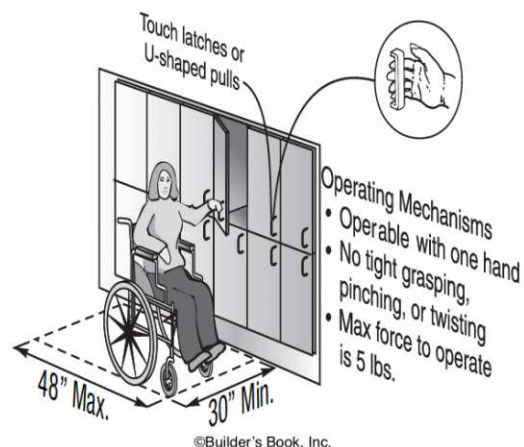
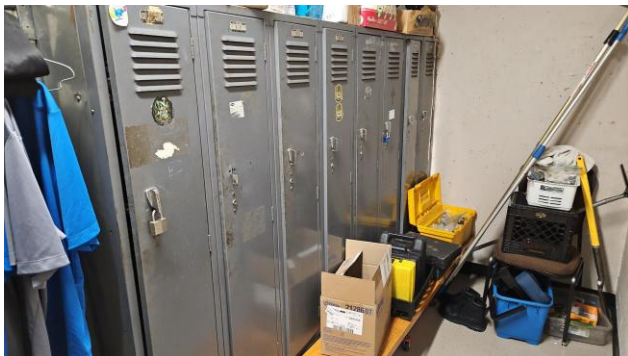
1997 IAC Section: 400.310(f)(1),
400.310(g)(16)(a)(v), 400.310(g)(17),
400.310(h)(1)(d), 400.310(k)(2)(a), 400.310(k)(2)(b),
400.310(k)(2)(c), 400.310(k)(3)(a), 400.310(k)(3)(b),
400.310(k)(3)(c), 400.310(k)(3)(d), 400.310(l)(1),
400.310(l)(2), 400.310(n)(10), 400.310(p)(1),
400.310(p)(6), 400.310(u)(9),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

As Built:

Employee Locker in
basement - Lacks
identified accessible
lockers - 8 total

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 #29 Additional Finding Photos



Clubhouse: Employee Spaces

Finding: 30

Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided.

The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

Citation:

2018 IAC Section: 305.3, 811.2

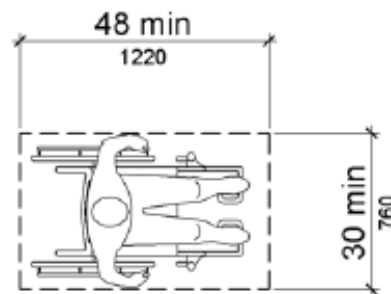
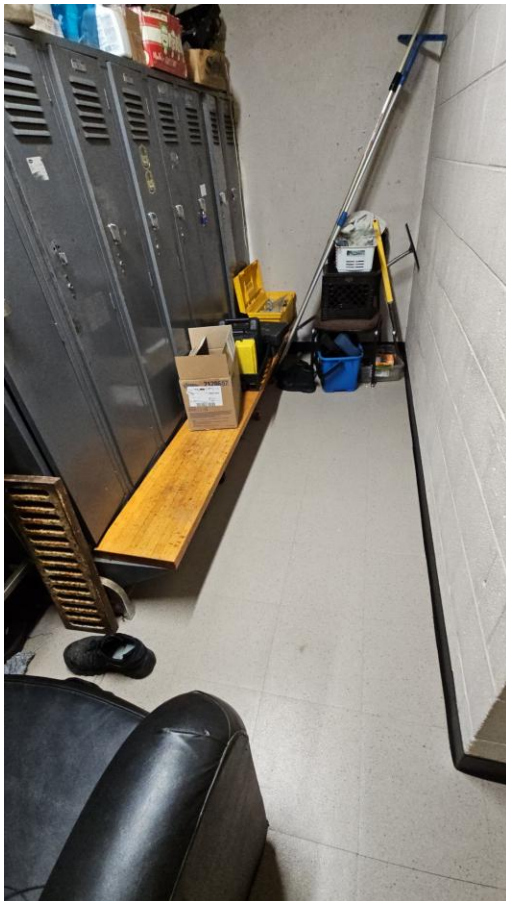
2010 ADAS Section: 305.3, 811.2

As Built:

Employee Locker in basement - bench attached to lockers and storage obstruct CFS of lockers

Recommendation:

Provide required 30" by 48" CFS at designated accessible lockers.



Clubhouse: Employee Spaces

Finding: 31

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:

Employee Locker in
basement - Storage
shelf at top at 57",
bottom shelf at ground
level

Recommendation:

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



Finding #31 Additional Finding Photos



Clubhouse: Employee Spaces

Finding: 32

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

Citation:

2018 IAC Section: 309.4

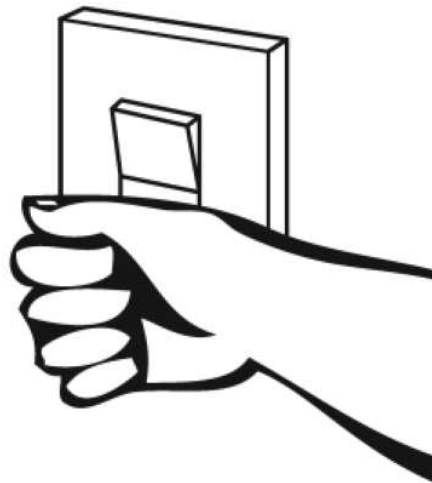
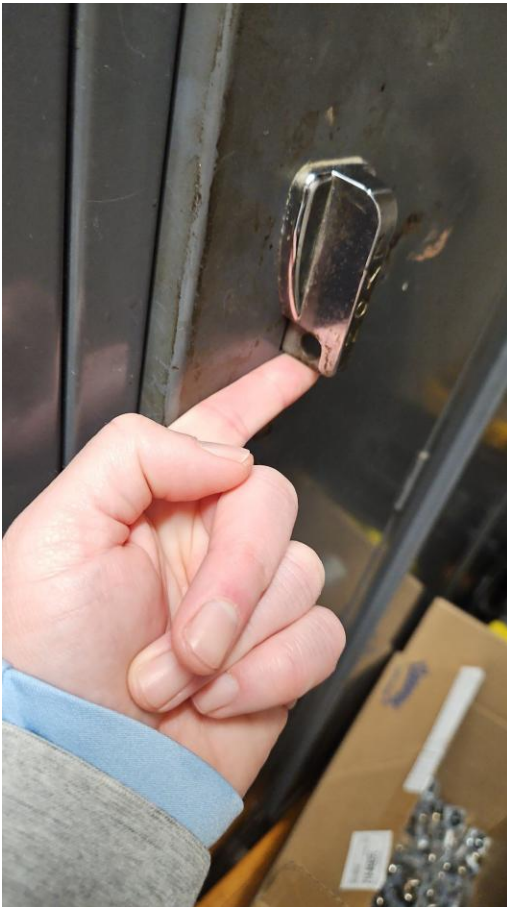
2010 ADAS Section: 309.4

As Built:

Employee Locker in
basement - Latch
difficult to operate with
a closed fist

Recommendation:

Replace operable part with one usable without a tight pinch or grasp on newly designated locker.



Finding #32 Additional Finding Photos



Clubhouse: Employee Spaces

Finding: 33

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:

Employee Locker in
basement - Coat rack
at 65"

Recommendation:

Remount at least one hook to max 48" AFF.



Finding #33 Additional Finding Photos



Clubhouse: Employee Spaces

Finding: 34

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

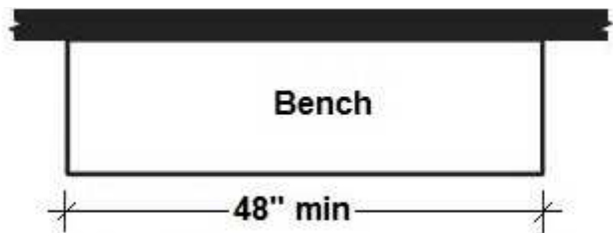
2010 ADAS Section: 903.4, 903.2, 903.3, 903.5

As Built:

Employee Locker in
basement - bench
12.5" deep, 12" AFF,
lacks CFS at short end

Recommendation:

Replace bench in dressing area 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.



Finding #34 Additional Finding Photos



Clubhouse: Employee Spaces

Finding: 35

The stair risers are not uniform in height.

Stair riser heights shall be 7 inches maximum and 4 inches minimum. On any given flight of stairs, all steps shall have uniform riser height and uniform tread widths.

Citation:

2018 IAC Section: 504.2

2010 ADAS Section: 504.2

1997 IAC Section: 400.310(f)(2)

As Built:

Stairs from upper
kitchen to basement
kitchen - 17 of 17
risers at 8.25"

Recommendation:

Correct riser heights on stairs to consistent height between 4" to 7", leave as is if technically infeasible



Finding #35 Additional Finding Photos



Clubhouse: Employee Spaces

Finding: 36

Treads shall be 11 inches (280 mm) deep minimum and uniform

Citation:

2018 IAC Section: 504.2

2010 ADAS Section: 504.2

As Built:

Stairs from upper
kitchen to basement
kitchen - 16 of 16
treads are 10.25" deep

Recommendation:

Correct tread depth on stairs to 11" minimum and consistent, leave as is if technically infeasible



Finding #36 Additional Finding Photos



Clubhouse: Employee Spaces

Finding: 37

Open risers are not permitted.

Citation:

2018 IAC Section: 504.3

2010 ADAS Section: 504.3

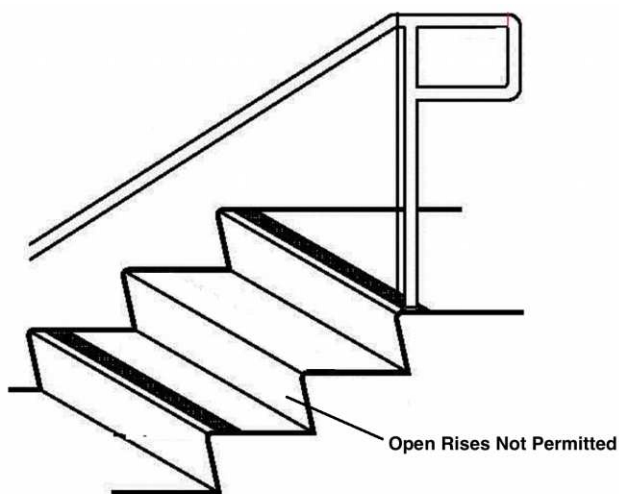
1997 IAC Section: 400.310(f)(2)

As Built:

Stairs from upper kitchen to basement kitchen - 18 open risers

Recommendation:

Install kick plates on all stairs or replace with ones having closed risers



Clubhouse: Employee Spaces

Finding: 38

The stripe on the stair tread does not contrast adequately with the stair tread.

Exterior and interior stairs are recommended to have the upper approach and lower treads marked by a stripe providing clear visual contrast.

Citation:

2018 IAC Section: 504.4, 504.4 Exception

2010 ADAS Section: 504.4

As Built:

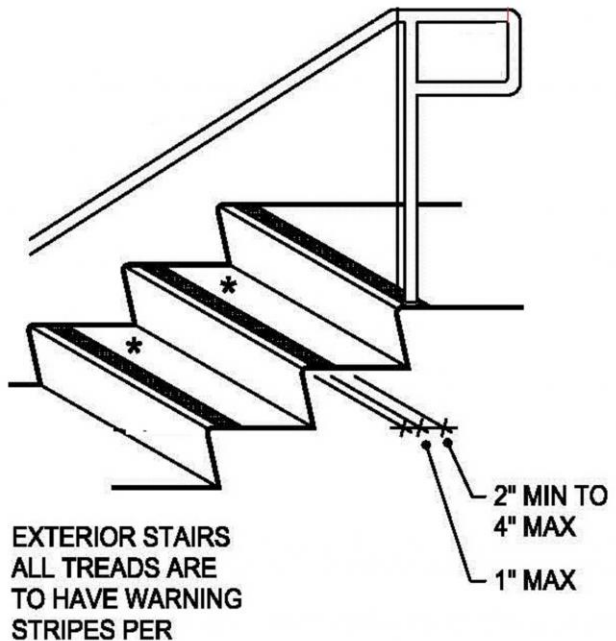
Stairs from upper kitchen to basement kitchen - 17 treads lack visual contrast

Recommendation:

SMART PRACTICE

Install contrasting strip along front 2" of each tread

The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement.



Clubhouse: Employee Spaces

Finding: 39

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)

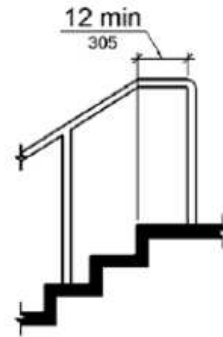
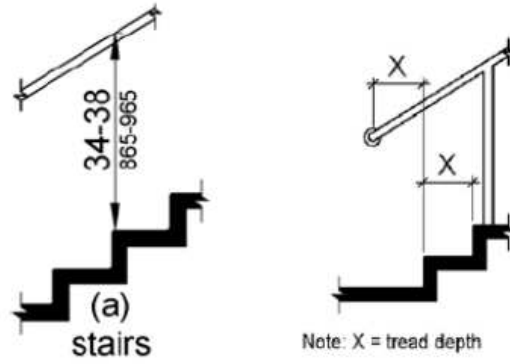
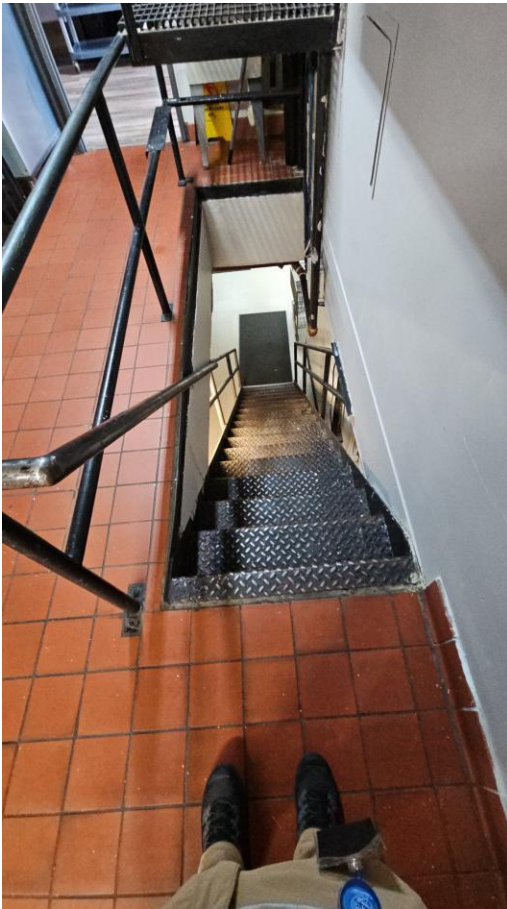
As Built:

Stairs from upper kitchen to basement kitchen -Partial handrail on one side

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 #39 Continued



Clubhouse: Employee Spaces

Finding: 40

Handrails fail:

The inside handrail is not continuous.

Handrails shall be continuous within the full length of each stair flight. Inside handrails on switchback or dogleg stairs shall be continuous between flights.

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.

At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Citation:

2018 IAC Section: 505.3, 505.3 Exception, 505.10.2, 505.10.3

2010 ADAS Section: 505.3, 505.10.2, 505.10.3

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)

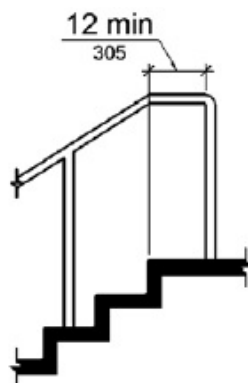
As Built:

Stairs from upper kitchen to basement kitchen - Lacks compliant extensions at top of full railing and bottoms of both full and partial railing

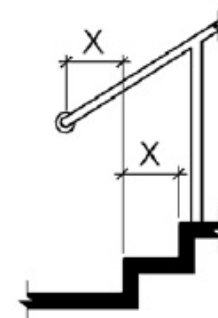
Recommendation:

Install handrails on both sides of stairway mounted 34" to 38" aff, with top and bottom extensions. Handrails must be 1.25"-2" in diameter, or a non-circular grip that has a perimeter dimension of 4"-6.25" maximum, with a minimum gap of 1.5" between handrail and wall. Handrails shall be continuous for the full flight of the stairs and continue around any switchbacks.

Finding #40 Continued



Top



Note: X = tread depth

Bottom

Finding #40 Additional Finding Photos



Clubhouse: Employee Spaces

Finding: 41

The handrails as well as the handrail extensions are not at the correct height.

The tops of handrails and their extensions must be between 34 inches and 38 inches above the stair nosing or ground.

Citation:

2018 IAC Section: 505.4

2010 ADAS Section: 505.4

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 from upper kitchen to basement kitchen - Both railings at 33"

Recommendation:

Remount new handrails to 34" to 38" AFF. Cost included in previous findings.



Finding #41 Additional Finding Photos



Clubhouse: Employee Spaces

Finding: 42

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:

2018 IAC Section: 505.5

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:

Stairs from upper kitchen to basement kitchen - 1" clearance where full railing meets basement ceiling

Recommendation:

When installing new handrail, assure a min gap of 1.5" between handrail and wall/ceiling.



Finding #42 Additional Finding Photos



Clubhouse: Employee Spaces

Finding: 43

The gripping surface of the handrail must be smooth.

Handrail gripping surfaces must be free of sharp or abrasive elements and shall have rounded edges.

Citation:

2018 IAC Section: 505.8

2010 ADAS Section: 505.8

1997 IAC Section: 400.310(q)(4)

As Built:

Stairs from upper
kitchen to basement
kitchen - Sharp edge at
top of partial railing

Recommendation:

Assure new handrails have a smooth surface



Clubhouse: Employee Spaces

Finding: 44

The element extends down too close to the route of travel along the stairway.

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

Citation:

2017 ANSI A117.1 Section: 307.4

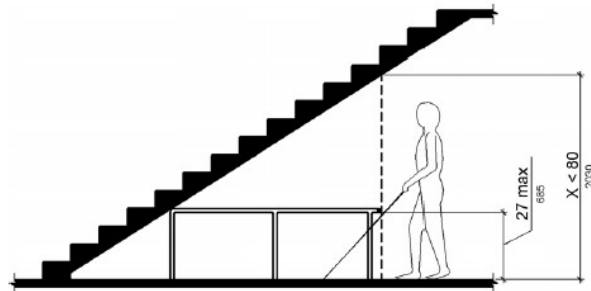
2010 ADAS Section: 307.4

As Built:

Stairs from upper kitchen to basement kitchen - Pipe and electric box protrude 4.5"; lacks 80" overhead at ceiling/pipe

Recommendation:

Provide 80" overhead clearance if the feasible, in the alternative, pad the obstruction to prevent injury.



Finding #44 Additional Finding Photos



Clubhouse: Employee Spaces

Finding: 45

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 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. 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.

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:

Exterior double doors from cart room - fast close, 30# push, slope of 6.9% in pull side clearance, deterioration in pull side clearance, locking mechanism within bottom 10" of push side, bolt lock on inactive leaf at 51.75" and is difficult to operate with a closed fist

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, correct slope in door/gate clearance to max 2.08%.

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.

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 hardware with lever hardware or hardware operable without a tight pinch or grasp and having a max profile of 4", mounted to 34" to 38" AFF.

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 #45 Additional Finding Photos



Clubhouse: Employee Spaces

Finding: 46

Element meets all standards and requirements.

Citation:

2010 ADAS Section: N/A

As Built:

Table and chair storage room within men's locker room complies

Recommendation:

None



Clubhouse: Employee Spaces

Finding: 47

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:

Employee spaces within men's locker room - door from supply closet with lockers to coat room - knob, storage in pull side clearance prevents door from opening to 90 degrees, wall/lockers in pull side clearance; door from locker room to storage room with lockers - shelves on both sides of door protrude 5.75", cleaning cart in pull side clearance; storage room in old gang shower - knob, storage in pull side clearance (prevents door from opening to 90 degrees), 2.3% slope in push side clearance, 2.4% slope in pull side clearance, CILs of .75" and 1.75" in push and pull sides, gaps of 1.75" 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.

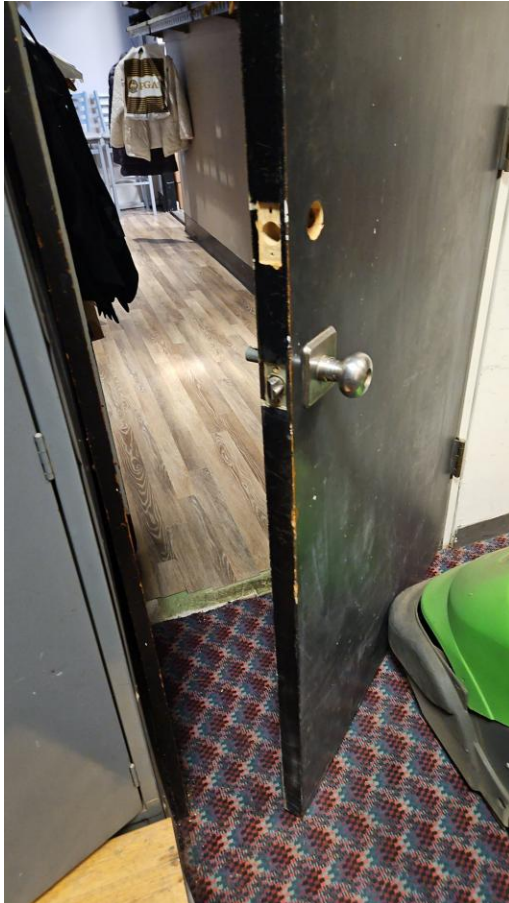
Provide required maneuvering clearance on push and pull side of doors.

Correct slope in door clearance to max 2.08%.

Repair, bevel, or ramp CILs at door entries to max .25".

Fill gaps at door entries to max .5".

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



Finding #47 Additional Finding Photos



Finding #47 Additional Finding Photos



Finding #47 Additional Finding Photos



Clubhouse: Employee Spaces

Finding: 48

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:

Coat room/office -
door width 26", door
knob, office door 30.5"
wide

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 #48 Additional Finding Photos



Clubhouse: Employee Spaces

Finding: 49

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:

Storage off bridal suite
- knob hardware,
storage in door
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.

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



Finding #49 Additional Finding Photos



Clubhouse: Employee Spaces

Finding: 50

Employee Work Areas. Common use circulation paths within employee work areas shall comply with 402.

EXCEPTIONS: 1. Common use circulation paths located within employee work areas that are less than 1000 square feet (93 m2) and defined by permanently installed partitions, counters, casework, or furnishings shall not be required to comply with 402.

2. Common use circulation paths located within employee work areas that are an integral component of work area equipment shall not be required to comply with 402.

3. Common use circulation paths located within exterior employee work areas that are fully exposed to the weather shall not be required to comply with 402.

Citation:

2018 IAC Section: 206.2.8, 206.2.8 Exception (1),
206.2.8 Exception (2), 206.2.8 Exception (3)

2010 ADAS Section: 206.2.8, 206.2.8 Exception 1,
206.2.8 Exception 2, 206.2.8 Exception 3

As Built:

Storage off bridal suite
- interior access
through non compliant
door in bridal suite

Recommendation:

Make corrections for compliant circulation path. See recommendations under Bridal Suite.



Clubhouse: Employee Spaces

Finding: 51

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.

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

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.

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.

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.

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.

Egress doors and gates shall provide a continuous and unobstructed way of egress travel from any point in a building or facility that provides an accessible route to an area of refuge, a horizontal exit, or a public way.

Citation:

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

As Built:

**Exit from banquet
storage behind bridal
suite - 17.6% slope 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, correct slope in door/gate clearance to max 2.08%.



Finding #51 Additional Finding Photos



Clubhouse: Employee Spaces

Finding: 52

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:

Director office - 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 hardware with lever hardware or hardware operable without a tight pinch or grasp.



Clubhouse: Employee Spaces

Finding: 53

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:

Pro office - knob hardware, hold open device on push side at two doors, shelf in pull side clearance at second door, 2nd door 28" width

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 #53 Additional Finding Photos



Clubhouse: Bar

Finding: 54

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

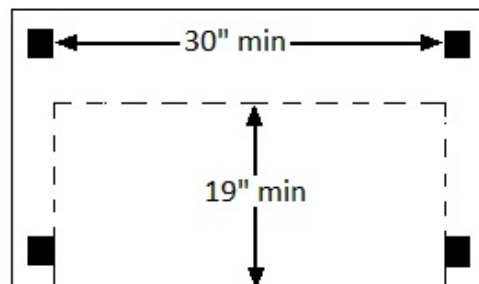
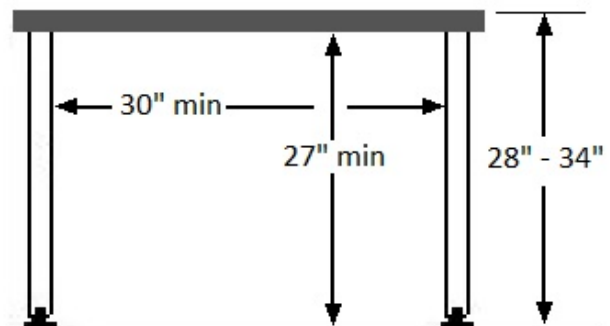
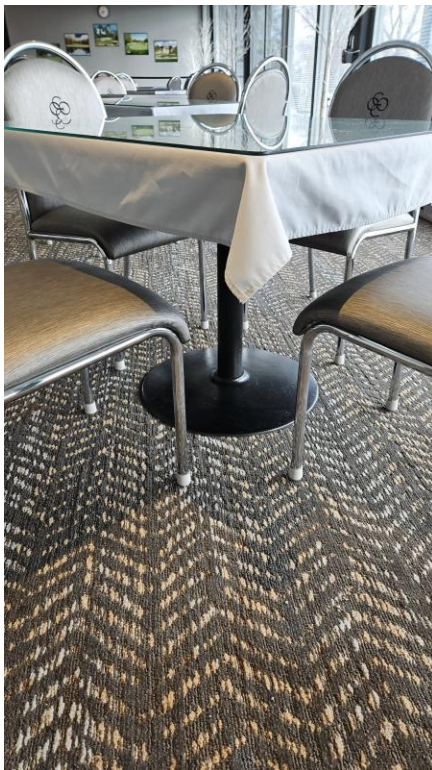
1997 IAC Section: 400.320(L)(1)

As Built:

Grill - pedestal tables
lack toe clearance;
outdoor tables lack
knee and toe clearance

Recommendation:

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



Finding #54 Additional Finding Photos



Clubhouse: Bar

Finding: 55

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

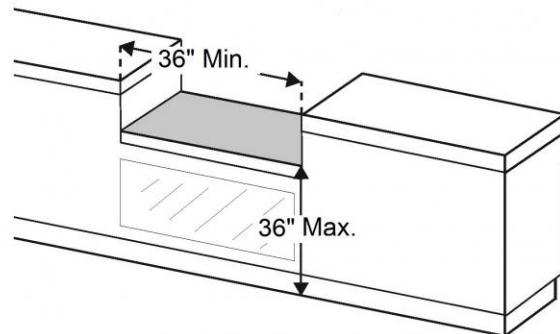
2010 ADAS Section: 904.4

As Built:

Grill - service counter
at 42"

Recommendation:

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



Finding #55 Additional Finding Photos



Clubhouse: Bar

Finding: 56

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).

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:

Dbl door exit from grill
- 26" wide, 17#, 20#
push

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, inspect, adjust, and maintain 8.5 lbf to open exterior doors/gates.



Finding #56 Additional Finding Photos



Clubhouse: Bar

Finding: 57

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:

Bar back employee space - lock mounted at 74", mat on interior creates CIL

Recommendation:

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

Secure rug at door to prevent trip hazard.

Replace lock with one that can be mounted to max 48" AFF.



Finding #57 Additional Finding Photos



Clubhouse: Banquet Facilities

Finding: 58

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:

NE single door from
banquet - 15# push

Recommendation:

Inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice.

Clubhouse: Banquet Facilities

Finding: 59

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).

Exterior doors or gates are 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.

Egress doors and gates shall provide a continuous and unobstructed way of egress travel from any point in a building or facility that provides an accessible route to an area of refuge, a horizontal exit, or a public way.

Citation:

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

As Built:

E double from banquet
- leads to step, no
egress - grass, 18#,
2nd door locked, 27"
wide

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, correct slo

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, inspect, adjust, and maintain 8.5 lbf to open exterior doors/gates.

For all doors/gates along the public circulation route, provide a cement pad at exit to allow 18" clearance on the latch side, and extend a pathway away from the building for emergency egress.

Finding #59 Continued



Finding #59 Additional Finding Photos



Clubhouse: Banquet Facilities

Finding: 60

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).

Exterior doors or gates are 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.

Egress doors and gates shall provide a continuous and unobstructed way of egress travel from any point in a building or facility that provides an accessible route to an area of refuge, a horizontal exit, or a public way.

Citation:

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

As Built:

W double from banquet - leads to step, no egress - grass, 18#, 2nd door locked, 26.75" wide

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, inspect, adjust, and maintain 8.5 lbf to open exterior doors/gates.

For all doors/gates along the public circulation route, enlarge cement pad at exit to allow 18" clearance on the latch side, and extend a pathway away from the building for emergency egress.

Finding #60 Continued



Finding #60 Additional Finding Photos



Clubhouse: Banquet Facilities

Finding: 61

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).

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:

SE dble interior doors
- 29" wide, 17#, 15#
push, fast close, hold
open device on push

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, 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 #61 Continued



Finding #61 Additional Finding Photos



Clubhouse: Banquet Facilities

Finding: 62

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).

Exterior doors or gates are 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:

SW double from banquet to outside - 26" wide, 27#

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, inspect, adjust, and maintain 8.5 lbf to open exterior doors/gates.



Clubhouse: Banquet Facilities

Finding: 63

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

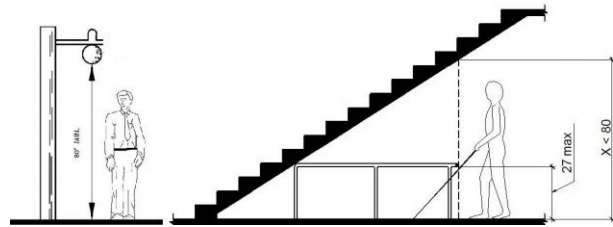
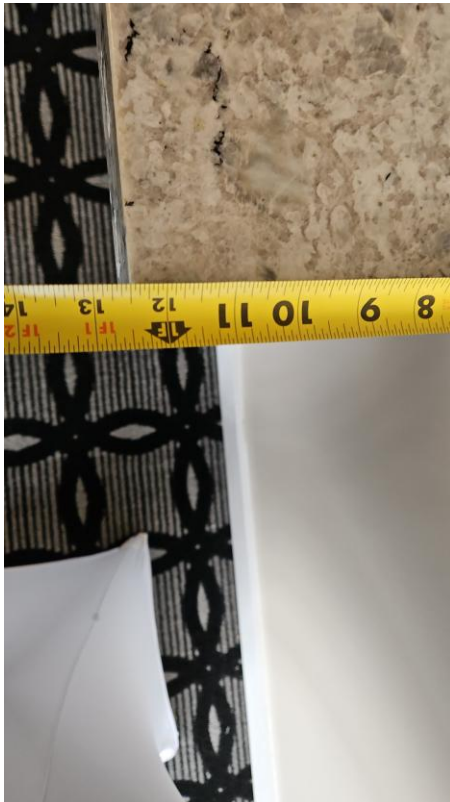
1997 IAC Section: 400.310(a)(10)

As Built:

banquet - service
counter protrudes
12.5"

Recommendation:

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



Finding #63 Additional Finding Photos



Clubhouse: Banquet Facilities

Finding: 64

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

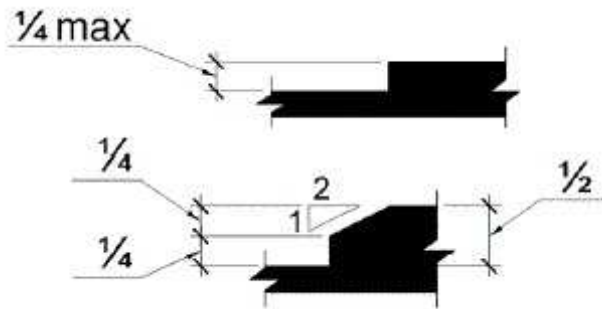
1997 IAC Section: 400.310(a)(7)

As Built:

banquet - 15.5" step to stage

Recommendation:

Provide a temporary ramp for access to stage upon request.



Finding #64 Additional Finding Photos



Clubhouse: Banquet Facilities

Finding: 65

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

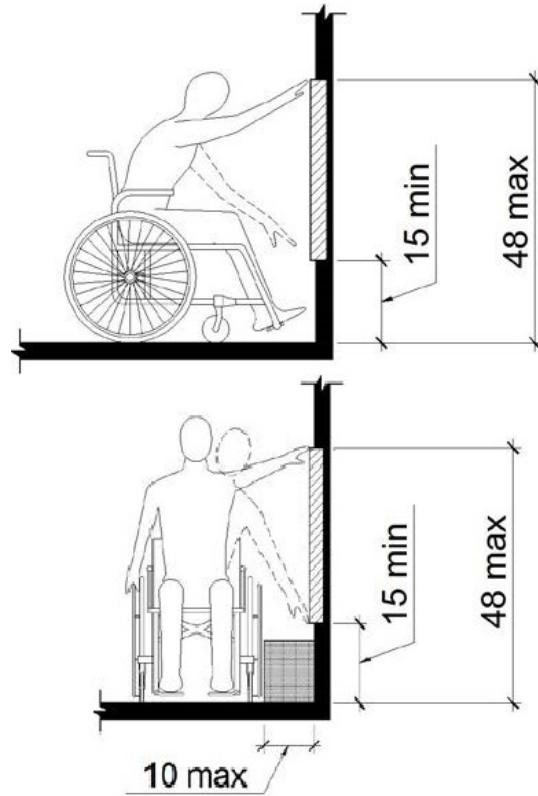
2010 ADAS Section: 308.1

As Built:

banquet - 56" to lights
, 54" to hangers

Recommendation:

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



Finding #65 Additional Finding Photos



Clubhouse: Banquet Facilities

Finding: 66

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

Citation:

2018 IAC Section: 309.4

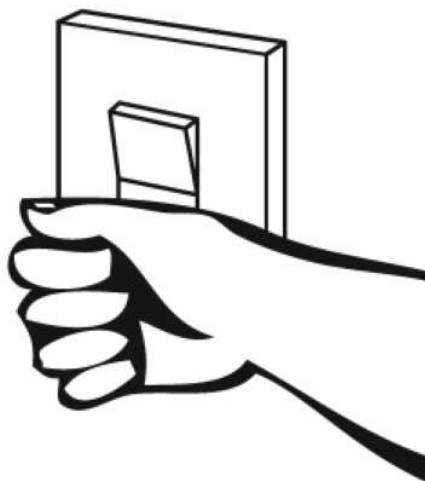
2010 ADAS Section: 309.4

As Built:

banquet - light
controls are knobs

Recommendation:

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



Clubhouse: Banquet Facilities

Finding: 67

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

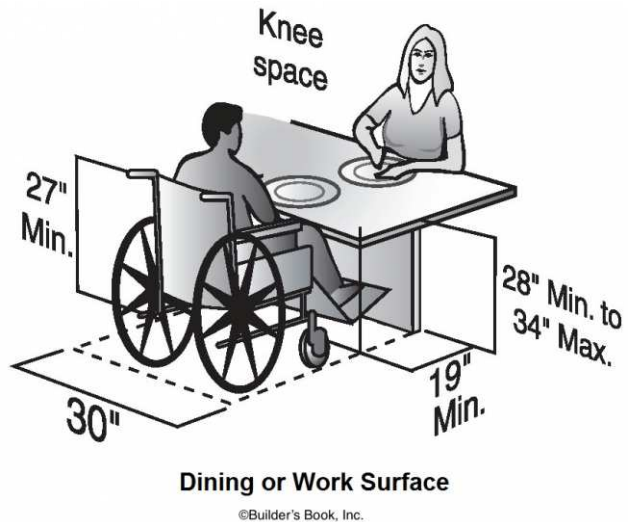
1997 IAC Section: 400.310(w)(4)

As Built:

banquet - bar counter
at 46", tables ok

Recommendation:

Lower a 36" wide portion of bar counter, or provide table service for bar items.



Finding #67 Additional Finding Photos



Clubhouse: Banquet Facilities

Finding: 68

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).

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:

NE dble interior doors
- 29" wide, 13#, 15#
push, fast close, hold
open device on push

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, 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 #68 Continued



Finding #68 Additional Finding Photos



Clubhouse: Banquet Facilities

Finding: 69

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:

SE single door from
banquet - 15# push

Recommendation:

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

Clubhouse: Banquet Facilities

Finding: 70

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).

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:

Kitchen from main bar
- 29" wide, 10# push,
hold open device on
push

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, inspect, adjust, and maintain 5 lbf to open interior 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 #70 Continued



Finding #70 Additional Finding Photos



Clubhouse: Banquet Facilities

Finding: 71

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

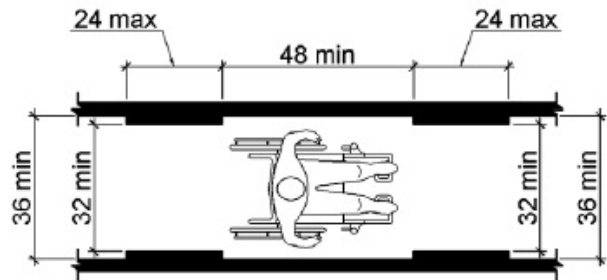
1997 IAC Section: 400.310(a)(2)

As Built:

Kitchen - narrows to wash area

Recommendation:

Widen AR to compliant 36" clear width by rearranging prep tables.



Clubhouse: Banquet Facilities

Finding: 72

The vision light panels (glazing/window) are mounted too high.

Doors, gates, 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 maximum above the finish floor.

Citation:

2018 IAC Section: 404.2.11

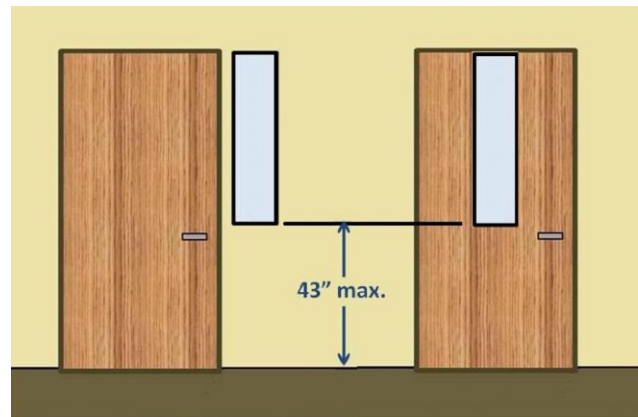
2010 ADAS Section: 404.2.11

As Built:

Kitchen - dble swing door on both sides - window at 53.25"

Recommendation:

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



Finding #72 Additional Finding Photos



Clubhouse: Banquet Facilities

Finding: 73

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:

Door to narrow
banquet wing (2 doors)
- recessed door, hold
open device on push,
13# 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.

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 #73 Additional Finding Photos



Clubhouse: Basement Level

Finding: 74

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:

Water heater/electrical/
storage room - single
door - knob, 17" to wall
with shelving in pull
side clearance; double
doors: active leaf - 22#
push, fast close, 27.5"
wide, knob, bolt locks
at top of both leaves at
80"

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.

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

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

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

Finding #74 Continued



Finding #74 Additional Finding Photos



Clubhouse: Basement Level

Finding: 75

Employee Work Areas. Common use circulation paths within employee work areas shall comply with 402.

EXCEPTIONS: 1. Common use circulation paths located within employee work areas that are less than 1000 square feet (93 m2) and defined by permanently installed partitions, counters, casework, or furnishings shall not be required to comply with 402.

2. Common use circulation paths located within employee work areas that are an integral component of work area equipment shall not be required to comply with 402.

3. Common use circulation paths located within exterior employee work areas that are fully exposed to the weather shall not be required to comply with 402.

Citation:

2018 IAC Section: 206.2.8, 206.2.8 Exception (1),
206.2.8 Exception (2), 206.2.8 Exception (3)

2010 ADAS Section: 206.2.8, 206.2.8 Exception 1,
206.2.8 Exception 2, 206.2.8 Exception 3

As Built:

Cart room - storage
obstructs route to
electrical box room in
main cart room area

Recommendation:

Make corrections for compliant circulation path.



Clubhouse: Basement Level

Finding: 76

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:

Basement kitchen area
employee spaces - all
4 closets - knob
hardware; liquor
storage room -
shelving, cinder block,
and old wall panel in
pull side clearance,
1.25" CIL at recessed
floor drain, .75" CIL at
threshold; door to
employee locker area
and employee
restroom - cooler fans
and floor fan in pull
side clearance, fast
close, hold open
device, 45.5" to
restroom door in push
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.

Repair, bevel, or ramp CILs at door entries to max .25".

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

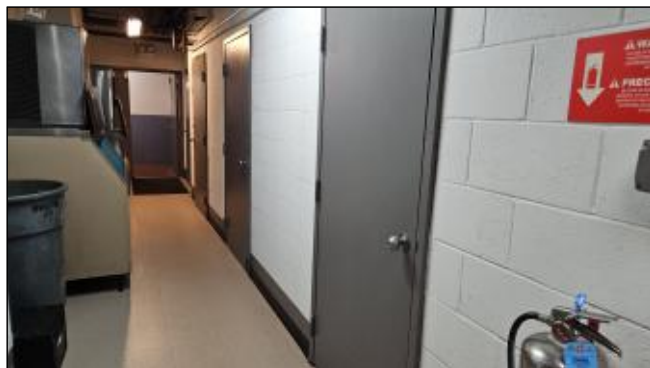
Replace hardware with lever hardware or hardware operable without a tight pinch or grasp.

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

Finding #76 Continued



Finding #76 Additional Finding Photos



Finding #76 Additional Finding Photos



Finding #76 Additional Finding Photos



Clubhouse: Basement Level

Finding: 77

Employee Work Areas. Common use circulation paths within employee work areas shall comply with 402.

EXCEPTIONS: 1. Common use circulation paths located within employee work areas that are less than 1000 square feet (93 m2) and defined by permanently installed partitions, counters, casework, or furnishings shall not be required to comply with 402.

2. Common use circulation paths located within employee work areas that are an integral component of work area equipment shall not be required to comply with 402.

3. Common use circulation paths located within exterior employee work areas that are fully exposed to the weather shall not be required to comply with 402.

Citation:

2018 IAC Section: 206.2.8, 206.2.8 Exception (1),
206.2.8 Exception (2), 206.2.8 Exception (3)

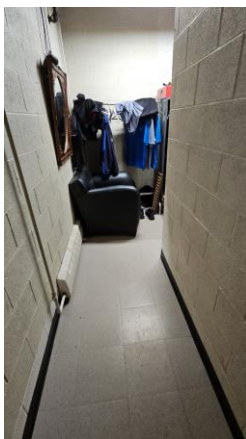
2010 ADAS Section: 206.2.8, 206.2.8 Exception 1,
206.2.8 Exception 2, 206.2.8 Exception 3

As Built:

Lacks turning space
around corner to
employee lockers;
lacks 36" to
carbonated beverage
syrup storage area off
kitchen; 35.25" clear
width at ice machines
in hallway between
cart room and kitchen

Recommendation:

Make corrections for compliant circulation path.



Finding #77 Additional Finding Photos



Clubhouse: Basement Level

Finding: 78

The U-shaped kitchen is not wide enough.

In U-shaped kitchens enclosed on three contiguous sides, clearance between all opposing base cabinets, counter tops, appliances, or walls within kitchen work areas shall be 60 inches.

Citation:

2018 IAC Section: 804.2.2

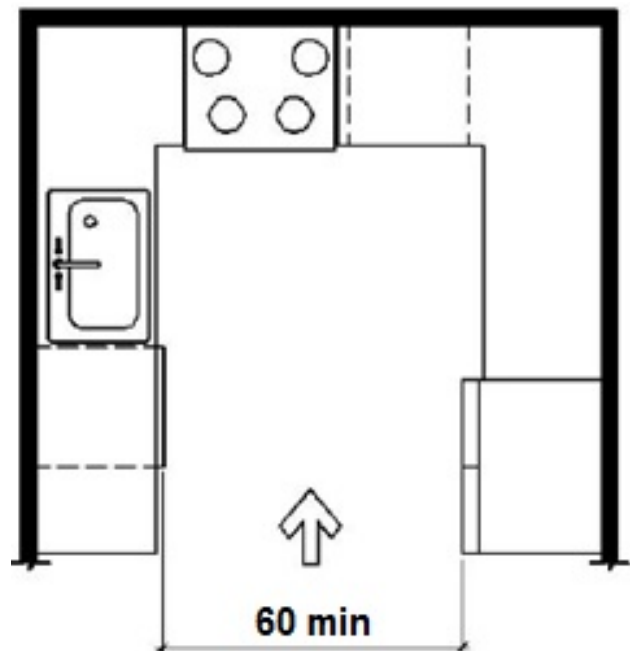
2010 ADAS Section: 804.2.2

As Built:

Basement Kitchen -
46" and 52.25"
between carts and
food prep table, 42.5"
between conveyor belt
and food prep table,
34" between food prep
table and small table
and kitchen equipment

Recommendation:

Rearrange prep area to provide 60" clearance between appliances and cabinets.



Finding #78 Additional Finding Photos



Clubhouse: Basement Level

Finding: 79

The hood 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

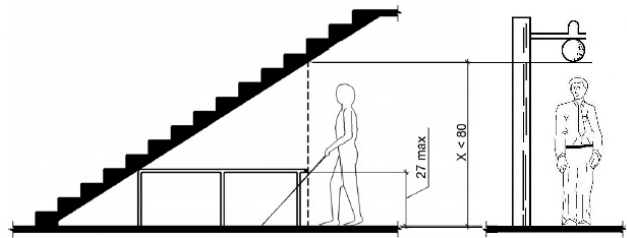
1997 IAC Section: 400.310(a)(4)

As Built:

Basement Kitchen -
77.5" clearance at
exhaust hood,

Recommendation:

Raise hood to min 80", or pad object to prevent hazard in overhead clearance.



Finding #79 Additional Finding Photos



Clubhouse: Basement Level

Finding: 80

The stripe on the stair tread does not contrast adequately with the stair tread.

Exterior and interior stairs are recommended to have the upper approach and lower treads marked by a stripe providing clear visual contrast.

Citation:

2018 IAC Section: 504.4, 504.4 Exception

2010 ADAS Section: 504.4

As Built:

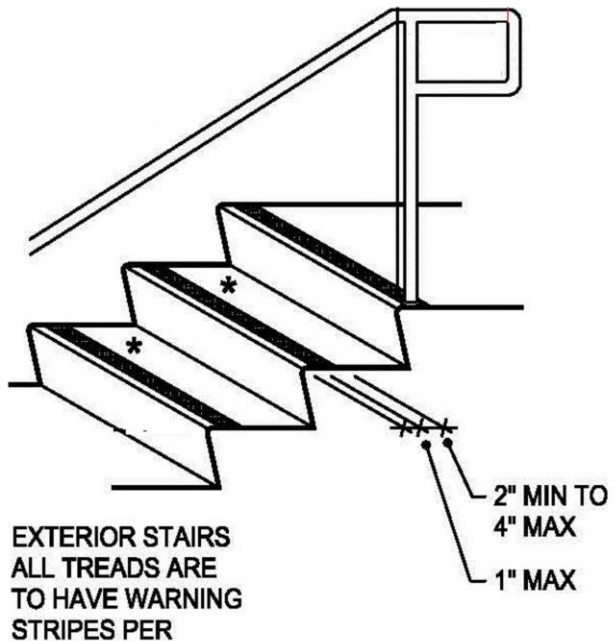
Stairs to basement
putting practice area -
18 of 19 treads lack
visual contrast

Recommendation:

SMART PRACTICE

Install contrasting strip along front 2" of each tread

The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement.



Clubhouse: Basement Level

Finding: 81

Handrails fail:

The inside handrail is not continuous.

Handrails shall be continuous within the full length of each stair flight. Inside handrails on switchback or dogleg stairs shall be continuous between flights.

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.

At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Citation:

2018 IAC Section: 505.3, 505.3 Exception, 505.10.2, 505.10.3

2010 ADAS Section: 505.3, 505.10.2, 505.10.3

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)

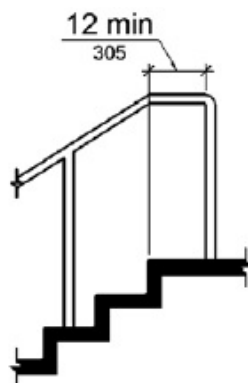
As Built:

Stairs to basement putting practice area - lacks compliant extensions at top and bottom of both railings

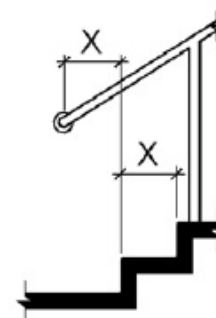
Recommendation:

Install handrails on both sides of stairway mounted 34" to 38" aff, with top and bottom extensions. Handrails must be 1.25"-2" in diameter, or a non-circular grip that has a perimeter dimension of 4"-6.25" maximum, with a minimum gap of 1.5" between handrail and wall. Handrails shall be continuous for the full flight of the stairs and continue around any switchbacks.

Finding #81 Continued



Top



Note: X = tread depth

Bottom

Finding #81 Additional Finding Photos



Clubhouse: Basement Level

Finding: 82

The handrails as well as the handrail extensions are not at the correct height.

The tops of handrails and their extensions must be between 34 inches and 38 inches above the stair nosing or ground.

Citation:

2018 IAC Section: 505.4

2010 ADAS Section: 505.4

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 basement
putting practice area -
Both railings at 32"

Recommendation:

Mount new handrails to 34" to 38" AFF.



Finding #82 Additional Finding Photos



Clubhouse: Basement Level

Finding: 83

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:

Electrical box room - storage in pull side clearance, both leaves 20# push; left supply room - lacks hardware on both sides, 16# push; right right food supply storage room - 15# push, ladder in pull side clearance, lacks hardware on both sides; dinnerware storage room - knobs, 30" wide, storage and shelving in pull side clearance; door to putting practice area - wall and column in pull side clearance, knobs, 15# push; double doors to kitchen area - hold open device on active leaf, 20# push, loose floor mat on push side, bolt locks on both doors at 81.5"

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.

Secure rug at door to prevent trip hazard.

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.

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



Finding #83 Additional Finding Photos



Finding #83 Additional Finding Photos



Clubhouse: Basement Level

Finding: 84

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

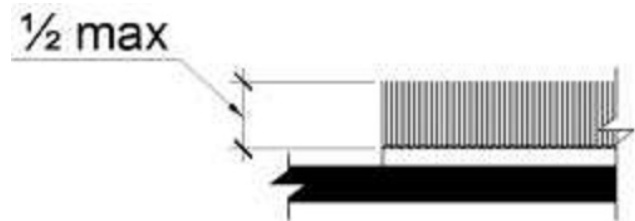
1997 IAC Section: 400.310(a)(11)

As Built:

Basement putting practice area at bottom of stairs - 3 of 4 floor mats (2 used as putting surfaces) are not secured

Recommendation:

Secure rug to prevent trip hazard.



Finding #84 Additional Finding Photos



Clubhouse: Proshop

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%.

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.

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

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.

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.

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.

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.

Egress doors and gates shall provide a continuous and unobstructed way of egress travel from any point in a building or facility that provides an accessible route to an area of refuge, a horizontal exit, or a public way.

Citation:

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

As Built:

**Door (interior) - door
width 25.5", knob**

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 #85 Additional Finding Photos



Clubhouse: Proshop

Finding: 86

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

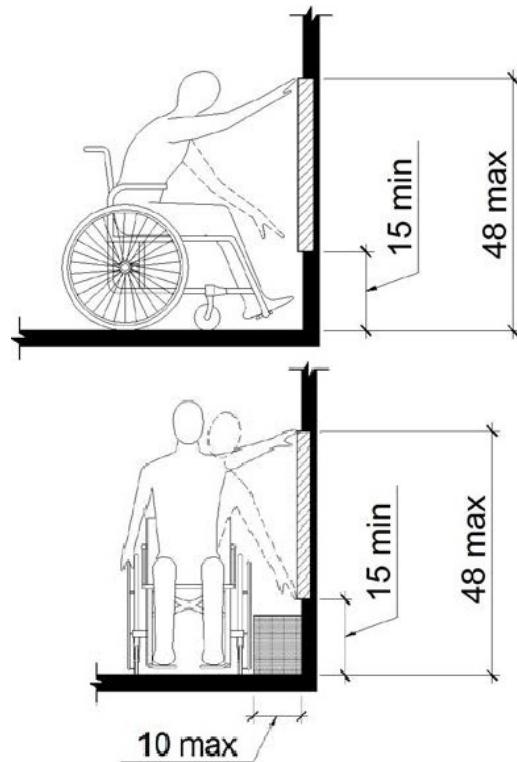
2010 ADAS Section: 308.1

As Built:

some merchandise
high

Recommendation:

Remount merchandise to be in reach range of 15" to 48" AFF, or train staff to be alert to customers needing assistance.



Finding #86 Additional Finding Photos



Clubhouse: Proshop

Finding: 87

The transaction counter is too high.

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

Citation:

2018 IAC Section: 904.4.1, 904.4.2

2010 ADAS Section: 904.4.2, 904.4.1

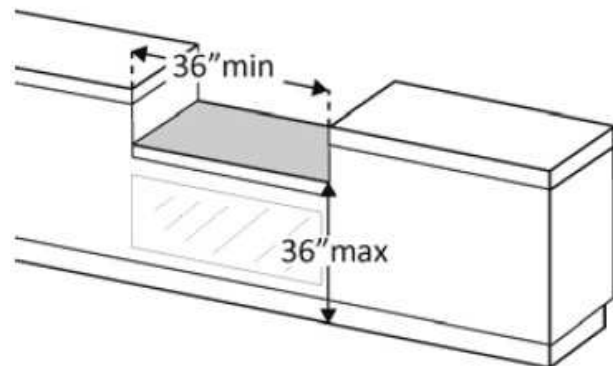
1997 IAC Section: 400.310(w)(5), 400.320(l)(1)(c)

As Built:

service counter at 42"

Recommendation:

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



Finding #87 Additional Finding Photos



Clubhouse: Proshop

Finding: 88

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

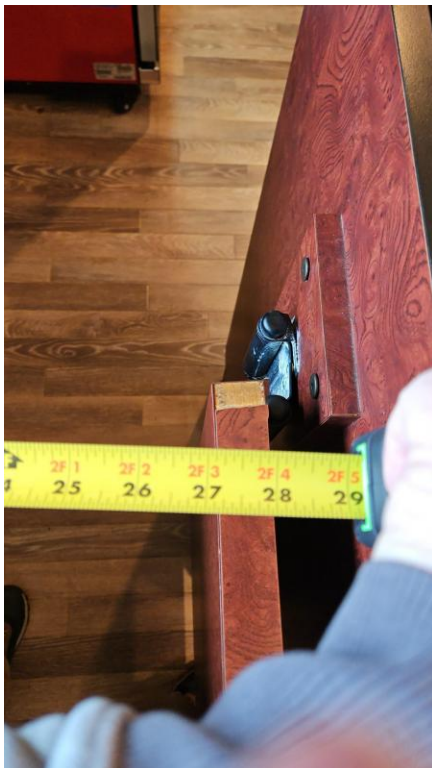
As Built:

behind counter - swing
door entry only 27.25"
wide

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 #88 Additional Finding Photos



Clubhouse: Proshop

Finding: 89

Employee Work Areas. Common use circulation paths within employee work areas shall comply with 402.

EXCEPTIONS: 1. Common use circulation paths located within employee work areas that are less than 1000 square feet (93 m2) and defined by permanently installed partitions, counters, casework, or furnishings shall not be required to comply with 402.

2. Common use circulation paths located within employee work areas that are an integral component of work area equipment shall not be required to comply with 402.

3. Common use circulation paths located within exterior employee work areas that are fully exposed to the weather shall not be required to comply with 402.

Citation:

2018 IAC Section: 206.2.8, 206.2.8 Exception (1),
206.2.8 Exception (2), 206.2.8 Exception (3)

2010 ADAS Section: 206.2.8, 206.2.8 Exception 1,
206.2.8 Exception 2, 206.2.8 Exception 3

As Built:

behind counter - route
reduces to 29" due to
beverage cooler

Recommendation:

Make corrections for compliant circulation path by relocating beverage cooler.



Finding #89 Additional Finding Photos



Clubhouse: Proshop

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:

Back room - door width complies but currently blocked by garbage bin, second door in room locked - has 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 hardware with lever hardware or hardware operable without a tight pinch or grasp.



Finding #90 Additional Finding Photos



Clubhouse: Proshop

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%.

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:

Exit from proshop
back room - lacks pull
side clearance due to
wall, sloped threshold

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 beveled threshold.



Finding #91 Additional Finding Photos



Restrooms: Main Floor Women's Restroom

Finding: 92

The restroom sign does not comply with one or more applicable requirements for the location, height, and properties of the sign.

Citation:

2018 IAC Section: 216.2, 703.1, 703.2, 703.5, 703.6

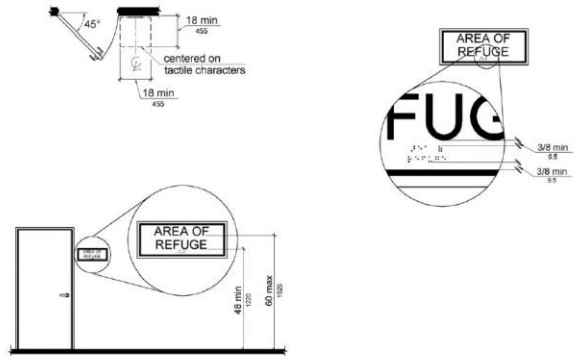
2010 ADAS Section: 216.2, 703.1, 703.2, 703.5, 703.6

As Built:

signage temporary, no Braille or raised lettering

Recommendation:

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



Restrooms: Main Floor Women's Restroom

Finding: 93

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

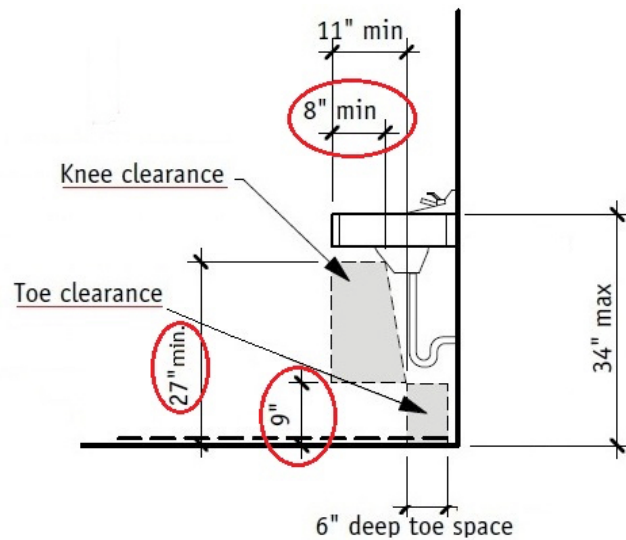
1997 IAC Section: 400.310(n)(7)(c)

As Built:

sinks have cabinets,
lack knee clearance

Recommendation:

Remove cabinet at one sink for knee clearance.



Restrooms: Main Floor Women's Restroom

Finding: 94

Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

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: 308.2.1, 308.3.2

2010 ADAS Section: 308.2.1, 308.3.2

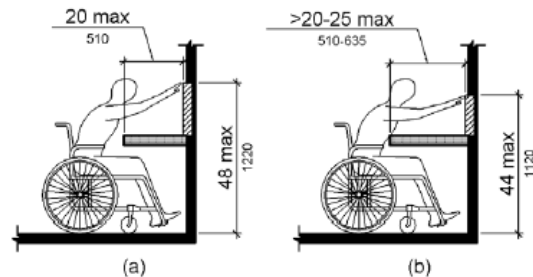
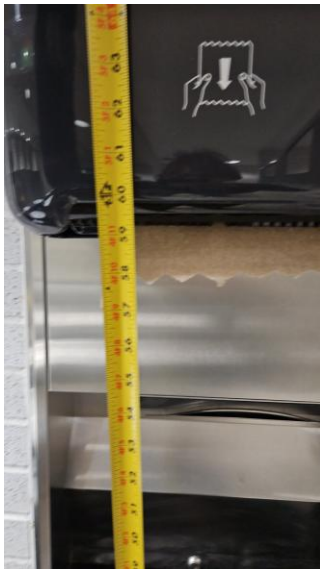
As Built:

paper towels at 58"
and 54" over sink,
hook in stall at 62"

Recommendation:

Lower hook in stall to max 48" above the finished floor (AFF).

Lower operating mechanisms to max 44" above the finished floor (AFF) for a forward reach over sink or counter.



Finding #94 Additional Finding Photos



Restrooms: Main Floor Women's Restroom

Finding: 95

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:

lacks wheelchair
accessible stall,
ambulatory only

Recommendation:

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



Restrooms: Main Floor Women's Restroom

Finding: 96

The ambulatory stall is not between 35" to 37" wide and 60" deep.

Citation:

2018 IAC Section: 604.8.2.1

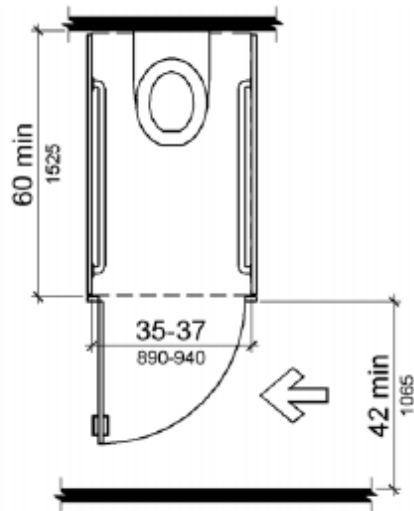
2010 ADAS Section: 604.8.2.1

As Built:

ambulatory stall only
55.5" deep

Recommendation:

Correct ambulatory stall to be 35" to 37" wide and minimum 60" deep; or in the alternative, use existing ambulatory stall to create wheelchair stall if feasible.



Finding #96 Additional Finding Photos



Restrooms: Main Floor Women's Restroom

Finding: 97

The door to the ambulatory compartment swings into the minimum required compartment area.

Toilet compartment doors shall not swing into the minimum required compartment area.

Citation:

2018 IAC Section: 604.8.2.2

2010 ADAS Section: 604.8.2.2

1997 IAC Section: 400.310(n)(3)

As Built:

ambulatory stall door
swings in

Recommendation:

Replace stall door of ambulatory stall with one that swings out and is self-closing



Restrooms: Main Floor Women's Restroom

Finding: 98

Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

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

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) max

Citation:

2018 IAC Section: 604.8.2.3, 609.3, 609.4

2010 ADAS Section: 609.3, 609.4, 604.8.2.3

As Built:

ambulatory stall has a
36" bar on one side
only

Recommendation:

Add grab bars for the appropriate stall - two side bars for ambulatory, or a side and rear for the new wheelchair stall. Side bars shall be a 42" long grab bar, mounted max 12" from the rear wall at the close end and min 54" on the far end and 33" to 36" aff. Rear bar shall be 36" long and mounted 12" to the closed side and 24" to the open side of the toilet measured from the centerline.



Finding #98 Additional Finding Photos



Restrooms: Main Floor Women's Restroom

Finding: 99

The toilet paper is not installed within the compliant range in front of the toilet.

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

Citation:

2018 IAC Section: 604.7

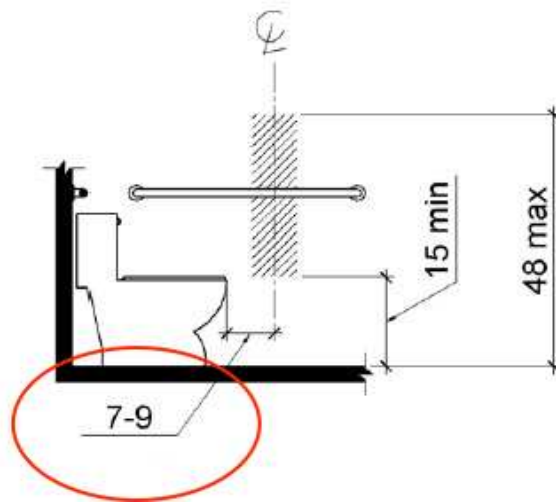
2010 ADAS Section: 604.7

As Built:

ambulatory stall - TP
too close to toilet

Recommendation:

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



Restrooms: Main Floor Women's Restroom

Finding: 100

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2018 IAC Section: 304.3.1

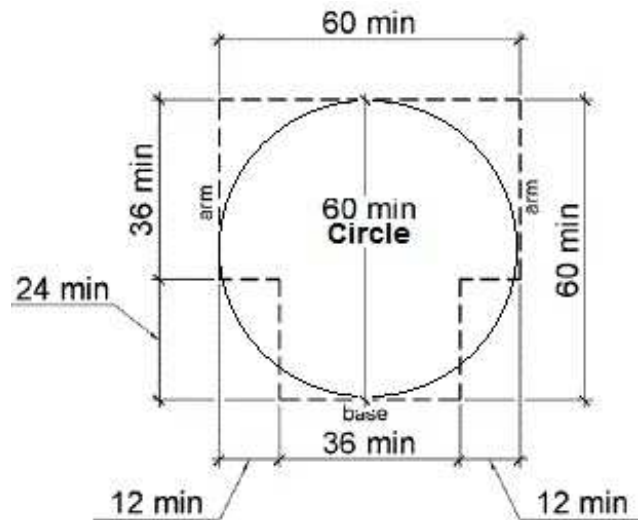
2010 ADAS Section: 304.3.1, 304.3.2

As Built:

lacks turning, only
49.5" wide

Recommendation:

Relocate obstacles to create turning space in main restroom. See previous finding for removal of a cabinet.



Finding #100 Additional Finding Photos



Restrooms: Main Floor Women's Restroom

Finding: 101

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

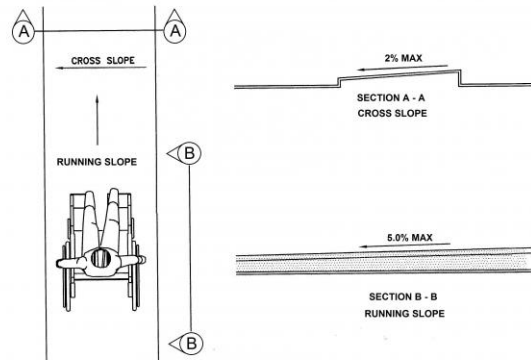
1997 IAC Section: 400.310(a)(6)

As Built:

2.7% cross slope at drain

Recommendation:

Correct or repair slope to max 2.08% in restroom.



Finding #101 Additional Finding Photos



Restrooms: Main Floor Women's Restroom

Finding: 102

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).

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.

Citation:

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

As Built:

Door - 29" wide, 34" back to wall on push side, fast close 10# 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, replace with doors/gates having 80" overhead clearance and 32" clear width.

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.

Finding #102 Continued



Finding #102 Additional Finding Photos



Restrooms: Main Floor Men's Restroom

Finding: 103

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).

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.

Citation:

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

As Built:

Door - 29" wide, fast
close 10# push

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, 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.

Finding #103 Continued



Finding #103 Additional Finding Photos



Restrooms: Main Floor Men's Restroom

Finding: 104

The restroom sign does not comply with one or more applicable requirements for the location, height, and properties of the sign.

Citation:

2018 IAC Section: 216.2, 703.1, 703.2, 703.5, 703.6

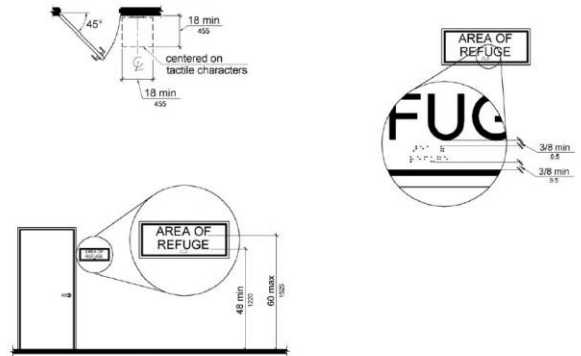
2010 ADAS Section: 216.2, 703.1, 703.2, 703.5, 703.6

As Built:

sign is temporary, no Braille or raised lettering

Recommendation:

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



Restrooms: Main Floor Men's Restroom

Finding: 105

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

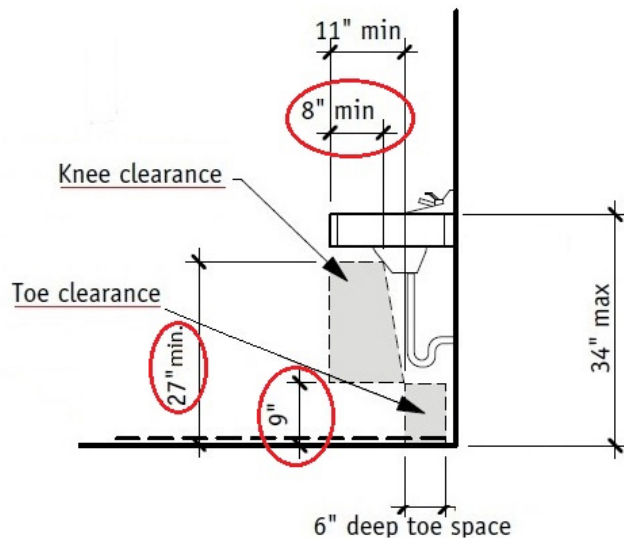
1997 IAC Section: 400.310(n)(7)(c)

As Built:

sink clearance blocked by garbage bins, cabinet blocks knee clearance

Recommendation:

Relocate garbage bin for clearance at sink. Remove cabinet for knee clearance.



Restrooms: Main Floor Men's Restroom

Finding: 106

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

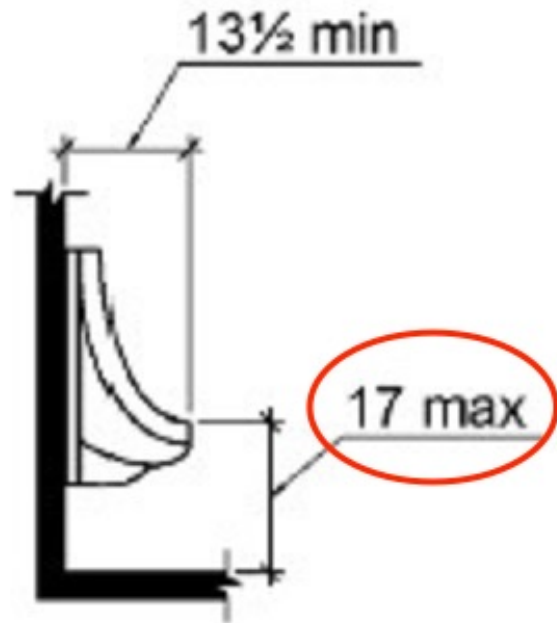
1997 IAC Section: 400.310(n)(6)(a)

As Built:

urinal rim at 24"

Recommendation:

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



Finding #106 Additional Finding Photos



Restrooms: Main Floor Men's Restroom

Finding: 107

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

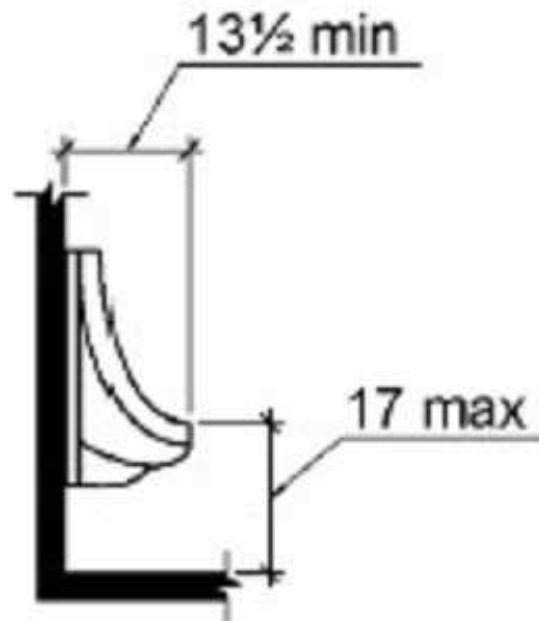
2010 ADAS Section: 605.2

As Built:

urinal depth 12.5"

Recommendation:

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



Finding #107 Additional Finding Photos



Restrooms: Main Floor Men's Restroom

Finding: 108

The urinals flush handle is mounted too high.

Flush controls shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist and shall be mounted no more than 48 inches above the floor. The force required to activate controls shall be no greater than 5 lb. Electronic automatic flushing controls are acceptable and preferable.

Citation:

2018 IAC Section: 605.4

2010 ADAS Section: 605.4

As Built:

urinal flush at 50.5"

Recommendation:

Lower flush handle at urinal to max 48" AFF. See previous finding for cost.



Finding #108 Additional Finding Photos



Restrooms: Main Floor Men's Restroom

Finding: 109

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

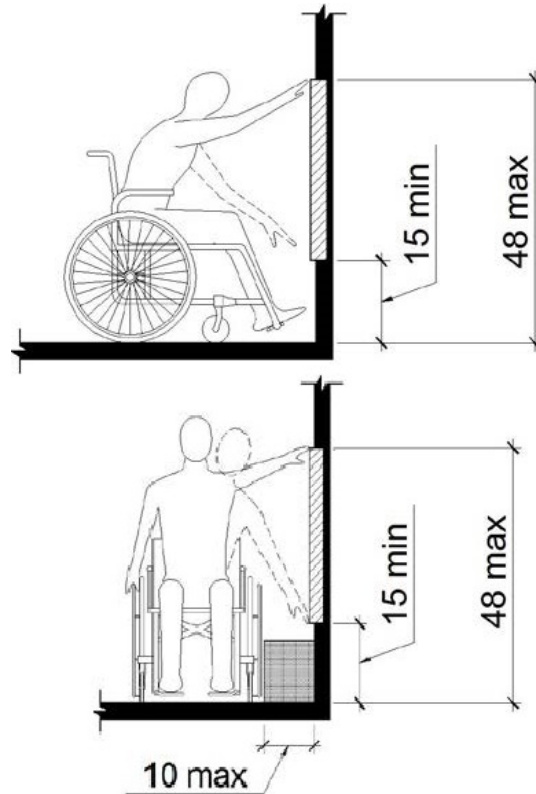
2010 ADAS Section: 308.1

As Built:

hook in stall at 63"

Recommendation:

Remount hook in stall to 48" max.



Restrooms: Main Floor Men's Restroom

Finding: 110

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:

lacks wheelchair
accessible stall,
ambulatory only

Recommendation:

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



Restrooms: Main Floor Men's Restroom

Finding: 111

The ambulatory stall is not between 35" to 37" wide and 60" deep.

Citation:

2018 IAC Section: 604.8.2.1

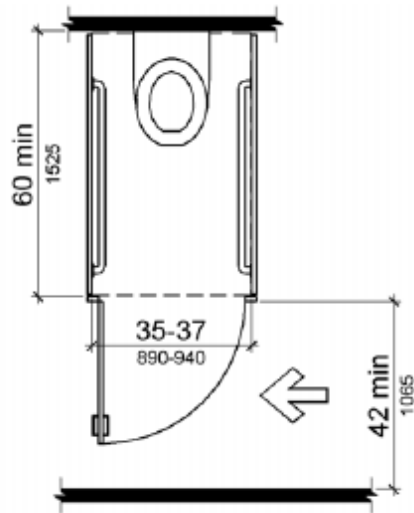
2010 ADAS Section: 604.8.2.1

As Built:

ambulatory stall 55.75"
deep

Recommendation:

Correct ambulatory stall to be 35" to 37" wide and minimum 60" deep or use existing stall to create required wheelchair stall.



Finding #111 Additional Finding Photos



Restrooms: Main Floor Men's Restroom

Finding: 112

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

The centerline of the toilet shall be 17 inches minimum and 19 inches maximum side wall or partition in the ambulatory accessible toilet compartment.

Citation:

2018 IAC Section: 604.9.1

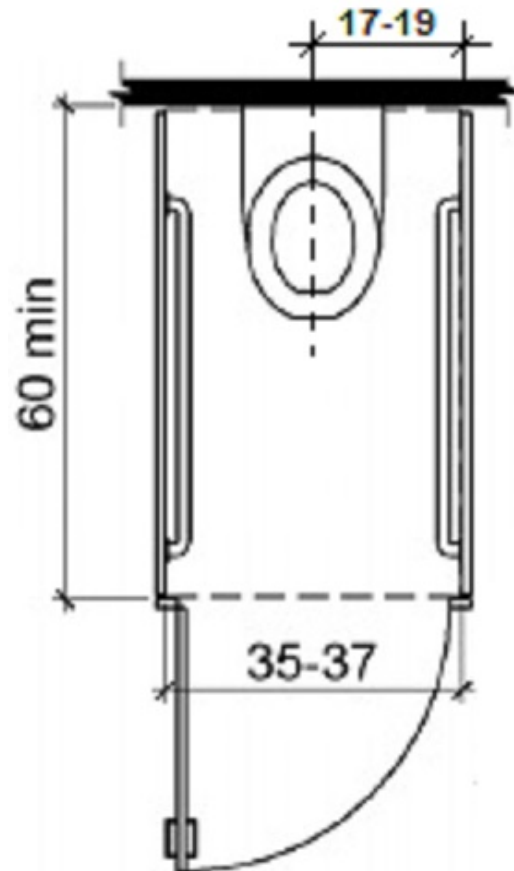
2010 ADAS Section: 604.9.1

As Built:

ambulatory stall - 16.5"
from side wall to toilet
centerline

Recommendation:

Remount toilet to 17" to 19" from the side wall to center line in ambulatory stalls. In the alternative, leave as is if using existing stall to create wheelchair stall.



Finding #112 Additional Finding Photos



Restrooms: Main Floor Men's Restroom

Finding: 113

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:

ambulatory stall - door
22.5" wide, lacks
hardware on both
sides except for lock

Recommendation:

Widen stall doors to 32" when opened to 90 degrees.

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



Finding #113 Additional Finding Photos



Restrooms: Main Floor Men's Restroom

Finding: 114

The door to the ambulatory compartment swings into the minimum required compartment area.

Toilet compartment doors shall not swing into the minimum required compartment area.

Citation:

2018 IAC Section: 604.8.2.2

2010 ADAS Section: 604.8.2.2

1997 IAC Section: 400.310(n)(3)

As Built:

ambulatory stall - door
swings inward

Recommendation:

Replace stall door of ambulatory stall with one that swings out and is self-closing.



Restrooms: Main Floor Men's Restroom

Finding: 115

Grab bars shall comply with 609. A side-wall grab bar complying with 604.5.1 shall be provided on both sides of the compartment.

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

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) max

Citation:

2018 IAC Section: 604.8.2.3, 609.3, 609.4

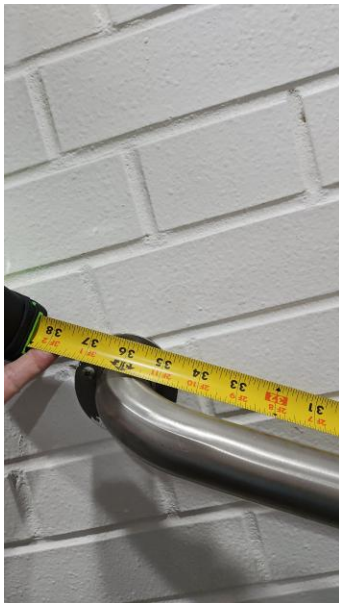
2010 ADAS Section: 609.3, 609.4, 604.8.2.3

As Built:

ambulatory stall -
single 36" bar

Recommendation:

Add grab bars for the appropriate stall - two side bars for ambulatory, or a side and rear for the new wheelchair stall. Side bars shall be a 42" long grab bar, mounted max 12" from the rear wall at the close end and min 54" on the far end and 33" to 36" aff. Rear bar shall be 36" long and mounted 12" to the closed side and 24" to the open side of the toilet measured from the centerline.



Finding #115 Additional Finding Photos



Restrooms: Main Floor Men's Restroom

Finding: 116

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:

ambulatory stall - grab
bar mounted at an
angle

Recommendation:

Remount grab bars in accessible stall to 33" to 36" above the finished floor (AFF). See previous finding for cost.



Restrooms: Main Floor Men's Restroom

Finding: 117

The toilet paper is not installed within the compliant range in front of the toilet.

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

Citation:

2018 IAC Section: 604.7

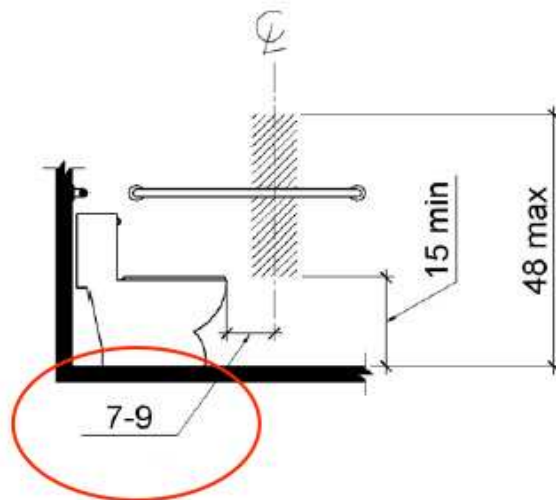
2010 ADAS Section: 604.7

As Built:

ambulatory stall - TP
too close to toilet

Recommendation:

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



Restrooms: Main Floor Men's Restroom

Finding: 118

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2018 IAC Section: 304.3.1

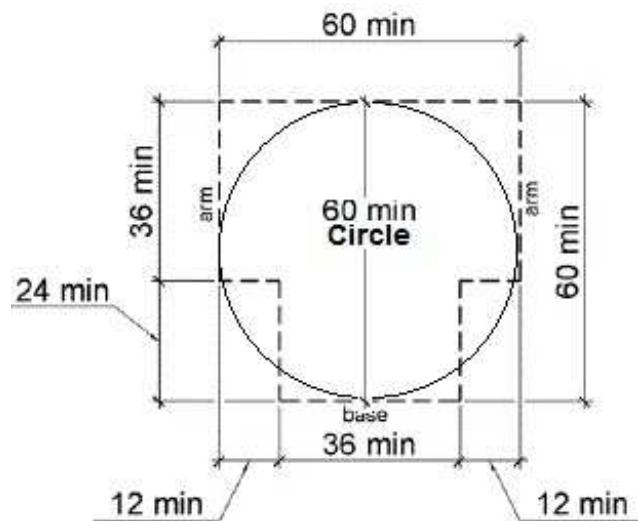
2010 ADAS Section: 304.3.1, 304.3.2

As Built:

lacks turning due to room constraints and garbage bin placement

Recommendation:

Relocate obstacles to create turning space in restroom if feasible.



Restrooms: Bridal Suite

Finding: 119

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

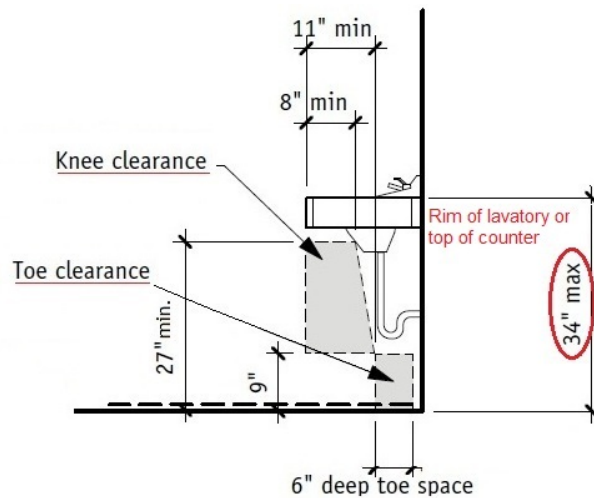
1997 IAC Section: 400.310(n)(7)(b)

As Built:

Bridal suite changing area - sink height 36"

Recommendation:

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



Finding #119 Additional Finding Photos



Restrooms: Bridal Suite

Finding: 120

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:

Bridal suite changing
area - active leaf 19.5",
door knob

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 #120 Additional Finding Photos



Restrooms: Bridal Suite

Finding: 121

The restroom sign does not comply with one or more applicable requirements for the location, height, and properties of the sign.

Citation:

2018 IAC Section: 216.2, 703.1, 703.2, 703.5, 703.6

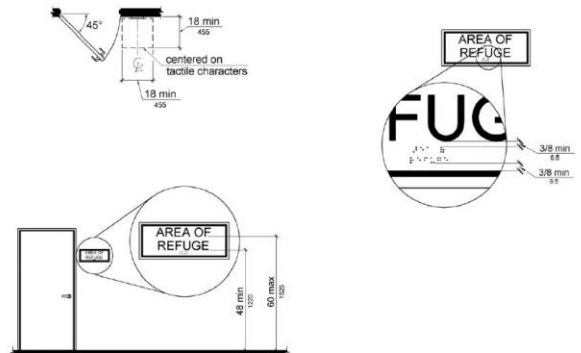
2010 ADAS Section: 216.2, 703.1, 703.2, 703.5, 703.6

As Built:

Bridal suite - sign lacks Braille and raised lettering, mounted high at 63"

Recommendation:

Replace sign with one of contrasting colors that includes Braille, raised characters, and the symbol of accessibility and mount on the wall, latch side of the door, 48" to the baseline of the lowest character and 60" to the baseline of the highest character.



Finding #121 Additional Finding Photos



Restrooms: Bridal Suite

Finding: 122

The restroom is not compliant.

The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet.

The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory.

The entry door does not contain the required minimum maneuvering spaces on the pull/push sides.

The entry door encroach into the required clear floor space for fixtures.

Grab bars are missing and/or incorrectly installed.

Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers, and mirrors are either too high or without clear floor space or both.

Citation:

2018 IAC Section: 603.1

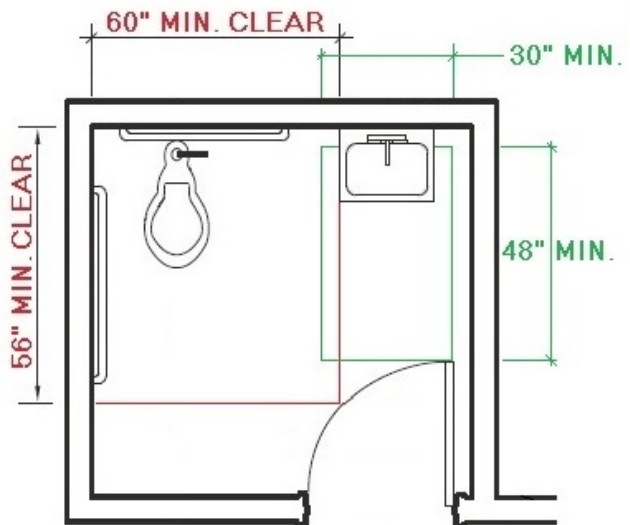
2010 ADAS Section: 603.1

As Built:

Bridal suite - main
restrooms lack
accessible features

Recommendation:

Create a compliant wheelchair accessible restroom and correct all features to be accessible if feasible.



Restrooms: Bridal Suite

Finding: 123

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:

Bridal suite - 12# push

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Restrooms: Men's Locker Room

Finding: 124

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

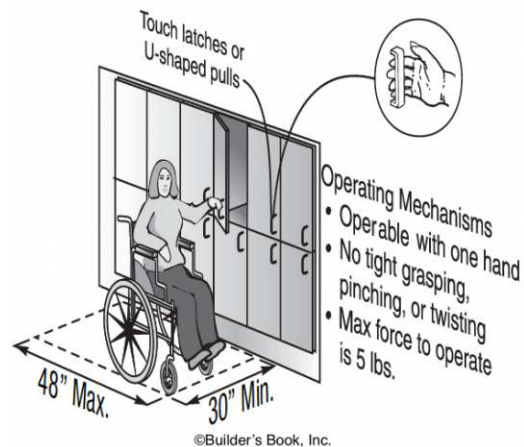
1997 IAC Section: 400.310(f)(1), 400.310(g)(16)(a)(v), 400.310(g)(17), 400.310(h)(1)(d), 400.310(k)(2)(a), 400.310(k)(2)(b), 400.310(k)(2)(c), 400.310(k)(3)(a), 400.310(k)(3)(b), 400.310(k)(3)(c), 400.310(k)(3)(d), 400.310(l)(1), 400.310(l)(2), 400.310(n)(10), 400.310(p)(1), 400.310(p)(6), 400.310(u)(9),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

As Built:

26 lockers, none identified as 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 #124 Additional Finding Photos



Restrooms: Men's Locker Room

Finding: 125

Clear Floor or Ground Space. A clear floor or ground space complying with 305 shall be provided.

The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.

Citation:

2018 IAC Section: 305.3, 811.2

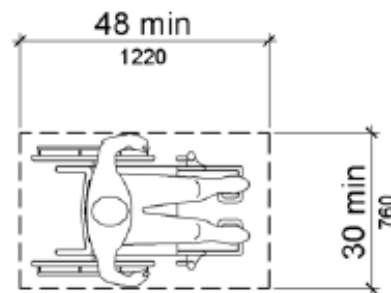
2010 ADAS Section: 305.3, 811.2

As Built:

Benches attached to lockers obstruct CFS of lockers

Recommendation:

Provide required 30" by 48" CFS at designated accessible lockers.



Restrooms: Men's Locker Room

Finding: 126

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:

Hooks at 54"

Recommendation:

Replace or remount locker to max 48" to the hooks.



Finding #126 Additional Finding Photos



Restrooms: Men's Locker Room

Finding: 127

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

Citation:

2018 IAC Section: 309.4

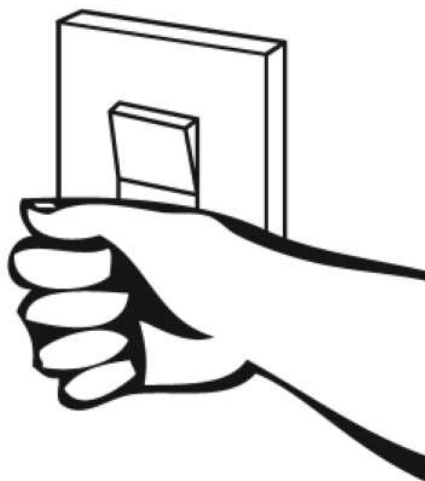
2010 ADAS Section: 309.4

As Built:

Latch difficult to operate with a closed fist

Recommendation:

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



Finding #127 Additional Finding Photos



Restrooms: Men's Locker Room

Finding: 128

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

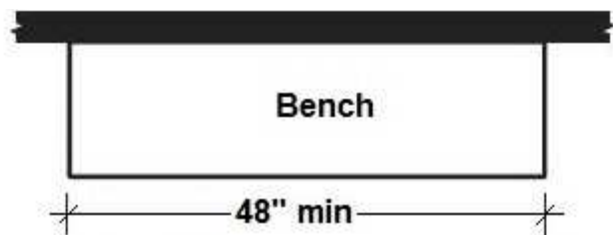
As Built:

12.75" deep, 12.25"

AFF, lacks CFS at short end of benches

Recommendation:

Replace bench in dressing area 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.



Finding #128 Additional Finding Photos



Restrooms: Men's Locker Room

Finding: 129

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

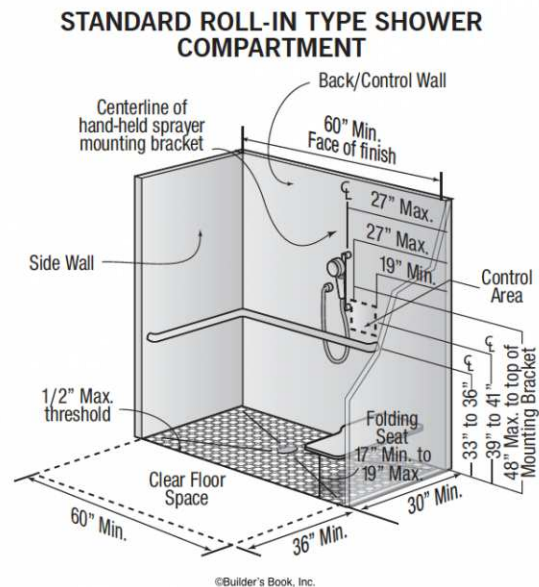
1997 IAC Section: 400.310(f)(1),
400.310(g)(16)(a)(v), 400.310(g)(17),
400.310(h)(1)(d), 400.310(k)(2)(a), 400.310(k)(2)(b),
400.310(k)(2)(c), 400.310(k)(3)(a), 400.310(k)(3)(b),
400.310(k)(3)(c), 400.310(k)(3)(d), 400.310(l)(1),
400.310(l)(2), 400.310(n)(10), 400.310(p)(1),
400.310(p)(6), 400.310(u)(9),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

As Built:

Lacks accessible
showers

Recommendation:

Create an accessible shower in locker/bathing room.



Finding #129 Additional Finding Photos



Restrooms: Men's Locker Room Restroom

Finding: 130

The restrooms is not nearly compliant.

- The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet.
- The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory.
- The entry door does not contain the required minimum 60 inches maneuvering space on the pull side
- The entry door encroach into the required clear floor space for fixtures.
- Door opening pressure was measured at greater than 5 pounds.
- Grab bars are incorrectly installed.
- Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers and mirrors are either too high or without clear floor space or both.
- The restroom contain floor level changes greater than a 1/2 inch at the floor drains.

Citation:

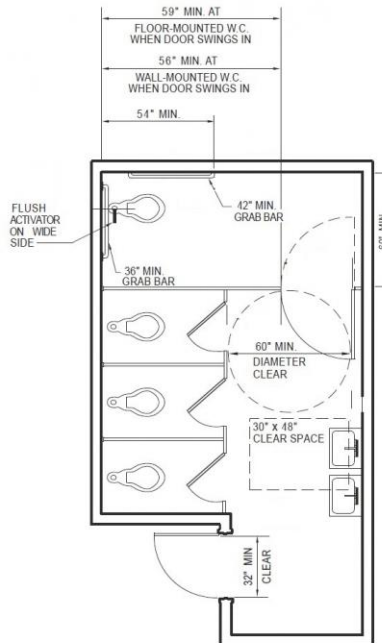
2010 ADAS Section: 603.1

As Built:

Lacks accessible stall
in locker room

Recommendation:

Create a compliant wheelchair accessible stall in restroom and correct all features to be accessible



Restrooms: Men's Locker Room Restroom

Finding: 131

The restroom sign does not comply with one or more applicable requirements for the location, height, and properties of the sign.

Citation:

2018 IAC Section: 216.2, 703.1, 703.2, 703.5, 703.6

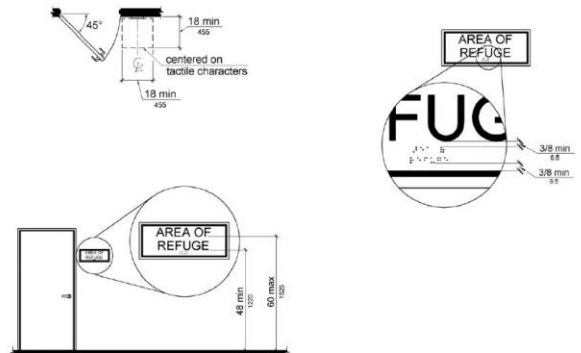
2010 ADAS Section: 216.2, 703.1, 703.2, 703.5, 703.6

As Built:

Signs located on and above door, lacks Braille and raised characters, sign in door mounted high

Recommendation:

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



Finding #131 Additional Finding Photos



Restrooms: Men's Locker Room Restroom

Finding: 132

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:

Men's locker room interior door - hold open device, fast close, 24# push

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.



Restrooms: Men's Locker Room Restroom

Finding: 133

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.

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 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:

Men's locker room
exterior door - knobs,
fast close, 20# push,
1" CIL on interior side
of threshold, 29.25"
width

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, repair, bevel, or ramp CILs at entries to max .25".

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.

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

Finding #133 Continued



Finding #133 Additional Finding Photos



Restrooms: Basement Employee Restroom

Finding: 134

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 vertical change greater than 1/4 inch high.

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.

Citation:

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

As Built:

Basement employee restroom door - 45.25" to door to kitchen in push side clearance; fast close, 20# push, sink and wall in pull side clearance, 1" CIL at threshold

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, repair, bevel, or ramp CILs at entries to max .25".

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.

Finding #134 Continued



Finding #134 Additional Finding Photos



Restrooms: Basement Employee Restroom

Finding: 135

This restroom is not accessible.

Where existing toilet rooms or bathing rooms do not comply, directional signs indicating the location of the nearest accessible toilet room or bathing room within the facility shall be provided. Signs shall include the International Symbol of Accessibility.

Where existing toilet rooms or bathing rooms do comply, the accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Accessibility. Where clustered single user toilet rooms or bathing facilities are permitted, accessible toilet rooms or bathing facilities shall be identified by the International Symbol of Accessibility unless all toilet rooms and bathing facilities are accessible.

Citation:

2018 IAC Section: 216.8

2010 ADAS Section: 216.8

1997 IAC Section: 400.310(u)(9), 400.310(u)(10)

As Built:

Lacks directional
signage

Recommendation:

Restroom not accessible, acquire and mount signage directing employees to accessible restroom



Restrooms: Basement Employee Restroom

Finding: 136

The restroom sign does not comply with one or more applicable requirements for the location, height, and properties of the sign.

Citation:

2018 IAC Section: 216.2, 703.1, 703.2, 703.5, 703.6

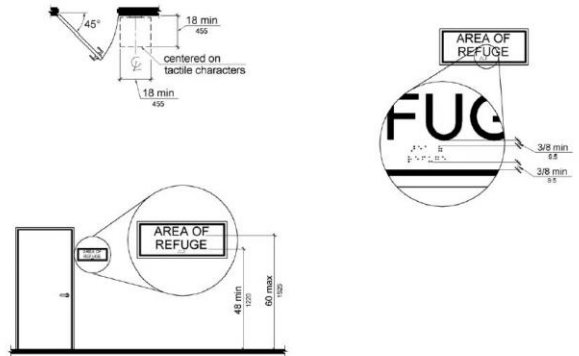
2010 ADAS Section: 216.2, 703.1, 703.2, 703.5, 703.6

As Built:

Lacks standard restroom signage

Recommendation:

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



Golf Course: Maintenance

Finding: 137

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:

Entry Door - 26# push,
fast close, knob, 1.5"
threshold , exterior
surface deteriorated,
pipe 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.

Repair, provide beveled threshold.

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

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

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



Finding #137 Additional Finding Photos



Golf Course: Maintenance

Finding: 138

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:

Office - door 27" wide,
knob, couch in
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.

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 #138 Additional Finding Photos



Golf Course: Maintenance

Finding: 139

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.

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

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.

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.

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.

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.

Egress doors and gates shall provide a continuous and unobstructed way of egress travel from any point in a building or facility that provides an accessible route to an area of refuge, a horizontal exit, or a public way.

The tactile EXIT sign is missing at the door. Wall signs identifying exits shall have characters raised 1/32 inch minimum and shall be uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Braille shall be placed directly below the tactile characters; flush left or centered. Signs shall be located a minimum of 48 inches above the floor, measured from the baseline of the lowest tactile characters and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile characters.

Citation:

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

As Built:

Locker room - knob, 29.5" wide, shelf in pull 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, 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 #139 Additional Finding Photos



Golf Course: Maintenance

Finding: 140

The restroom is not compliant.

The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet.

The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory.

The entry door does not contain the required minimum maneuvering spaces on the pull/push sides.

The entry door encroaches into the required clear floor space for fixtures.

Grab bars are missing and/or incorrectly installed.

Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers, and mirrors are either too high or without clear floor space or both.

Citation:

2018 IAC Section: 603.1

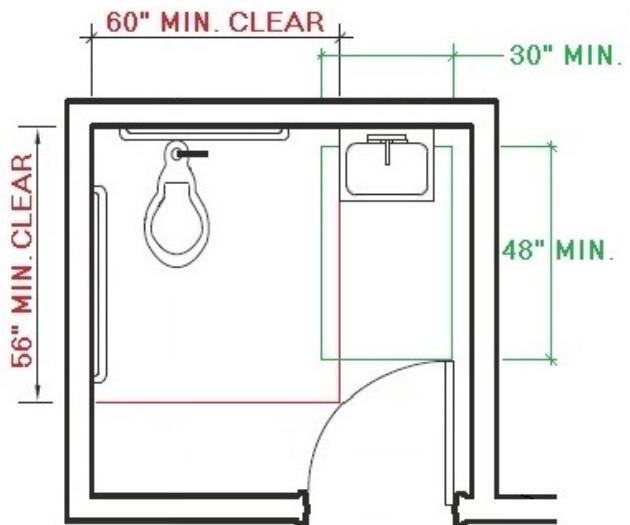
2010 ADAS Section: 603.1

As Built:

locker room lacks
accessible features

Recommendation:

Create a compliant wheelchair accessible restroom and correct all features to be accessible if feasible. Provide at least one accessible locker.



Finding #140 Additional Finding Photos



Golf Course: Maintenance

Finding: 141

Compliant knee and toe clearance is not provided at the table.

When seating for persons in wheelchairs is provided at fixed tables or counters, knee spaces at least 27 inches high, 30 inches wide and 17 inches deep shall be provided.

Citation:

2018 IAC Section: 902.2

2017 ANSI A117.1 Section: 902.2, 902.5.1

2010 ADAS Section: 902.2

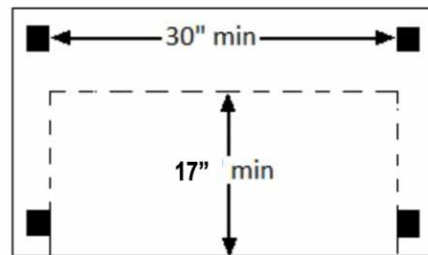
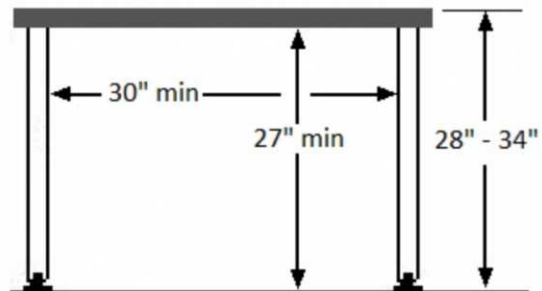
1997 IAC Section: 400.310(w)(3)

As Built:

Break area - table has
25" knee clearance

Recommendation:

Replace table in break area with one providing 27" high knee clearance.



Finding #141 Additional Finding Photos



Golf Course: Golf Amenities

Finding: 142

Element meets all standards and requirements.

Citation:

2010 ADAS Section: N/A

As Built:

Putting green
complies

Recommendation:

None

COMPLIANT

Golf Course: Golf Amenities

Finding: 143

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

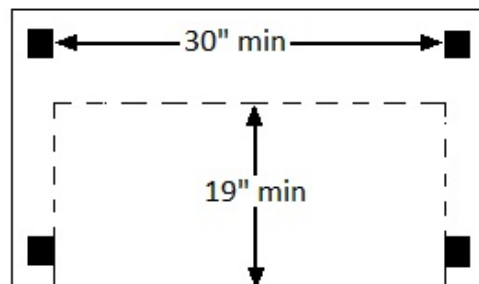
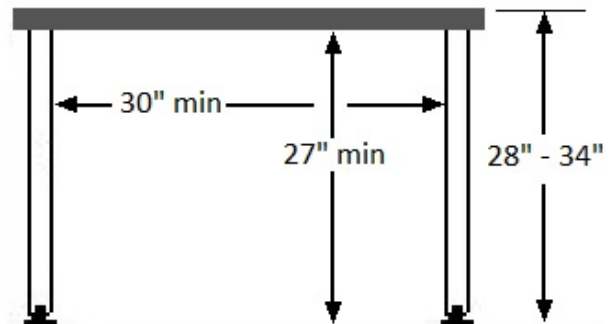
1997 IAC Section: 400.320(L)(1)

As Built:

Halfway house - 0 of 8
tables are accessible

Recommendation:

Replace 5% of the tables with ones providing the required knee and toe clearances



Finding #143 Additional Finding Photos



Golf Course: Golf Amenities

Finding: 144

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

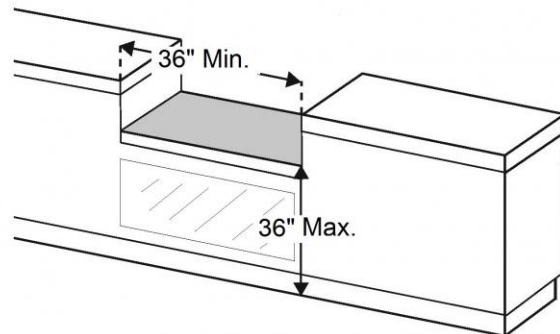
2010 ADAS Section: 904.4

As Built:

Halfway house -
counter at 37.75"

Recommendation:

Lower 36" wide segment of service counter to max 36" aff



Finding #144 Additional Finding Photos



Golf Course: Golf Course

Finding: 145

Element meets all standards and requirements.

Citation:

2010 ADAS Section: N/A

As Built:

All 18 holes comply
with access to min 2
tees and green

Recommendation:

None

COMPLIANT

Golf Course: Women's Restroom - 5th Hole

Finding: 146

50% of the single accommodation restrooms provided in this grouping are not nearly compliant.

The restrooms do not have the required minimum clear floor space or maneuvering clearances for the toilet, The restrooms do not have the required minimum clear floor space or maneuvering clearances for the lavatory, The entry doors do not contain the required minimum maneuvering spaces on the pull/push sides, The entry doors encroach into the required clear floor space for fixtures, Grab bars are missing and/or incorrectly installed, Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers, and mirrors are either too high or without clear floor space or both, The restrooms contain floor level changes greater than a 1/2 inch, the showers are too small and missing numerous accessible elements.

Citation:

2018 IAC Section: 603.1

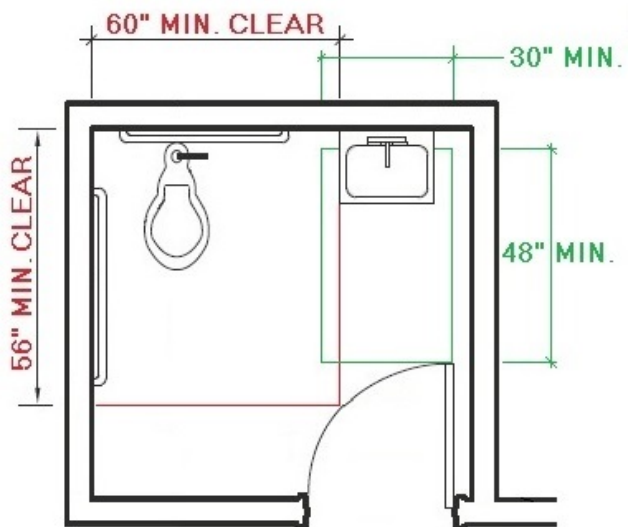
2010 ADAS Section: 603.1

As Built:

N/A

Recommendation:

Create compliant wheelchair accessible restrooms and correct all features to be accessible if feasible to meet 50% compliant restrooms in this location. Could create two single user all gender restrooms.



Golf Course: Women's Restroom - 5th Hole

Finding: 147

The restroom is not compliant.

The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet.

The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory.

The entry door does not contain the required minimum maneuvering spaces on the pull/push sides.

The entry door encroaches into the required clear floor space for fixtures.

Grab bars are missing and/or incorrectly installed.

Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers, and mirrors are either too high or without clear floor space or both.

Citation:

2018 IAC Section: 603.1

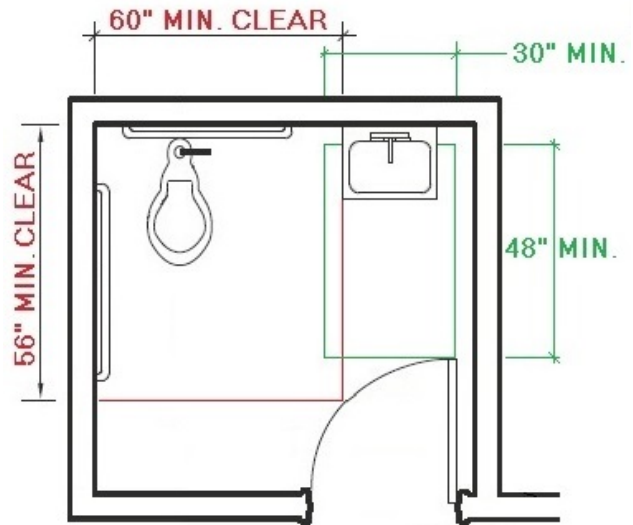
2010 ADAS Section: 603.1

As Built:

restroom lacks
accessible features

Recommendation:

Create a compliant wheelchair accessible restroom and correct all features to be accessible if feasible. See previous finding for cost.



Golf Course: Women's Restroom - 5th Hole

Finding: 148

The restroom is not compliant.

The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet.

The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory.

The entry door does not contain the required minimum maneuvering spaces on the pull/push sides.

The entry door encroach into the required clear floor space for fixtures.

Grab bars are missing and/or incorrectly installed.

Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers, and mirrors are either too high or without clear floor space or both.

Citation:

2018 IAC Section: 603.1

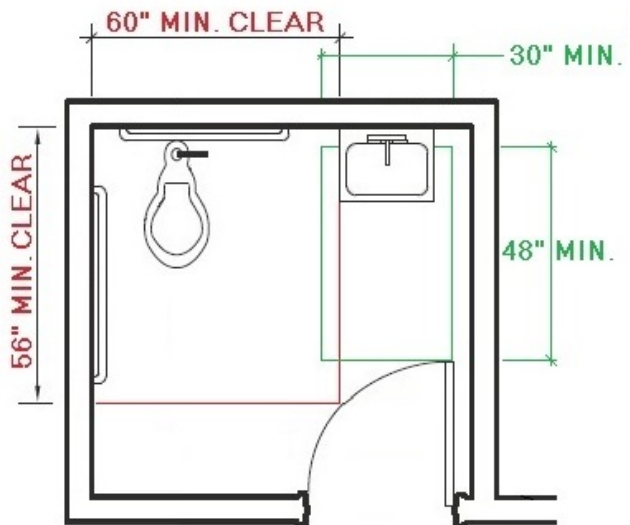
2010 ADAS Section: 603.1

As Built:

Meets size requirement for accessible restroom

Recommendation:

Restroom meets sizing for accessible restroom - add accessible features. Priced in previous findings.



Golf Course: Women's Restroom - 5th Hole

Finding: 149

The restroom sign does not comply with one or more applicable requirements for the location, height, and properties of the sign.

Citation:

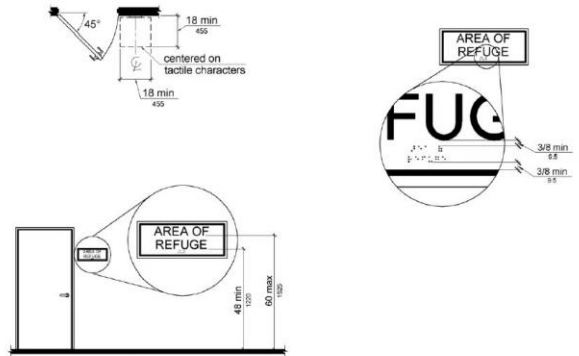
As Built:

2018 IAC Section: 216.2, 703.1, 703.2, 703.5, 703.6 lacks signage

2010 ADAS Section: 216.2, 703.1, 703.2, 703.5, 703.6

Recommendation:

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



Golf Course: Women's Restroom - 5th Hole

Finding: 150

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 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 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:

Door - hardware and push pad high at 51", 9.6% slope in push side clearance, fast close, 11# 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, correct slope in door/gate clearance to max 2.08%.

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.

For all doors/gates along the public circulation route, remount hardware to 34" to 48" AGL.

Finding #150 Continued



Finding #150 Additional Finding Photos



Golf Course: Men's Restroom - 5th Hole

Finding: 151

The restroom is not compliant.

The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet.

The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory.

The entry door does not contain the required minimum maneuvering spaces on the pull/push sides.

The entry door encroach into the required clear floor space for fixtures.

Grab bars are missing and/or incorrectly installed.

Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers, and mirrors are either too high or without clear floor space or both.

Citation:

2018 IAC Section: 603.1

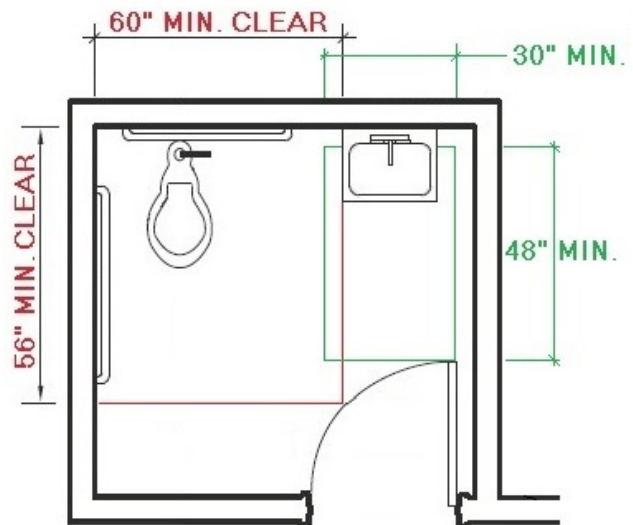
2010 ADAS Section: 603.1

As Built:

restroom lacks
accessible features

Recommendation:

Leave as is and create two all gender restrooms. Make one accessible per previous findings.



Golf Course: Men's Restroom - 5th Hole

Finding: 152

The restroom is not compliant.

The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet.

The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory.

The entry door does not contain the required minimum maneuvering spaces on the pull/push sides.

The entry door encroach into the required clear floor space for fixtures.

Grab bars are missing and/or incorrectly installed.

Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers, and mirrors are either too high or without clear floor space or both.

Citation:

2018 IAC Section: 603.1

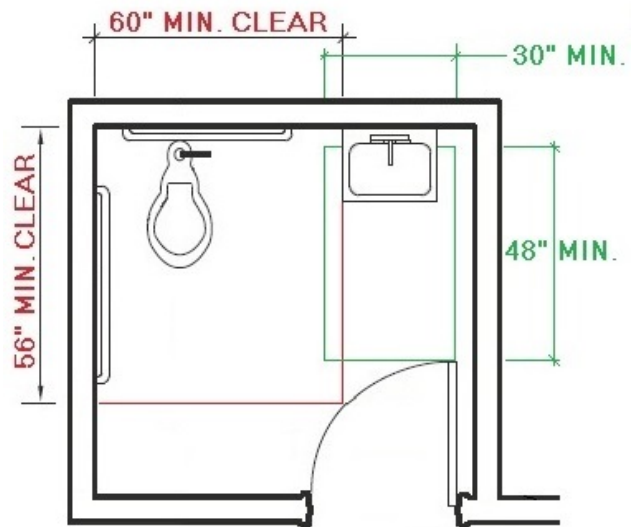
2010 ADAS Section: 603.1

As Built:

Meets size requirement for accessible restroom

Recommendation:

Leave as is and make other restroom accessible per previous findings.



Golf Course: Men's Restroom - 5th Hole

Finding: 153

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 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 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:

Door - hardware and push pad high at 51", 6.9% slope in push side clearance, fast close, 13# 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, correct slope in door/gate clearance to max 2.08%.

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.

For all doors/gates along the public circulation route, remount hardware to 34" to 48" AGL.

Finding #153 Continued



Finding #153 Additional Finding Photos

