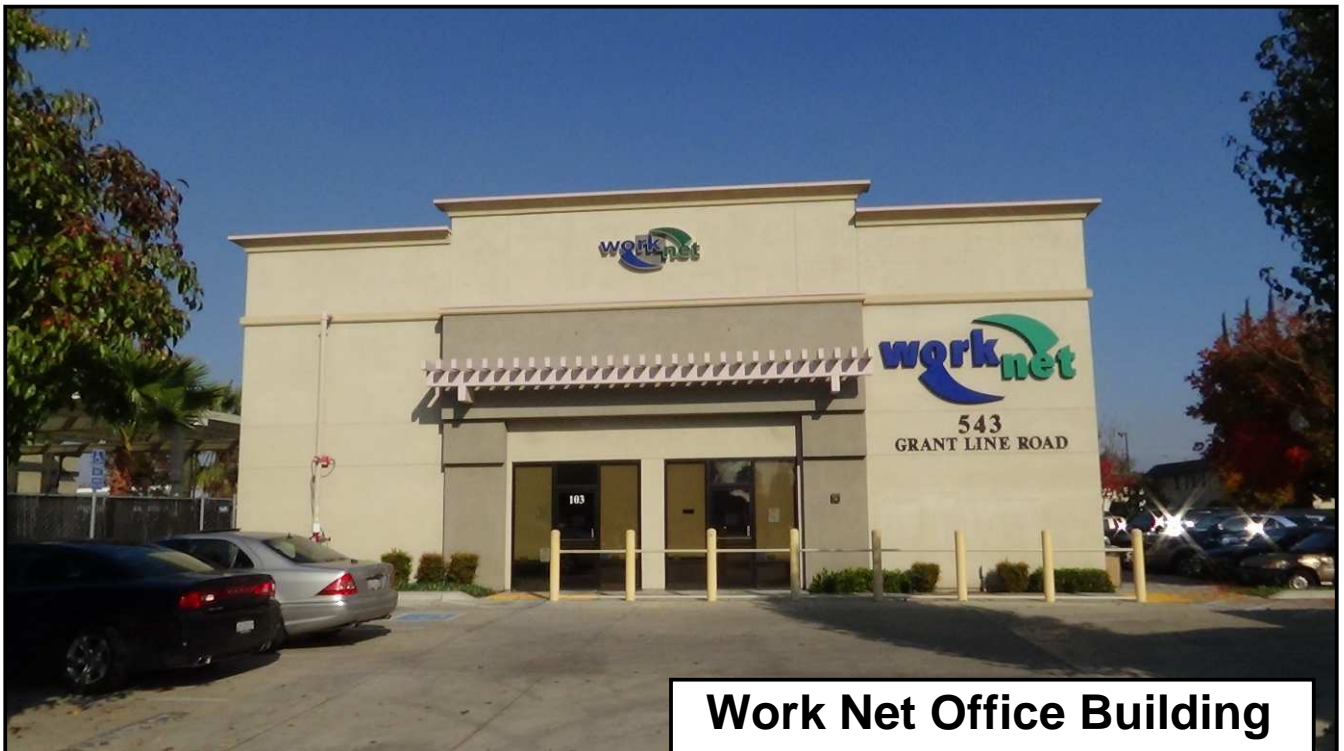


Site Accessibility Evaluation

Americans with Disabilities Act And Title 24 And Part 2 - California Building Code



**Work Net Office Building
Suites 102-133**

**543 W Grant Line Rd
Tracy, CA 95376**

RESID

Inspection Date: 11/14/2016

Inspector: Paul Klein

Prepared By



**(800) 582 - 6178
www.calcasp.com**

Jennifer Krings
Fairway Management Services, Inc.
P.O. Box 179
Woodbridge, CA, 95258

12/07/2016

Dear Mrs. Krings,

Thank you for the opportunity to be of service to you by performing an accessibility evaluation for the Work Net Office Building Suites 102-133 located at 543 W Grant Line Rd, Tracy, CA, 95376. The facility was inspected on 11/14/2016 as part of a California Real Estate Services Division (RESO) inspection. This is a preliminary report and review of the site and is intended to assist you and the owner in determining which items must be corrected prior to the issuance of the completed DGS Form G or DGS Accessibility Checklist for submittal to RESO.

The building is part of an existing single building site which appears to have been constructed in the mid-2000's. The site consists of multiple tenants, an outdoor parking lot and 2 paths of travel from the public way. Well established public ways and infrastructure were present, located on a substantially flat lot. There appears to have been no major remodels or renovations to the facility in several years. The evaluation included the interior of Suites 102 - 133 (Work Net) and exterior of the building including the parking lot areas and the path of travel from the public way. This evaluation did not include the interior adjacent tenant spaces or a public rights of way review.

Renovations or new construction that occurred after January 26, 1992, are subject to meet full code specifications of the Americans with Disabilities Act (ADA) Code of Federal Regulations (CFR) and Title 24 part 2 of the California Building Code (CBC). In addition to full compliance with the ADA and the CBC for the specific areas of remodel, you may have an obligation to ensure that the path of travel (includes parking lot and path of travel from the public way) to the area of new construction or remodel is in compliance with the most restrictive provisions of either the ADA or the CBC.

Although the California Building Code (CBC) only requires improvements to access when an alteration to a facility takes place, under the provisions of the ADA, for buildings approved for construction or alterations prior to January 26, 1992, there is an ongoing obligation to remove "readily achievable barriers". Readily achievable barriers are defined as easily accomplished and able to be carried out without much difficulty or expense. Determining if barrier removal is readily achievable is necessarily a case-by-case judgment. Factors to consider are the nature and cost of the barrier and the financial resources of the entity and the parent entity.

As part of the RESD program and DGS accessibility checklist, this evaluation report identifies items that do not meet current 2013 California Building Code (CBC) Chapter 11B regulations as well as the new 2016 California Building Code (CBC) Chapter 11B regulations which become effective January 1st 2017 and the 2010 Americans with Disabilities Act Standards (ADAS). The evaluation report identifies items that were incorrectly installed at the time of the original construction, modified thereafter, or do not meet current codes and should be remedied as part of the RESD program in order to complete the required Form G.

We are available to re-inspect the corrected items once all of the repairs are made to the facility and complete the DGS Form G. Additional services are available such as on construction monitoring, plan review, ownership representation and verification of completed work prior to owner acceptance.

If you have any questions regarding this report, please feel free to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read 'PK', followed by a horizontal line extending to the right.

Paul Klein, CASp #068

Path of Travel From the Public Way

Finding: 1

The walk is missing directional signage that identifies the location/direction of the accessible route of travel to the accessible building entrance.

Signs that identify, direct to or give information about accessible elements and features of a building or site shall have a non-glare finish, contrast with their background, be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I" Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 20 percent maximum of the height of the character and be sized according to the viewing distance.

Citation:

2016 CBC 11B Section: 11B-216.3

2013 CBC 11B (7/1/15) Section: 11B-216.3

As Built:

None

Budgeting Range:

\$25.00 - \$150.00

Recommendation:

Install directional sign.



Path of Travel From the Public Way

Finding: 2

The accessible route of travel between the building and the public way on the site contains cross slopes greater than 2%.

Surface cross slopes shall not exceed one unit vertical in 48 units horizontal (2-percent slope). 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.

Citation:

2016 CBC 11B Section: 11B-403.3

2013 CBC 11B (7/1/15) Section: 11B-403.3

2010 ADAS Section: 403.3

As Built:

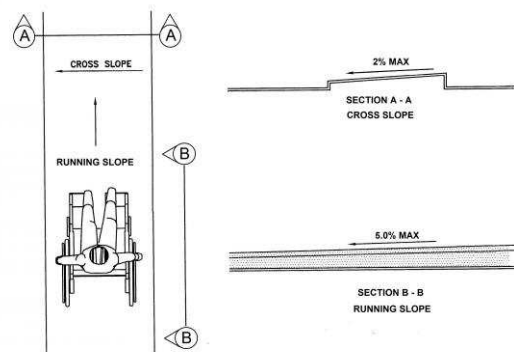
2.5% - 3.5% (10 panels)

Budgeting Range:

\$2500.00 - \$9500.00

Recommendation:

Remove and replace all non-complaint concrete panels. Services of a Licensed Architect, Registered Engineer or Licensed Contractor may be required.



Finding #2 Additional Finding Photos



Finding #2 Additional Finding Photos



Finding #2 Additional Finding Photos



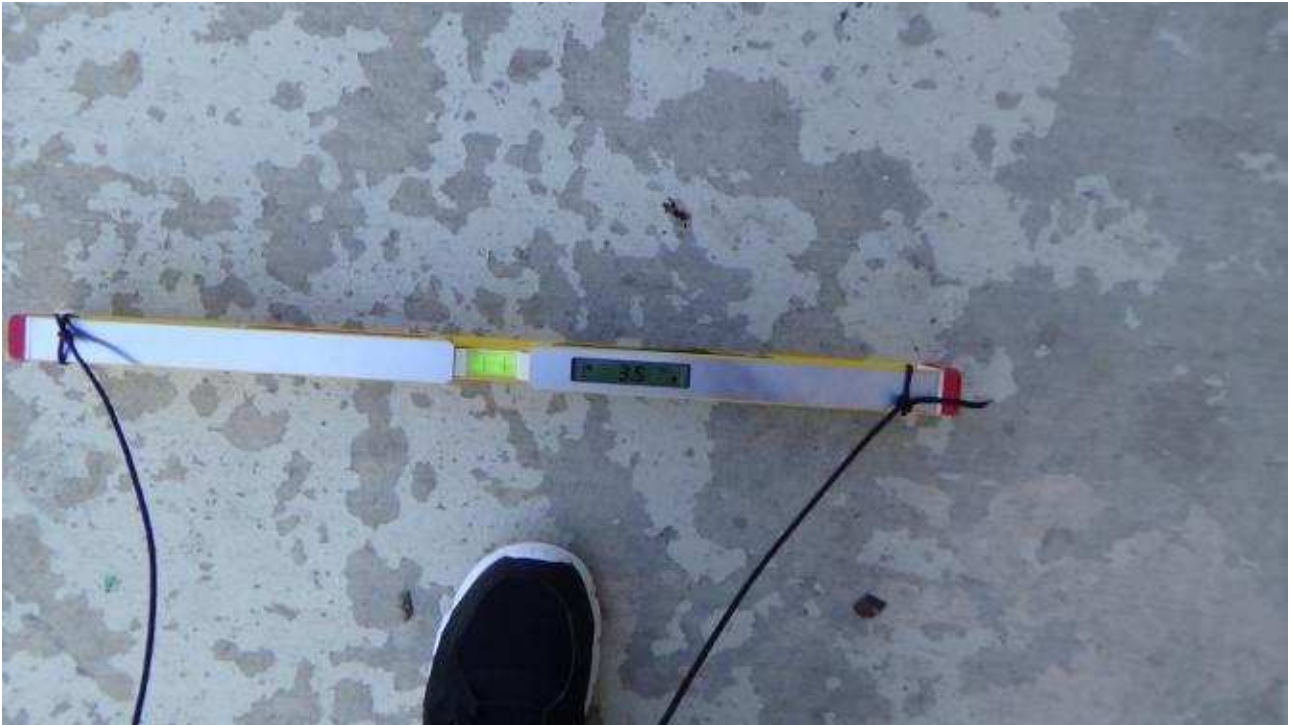
Finding #2 Additional Finding Photos



Finding #2 Additional Finding Photos



Finding #2 Additional Finding Photos



Path of Travel From the Public Way

Finding: 3

The accessible route of travel between the building and the public way on the site contains cross slopes greater than 2%.

Surface cross slopes shall not exceed one unit vertical in 48 units horizontal (2-percent slope). 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.

Citation:

2016 CBC 11B Section: 11B-403.3

2013 CBC 11B (7/1/15) Section: 11B-403.3

2010 ADAS Section: 403.3

As Built:

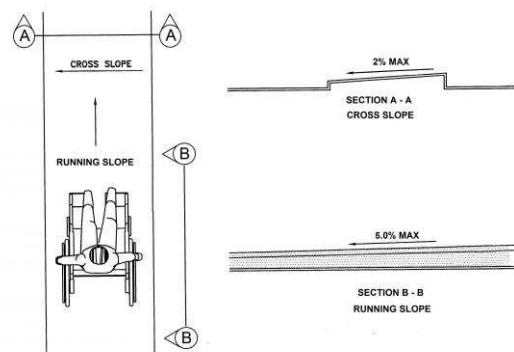
2.5% - 4.9% (44 panels)

Budgeting Range:

\$2500.00 - \$19500.00

Recommendation:

Remove and replace all non-complaint concrete panels. Services of a Licensed Architect, Registered Engineer or Licensed Contractor may be required.



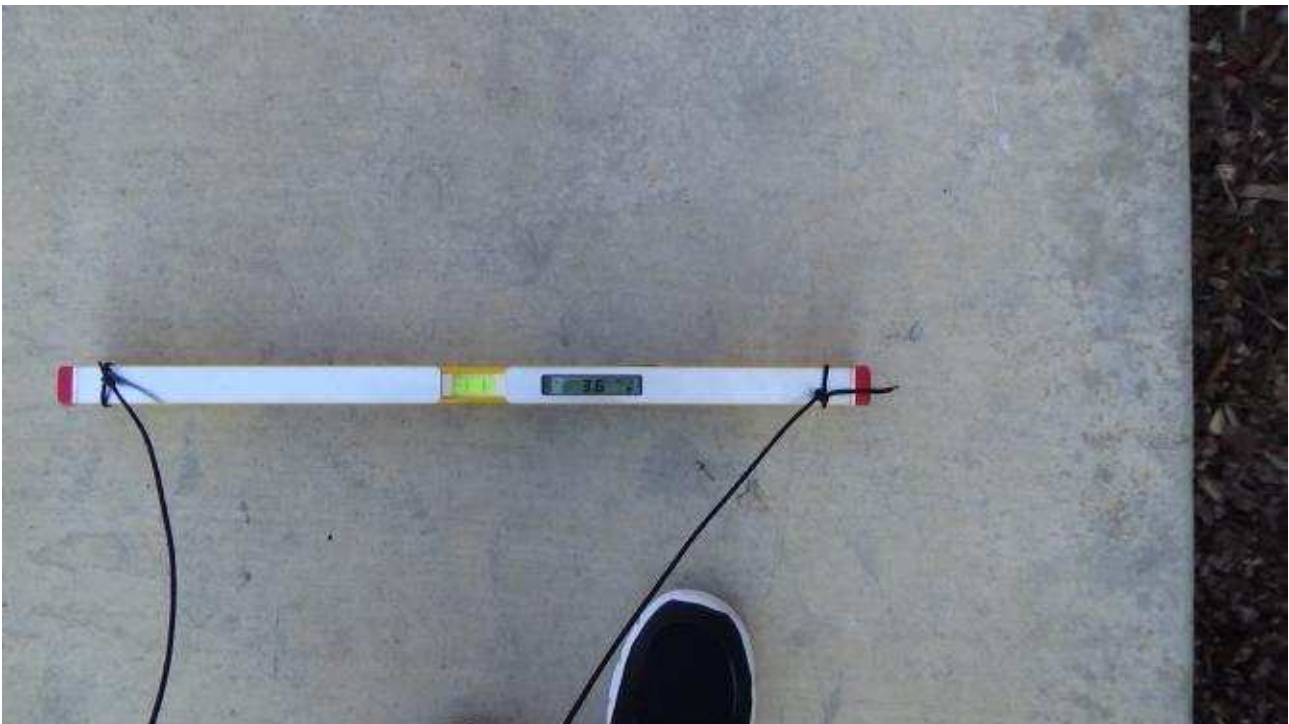
Finding #3 Additional Finding Photos



Finding #3 Additional Finding Photos



Finding #3 Additional Finding Photos



Finding #3 Additional Finding Photos



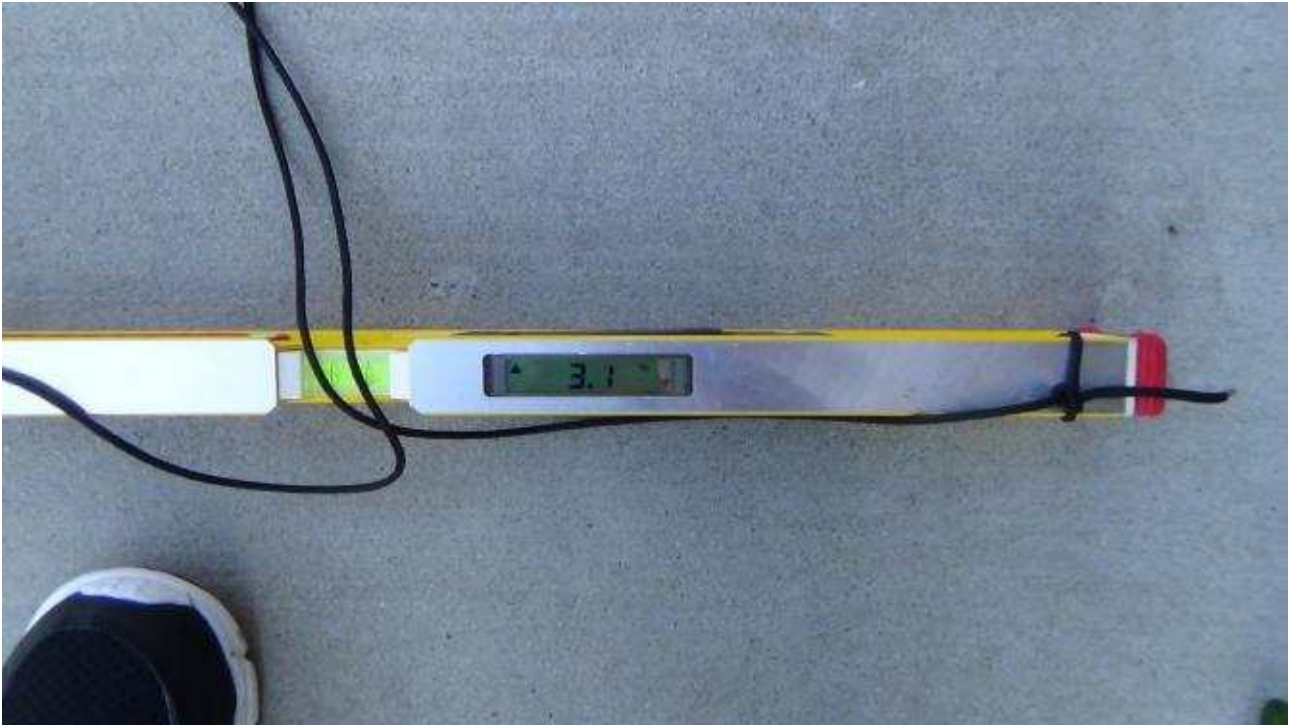
Finding #3 Additional Finding Photos



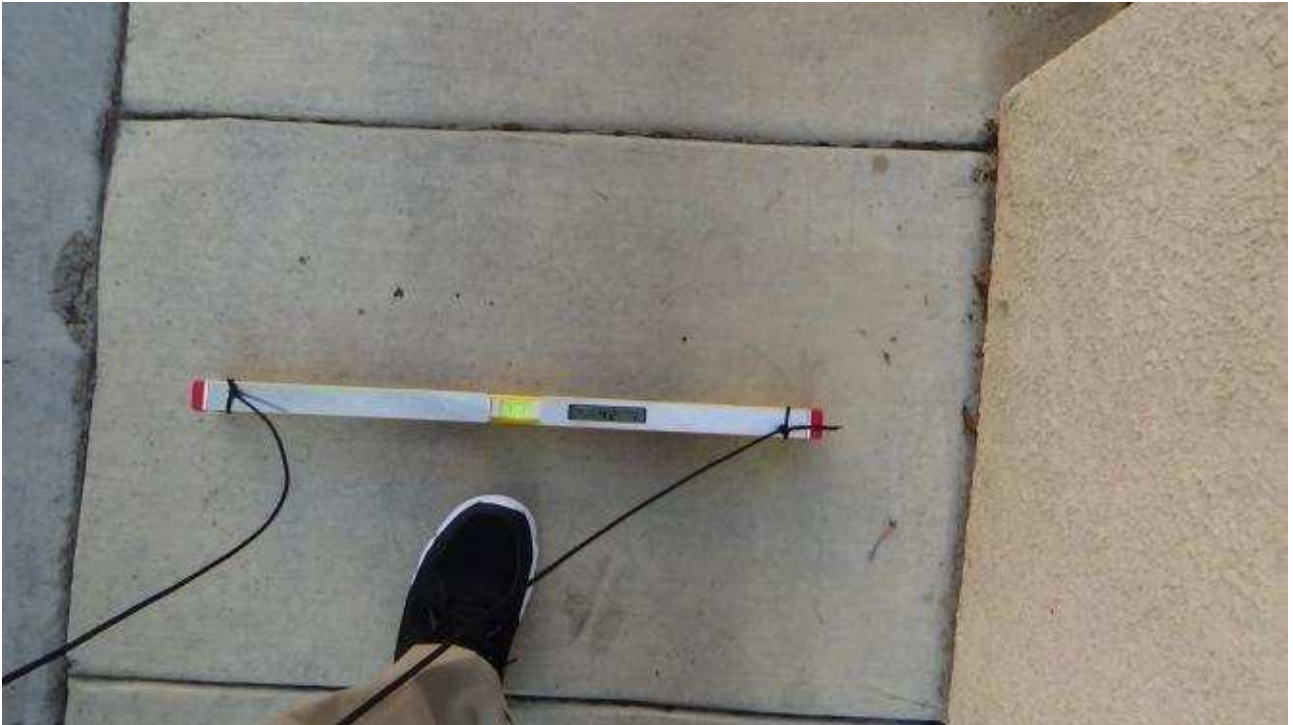
Finding #3 Additional Finding Photos



Finding #3 Additional Finding Photos



Finding #3 Additional Finding Photos



Path of Travel From the Public Way

Finding: 4

Parked vehicles shall not reduce the required width of the accessible route.

The accessible route of travel must be maintained at least 48 inches wide. Wheel stops are required when a car parked in any space may reduce the accessible path of travel to less than 48 inches.

Citation:

2016 CBC 11B Section: 11B-502.7.2

As Built:

<48"

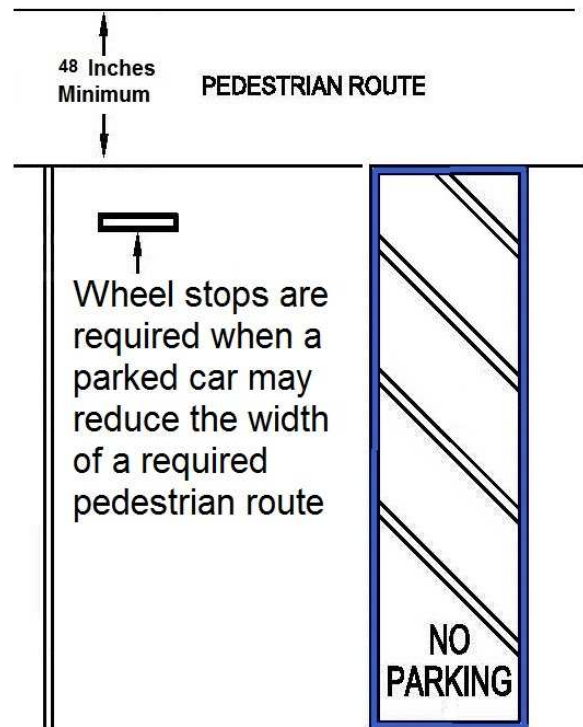
Budgeting Range:

\$1500.00 - \$4500.00

2013 CBC 11B (7/1/15) Section: 11B-502.7.2

Recommendation:

Install wheel stops at all parking stalls along the path of travel (walk).



Path of Travel From the Public Way

Finding: 5

The clear floor space required at the bike rack has a change in elevation and large gaps.

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

Citation:

2013 CBC 11B (7/1/15) Section: 11B-305.2

2010 ADAS Section: 305.2

As Built:

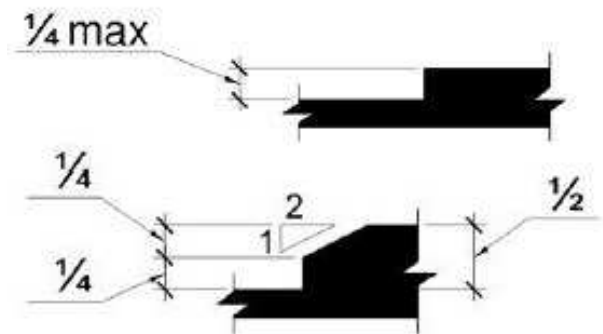
3/4" - 1 1/2"

Budgeting Range:

\$150.00 - \$1500.00

Recommendation:

Remove and replace electrical subgrade box cover.



Finding #5 Additional Finding Photos



Finding #5 Additional Finding Photos



Path of Travel From the Public Way

Finding: 6

The accessible route of travel between the building and the public way on the site contains cross slopes greater than 2%.

Surface cross slopes shall not exceed one unit vertical in 48 units horizontal (2-percent slope). 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.

Citation:

2016 CBC 11B Section: 11B-403.3

2013 CBC 11B (7/1/15) Section: 11B-403.3

2010 ADAS Section: 403.3

As Built:

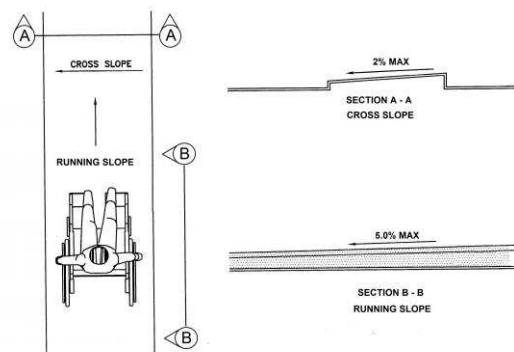
2.5% - 3.2% (1st 6'-8')

Budgeting Range:

\$2500.00 - \$9500.00

Recommendation:

Remove and replace all non-complaint concrete. Services of a Licensed Architect, Registered Engineer or Licensed Contractor may be required.



Finding #6 Additional Finding Photos



Finding #6 Additional Finding Photos



Path of Travel From the Public Way

Finding: 7

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:

2016 CBC 11B Section: 11B-303.2, 11B-303.3

As Built:

3/4" - 1"

Budgeting Range:

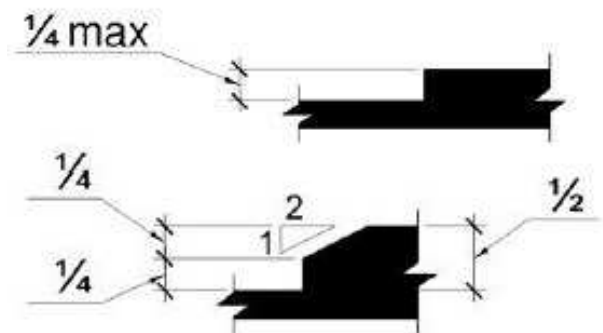
\$1500.00 - \$4500.00

2013 CBC 11B (7/1/15) Section: 11B-303.3,
11B-303.2

2010 ADAS Section: 303.3, 303.2

Recommendation:

Smooth out abrupt-edge transition to within a 1/4". Edge treatment recommended.



Path of Travel From the Public Way

Finding: 8

The walk is missing directional signage that identifies the location/direction of the accessible route of travel to the accessible building entrance.

Signs that identify, direct to or give information about accessible elements and features of a building or site shall have a non-glare finish, contrast with their background, be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I" Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 20 percent maximum of the height of the character and be sized according to the viewing distance.

Citation:

2016 CBC 11B Section: 11B-216.3

2013 CBC 11B (7/1/15) Section: 11B-216.3

As Built:

None

Budgeting Range:

\$25.00 - \$150.00

Recommendation:

Install directional sign.



Path of Travel From the Public Way

Finding: 9

The ramp on the accessible route contains cross slopes greater than 2%.

Surface cross slopes shall not exceed one unit vertical in 48 units horizontal (2-percent slope).

Citation:	As Built:	Budgeting Range:
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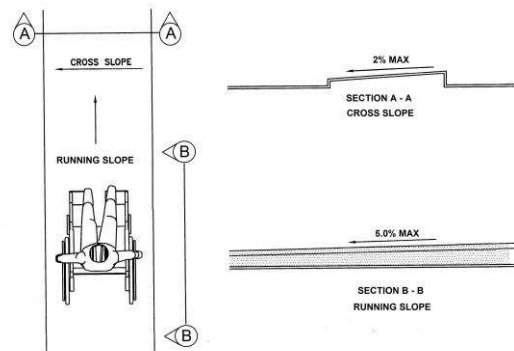
2016 CBC 11B Section: 11B-405.3	2.6% - 3.1% (1 panel)	\$1500.00 - \$6500.00
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2013 CBC 11B (7/1/15) Section: 11B-405.3		
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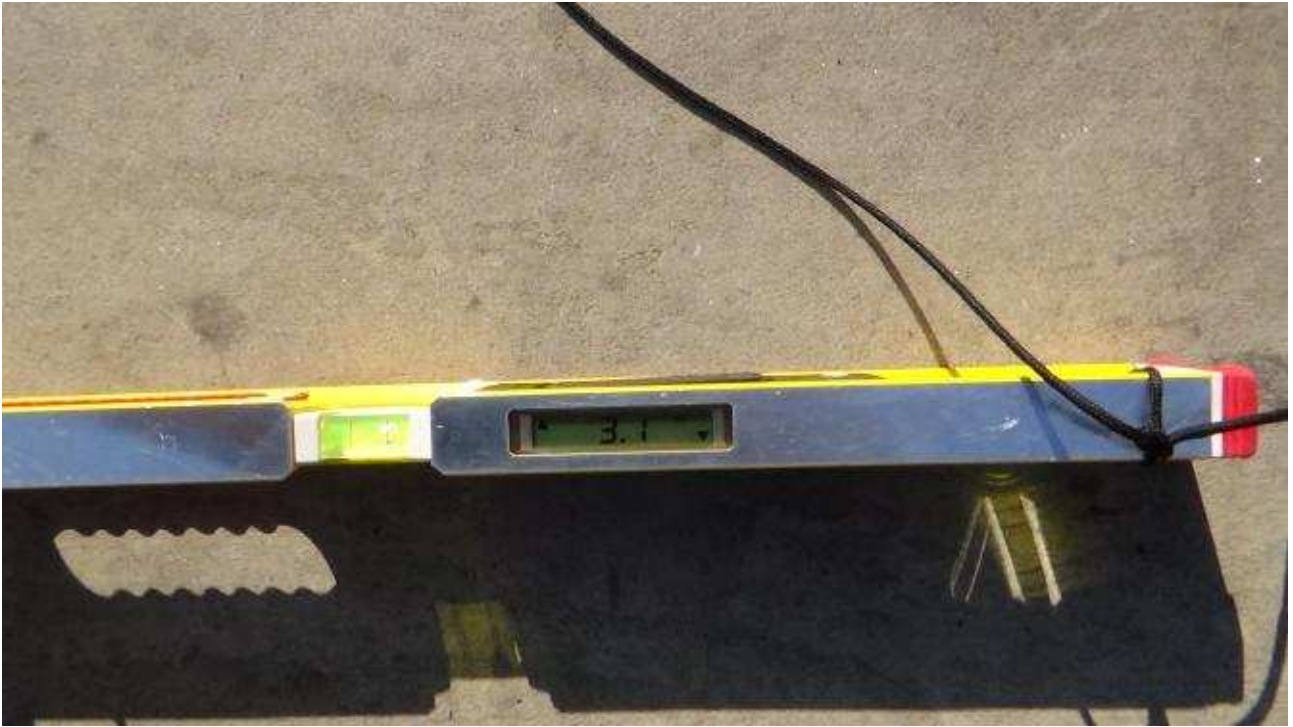
2010 ADAS Section: 405.3		
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Recommendation:

Remove and replace all non-complaint concrete panels. Services of a Licensed Architect, Registered Engineer or Licensed Contractor may be required.



Finding #9 Additional Finding Photos



Path of Travel From the Public Way

Finding: 10

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

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

Citation:	As Built:	Budgeting Range:
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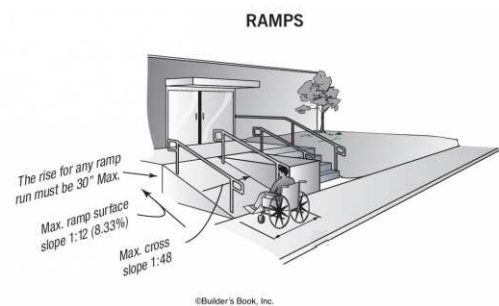
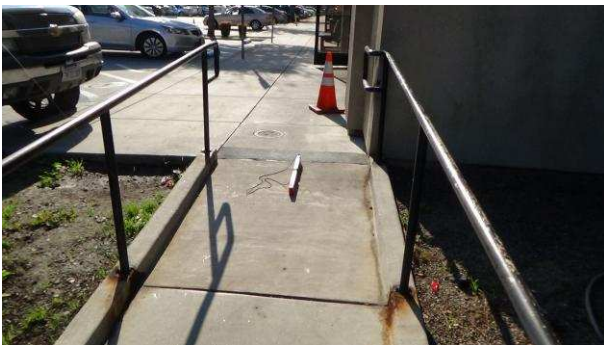
2016 CBC 11B Section: 11B-405.2	8.8% - 9.6% (1 panel)	\$1500.00 - \$6500.00
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2013 CBC 11B (7/1/15) Section: 11B-405.2		
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2010 ADAS Section: 405.2		
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Recommendation:

Remove and replace all non-complaint concrete panels. Services of a Licensed Architect, Registered Engineer or Licensed Contractor may be required.



Finding #10 Additional Finding Photos



Finding #10 Additional Finding Photos



Path of Travel From the Public Way

Finding: 11

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

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

Citation:

2013 CBC 11B (7/1/15) Section: 11B-405.7.1
Exception

As Built:

2.6% (1 panel)

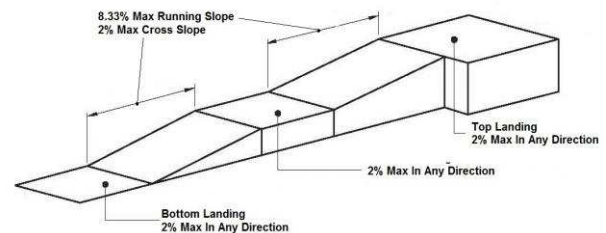
Budgeting Range:

\$1500.00 - \$6500.00

2010 ADAS Section: 405.7.1

Recommendation:

Remove and replace all non-complaint concrete panels. Services of a Licensed Architect, Registered Engineer or Licensed Contractor may be required.



Finding #11 Additional Finding Photos



Path of Travel From the Public Way

Finding: 12

The top landing of the ramp is not the correct size.

The top landing of a ramp must be a minimum of 60 inches by 60 inches.

Citation:

2016 CBC 11B Section: 11B-405.7.2.1

As Built:

<60" at 7" wall "jog"

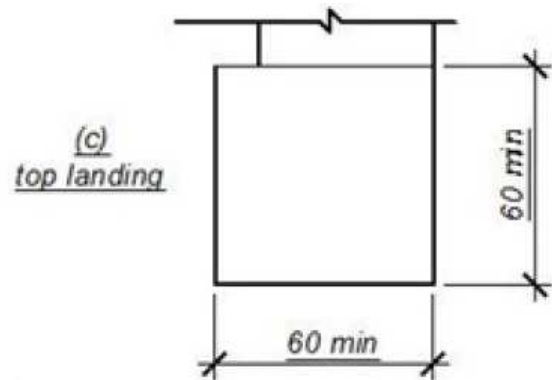
Budgeting Range:

\$1500.00 - \$6500.00

2013 CBC 11B (7/1/15) Section: 11B-405.7.2.1

Recommendation:

Widen top panel of ramp to accommodate wall jog. Services of a Licensed Architect, Registered Engineer or Licensed Contractor may be required.



Finding #12 Additional Finding Photos



Finding #12 Additional Finding Photos



Parking Lot

Finding: 13

The tow-away sign is incorrectly worded. Look for the words "Special" and "Will".

There must be a tow-away sign posted in a conspicuous place at each entrance, or immediately adjacent to each space. The sign shall not be less than 17 inches by 22 inches in size with 1 inch high minimum lettering which clearly and conspicuously states the following:

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at owner's expense.

Towed vehicles may be reclaimed at _____ or by telephoning _____."

Blank spaces are to be filled in with appropriate information as a permanent part of the sign.

Citation:

2016 CBC 11B Section: 11B-502.8.2

2013 CBC 11B (7/1/15) Section: 11B-502.8.2

As Built:

Outdated sign

Budgeting Range:

\$25.00 - \$150.00

Recommendation:

Replace sign.



Parking Lot

Finding: 14

The accessible parking stall's access aisle contains a built up curb ramp which results in significant slopes greater than 2 percent.

Surface slopes of accessible parking spaces and access aisles shall be the minimum possible and shall not exceed one unit vertical in 50 units' horizontal (2-percent slope) in any direction.

Citation:

2016 CBC 11B Section: 11B-502.4

As Built:

7.4% - 27.2%

Budgeting Range:

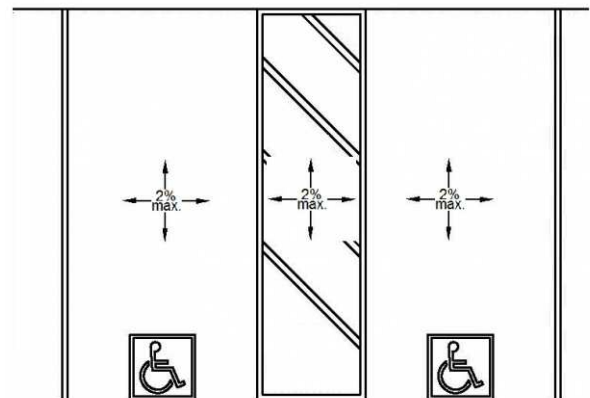
\$1500.00 - \$4500.00

2013 CBC 11B (7/1/15) Section: 11B-502.4

2010 ADAS Section: 502.4

Recommendation:

Remove concrete built up curb ramp from parking stalls and access aisle and replace with a compliant curb ramp such as a parallel curb ramp. Services of a Licensed Architect, Registered Engineer or Licensed Contractor may be required.



Finding #14 Additional Finding Photos



Finding #14 Additional Finding Photos



Finding #14 Additional Finding Photos



Parking Lot

Finding: 15

The curb ramp side flares are too steep.

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

Citation:

2016 CBC 11B Section: 11B-406.2.2

As Built:

27.2%

Budgeting Range:

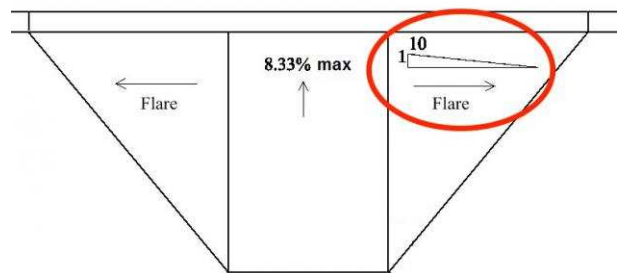
\$0.00 - \$0.00

2013 CBC 11B (7/1/15) Section: 11B-406.2.2

2010 ADAS Section: 406.1

Recommendation:

Remove concrete built up curb ramp from parking stalls and access aisle and replace with a compliant curb ramp such as a parallel curb ramp. Services of a Licensed Architect, Registered Engineer or Licensed Contractor may be required.



Parking Lot

Finding: 16

The access aisle is not a minimum 8 feet wide.

Van Accessible parking stalls' access aisle must be a minimum of 8 feet wide, measured from centerline to centerline and a minimum 18 feet long. Alternatively, the stall can be 12 feet wide and the access aisle may be 5 feet wide.

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

Citation:

2016 CBC 11B Section: 11B-502.2

As Built:

7' 10 1/2"

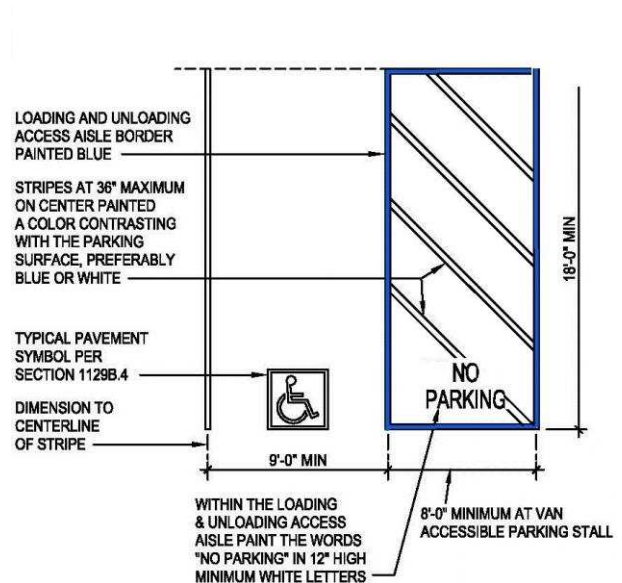
Budgeting Range:

\$150.00 - \$1500.00

2013 CBC 11B (7/1/15) Section: 11B-502.2,
11B-502.2 Exception

Recommendation:

Restripe the access aisle to a minimum 8' to the center of the stripes.



Parking Lot

Finding: 17

The words "No Parking" in the access aisle are not the correct size.

The words "NO PARKING" shall be painted on the ground within each loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches high and located so that it is visible to traffic enforcement officials.

Citation:

2016 CBC 11B Section: 11B-502.3.3

2013 CBC 11B (7/1/15) Section: 11B-502.3.3

As Built:

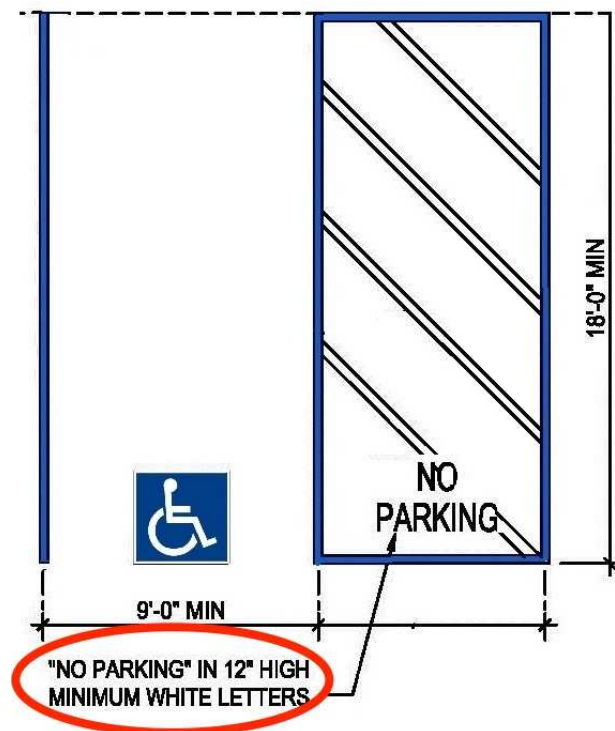
11"

Budgeting Range:

\$150.00 - \$1500.00

Recommendation:

Repaint the letters "No Parking" to a minimum 12" or larger.



Parking Lot

Finding: 18

The parking signs are mounted too low.

Parking space identification signs shall include the International Symbol of Accessibility complying with. 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:

2016 CBC 11B Section: 11B-502.6

2013 CBC 11B (7/1/15) Section: 11B-502.6

2010 ADAS Section: 502.6

As Built:

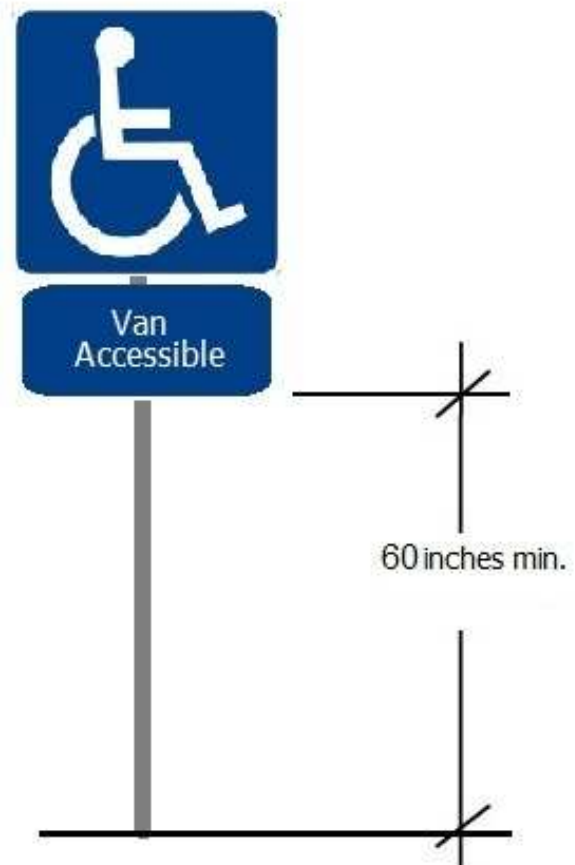
46" - 47 3/4"

Budgeting Range:

\$150.00 - \$1500.00

Recommendation:

Relocate/raise both signs to a minimum 60"



Finding #18 Additional Finding Photos



Parking Lot

Finding: 19

The access aisle is not outlined with a blue border.

Although only required if alterations have occurred (other than those to specifically increase accessibility), we recommend repainting the access way adjacent to the stall according to current CBC standards. This is a relatively small cost and may prevent serial litigants from targeting this property.

Citation:

2016 CBC 11B Section: 11B-502.3.3

2013 CBC 11B (7/1/15) Section: 11B-502.3.3

As Built:

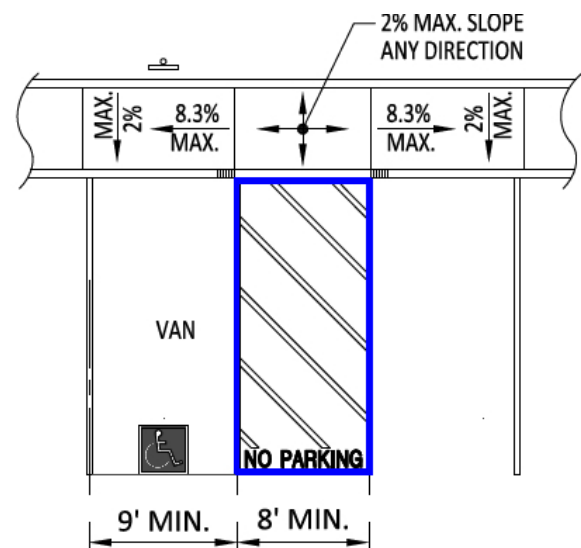
Missing on all edges

Budgeting Range:

\$500.00 - \$3500.00

Recommendation:

Install blue border around all edges of the access aisle.



Parking Lot

Finding: 20

The top of the ramp does not have a level landing that is a minimum of 48 inches in depth.

A level landing 48 inches deep shall be provided at the upper end of each ramp over its full width to permit safe egress from the ramp surface. The slope of the landing in all directions shall be 1:48 maximum.

Citation:

2016 CBC 11B Section: 11B-406.5.3

2013 CBC 11B (7/1/15) Section: 11B-406.5.3

As Built:

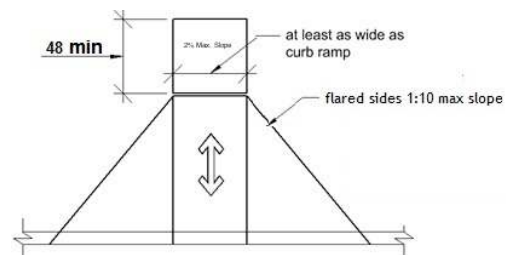
Obstructed by bench

Budgeting Range:

\$150.00 - \$1500.00

Recommendation:

Remove/relocate bench out of curb ramp landing area.



Finding #20 Additional Finding Photos



Finding #20 Additional Finding Photos



Front Entrance Doors (South)

Finding: 21

The door exceeds the maximum pressure to open the door.

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.

Citation:

2016 CBC 11B Section: 11B-404.2.9

2013 CBC 11B (7/1/15) Section: 11B-404.2.9

As Built:

7 - 9 pounds each
door

Budgeting Range:

\$25.00 - \$250.00

Recommendation:

Adjust door pressure to less than 5 pounds each.



Front Entrance Doors (South)

Finding: 22

A tactile EXIT sign is missing at each entrance 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 floor, measured from the baseline of the lowest line of Braille and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.

Where a tactile sign is provided at a door, the sign shall be located at the latch side. Where a tactile sign is provided at double door the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall.

Citation:

2016 CBC 11B Section: 11B-216.4.1

As Built:

None

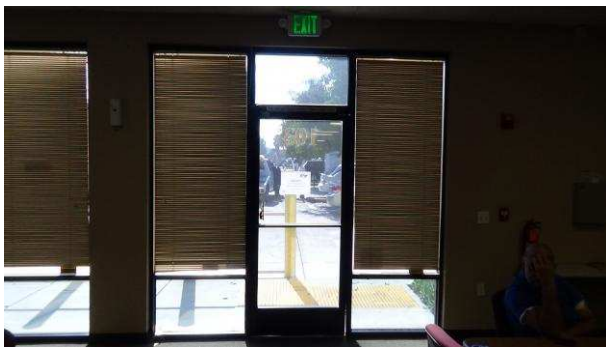
Budgeting Range:

\$25.00 - \$150.00

2013 CBC 11B (7/1/15) Section: 11B-216.4.1

Recommendation:

Install tactile exit sign adjacent to each door as specified.



Finding #22 Additional Finding Photos



Front Entrance Doors (South)

Finding: 23

The ISA symbol at each entrance is faded/worn and in need of replacement and or repair.

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

Citation:

2016 CBC 11B Section: 11B-216.6

2013 CBC 11B (7/1/15) Section: 11B-216.6

2010 ADAS Section: 216.6

As Built:

N/A

Budgeting Range:

\$25.00 - \$75.00

Recommendation:

Replace ISA stickers with a new ones.



Finding #23 Additional Finding Photos



Front Entrance Doors (East)

Finding: 24

The tactile EXIT sign is obstructed by blinds at the door.

Signs containing tactile Characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile Characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall.

Citation:

2016 CBC 11B Section: 11B-703.4.2

2013 CBC 11B (7/1/15) Section: 11B-703.4.2

2010 ADAS Section: 703.4.2

As Built:

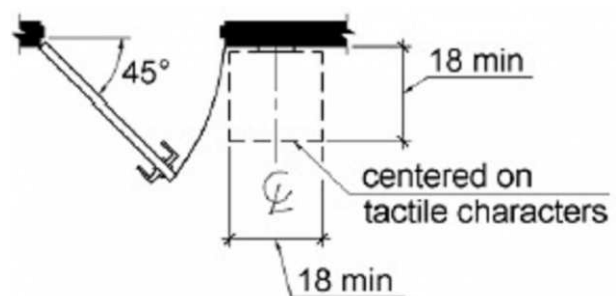
Obstructed by blinds

Budgeting Range:

\$150.00 - \$1500.00

Recommendation:

Remove blinds so that they do not obstruct the tactile exit sign.



Finding #24 Additional Finding Photos



Main Lobby

Finding: 25

The sales and service counter is provided but is obstructed and being occupied by marketing materials which make it unavailable for persons with disabilities.

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum above the finish floor shall be provided. A 30 inch by 48 inch clear floor space on an accessible route must be provided for either a forward or parallel approach.

Citation:

2016 CBC 11B Section: 11B-904.4.1,
11B-904.4.2

As Built:

Obstructed by
marketing materials

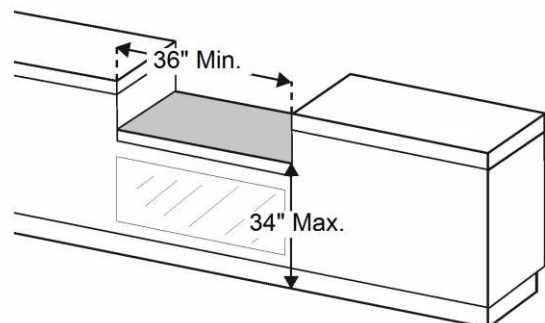
Budgeting Range:

\$150.00 - \$1500.00

2013 CBC 11B (7/1/15) Section: 11B-904.4.1,
11B-904.4.2

Recommendation:

Remove all marketing material from the lower accessible counter area.



Finding #25 Additional Finding Photos



Main Lobby

Finding: 26

There are approximately 24 workstations with computers which require 2 accessible workstations. Only 1 has been provided.

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:

2016 CBC 11B Section: 11B-226.1

2013 CBC 11B (7/1/15) Section: 11B-226.1

2010 ADAS Section: 226.1

As Built:

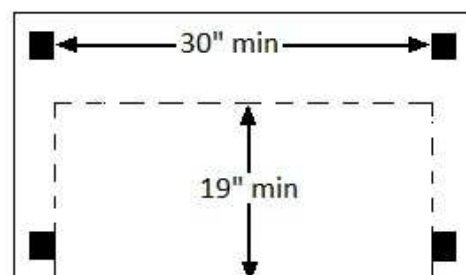
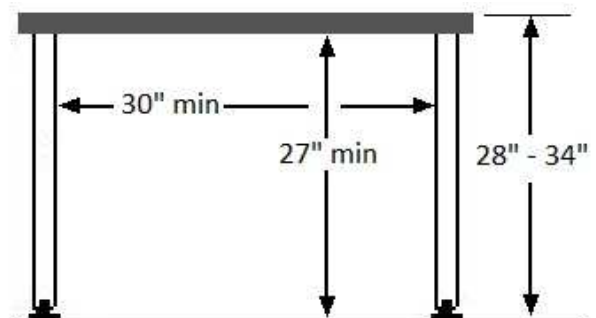
1 non functional work station (2 req.)

Budgeting Range:

\$1500.00 - \$4500.00

Recommendation:

Provide a second fully accessible workstation equivalent to and with the same functionality as the 24 none accessible workstations. (ie computers, phones, connections, support and other amenities).



Finding #26 Additional Finding Photos



Finding #26 Additional Finding Photos



Main Lobby

Finding: 27

There was 1 accessible workstation in the seating area, however, the computers were not functional or working at the time of our inspection. 2 accessible workstations are required.

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:

2016 CBC 11B Section: 11B-226.1

2013 CBC 11B (7/1/15) Section: 11B-226.1

2010 ADAS Section: 226.1

As Built:

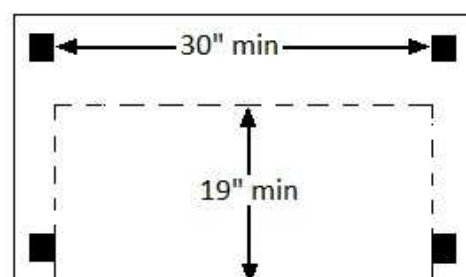
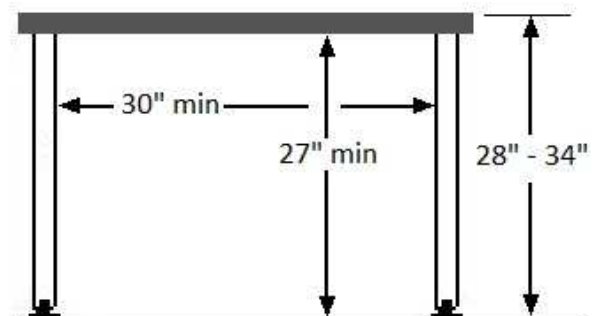
Not functioning

Budgeting Range:

\$1500.00 - \$4500.00

Recommendation:

Provide 2 fully accessible workstations equivalent to and with the same functionality as the 24 non-accessible workstations. (ie computers, phones, connections, support and other amenities).



Finding #27 Additional Finding Photos



Finding #27 Additional Finding Photos



Office Area (Room 107)

Finding: 28

Clear floor space is not provide at the tactile door sign.

Signs containing tactile Characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile Characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

Citation:

2016 CBC 11B Section: 11B-703.4.2

2013 CBC 11B (7/1/15) Section: 11B-703.4.2

2010 ADAS Section: 703.4.2

As Built:

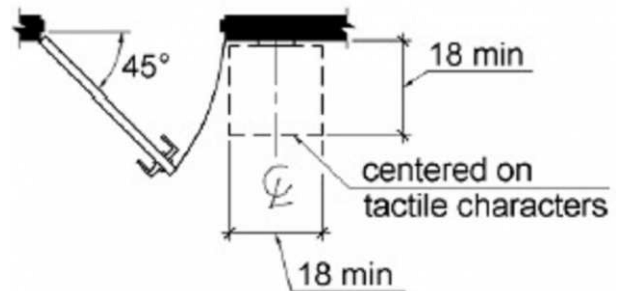
<9" from swing of the door.

Budgeting Range:

\$25.00 - \$150.00

Recommendation:

Relocate sign a minimum 9" to the center of the sign from the swing of the door.



Office Area (Room 107)

Finding: 29

The sign is mounted too high.

Signs with raised characters or Braille shall be located a minimum of 48 inches above the finish floor or ground surface, measured from the baseline of the lowest line of Braille and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile Characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

Citation:

2016 CBC 11B Section: 11B-703.4.1

2013 CBC 11B (7/1/15) Section: 11B-703.4.1

As Built:

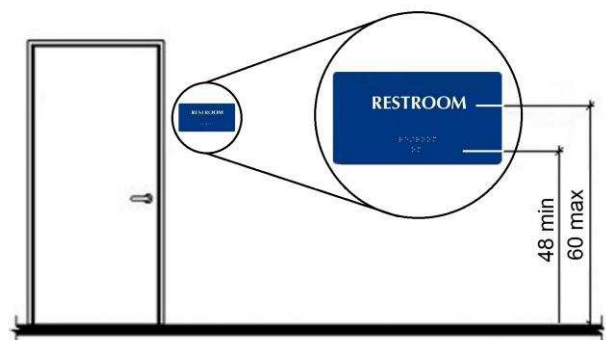
60 1/2"

Budgeting Range:

\$25.00 - \$150.00

Recommendation:

Relocate sign to correct height as specified.



Public Restrooms (Men)

Finding: 30

The operating hardware is not accessible because it requires tight grasping, pinching or twisting of the wrist to operate.

Hand-activated hardware, handles, pulls, latches, locks, and other operating devices on accessible elements 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.

Citation:

2013 CBC 11B (7/1/15) Section: 11B-309.4

2010 ADAS Section: 309.4

As Built:

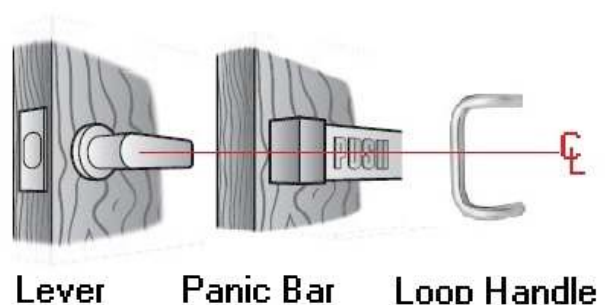
Key required

Budgeting Range:

\$150.00 - \$4500.00

Recommendation:

Recommend installing a staff activated deactivation lock for all customers using the restroom or consider a The Norco™ Key Turner III. More info here: https://www.ncmedical.com/item_180.html



Operating hardware must be centered between 34" and 44" above the floor or ground

Finding #30 Additional Finding Photos



Public Restrooms (Men)

Finding: 31

The landing on the pull side of the door is not long enough in the direction of travel.

Landings for interior doors on the pull side must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the landing must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

Citation:

2016 CBC 11B Section: 11B-404.2.4.1

2013 CBC 11B (7/1/15) Section: 11B-404.2.4.1

2010 ADAS Section: 404.2.4.1

As Built:

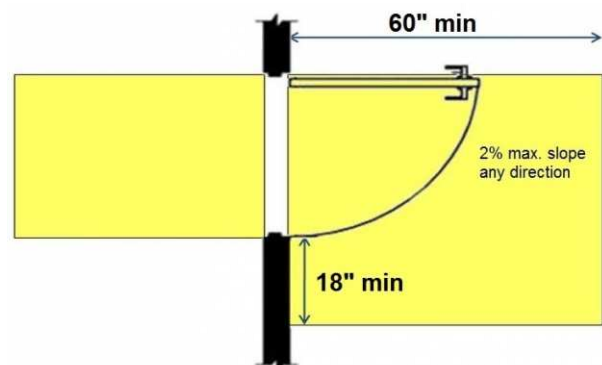
53" (obstructed by trash can)

Budgeting Range:

\$150.00 - \$1500.00

Recommendation:

Remove/relocate trash can out of the required door maneuvering clearance.



Public Restrooms (Men)

Finding: 32

The door mounted sign is not located within the height range above the finish floor to the center line of the symbol.

Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol. The symbol shall be mounted at 58 inches minimum and 60 inches maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided the symbol shall be mounted within 1 inch of the vertical centerline of the door.

Citation:

2016 CBC 11B Section: 11B-703.7.2.6

As Built:

61 3/4"

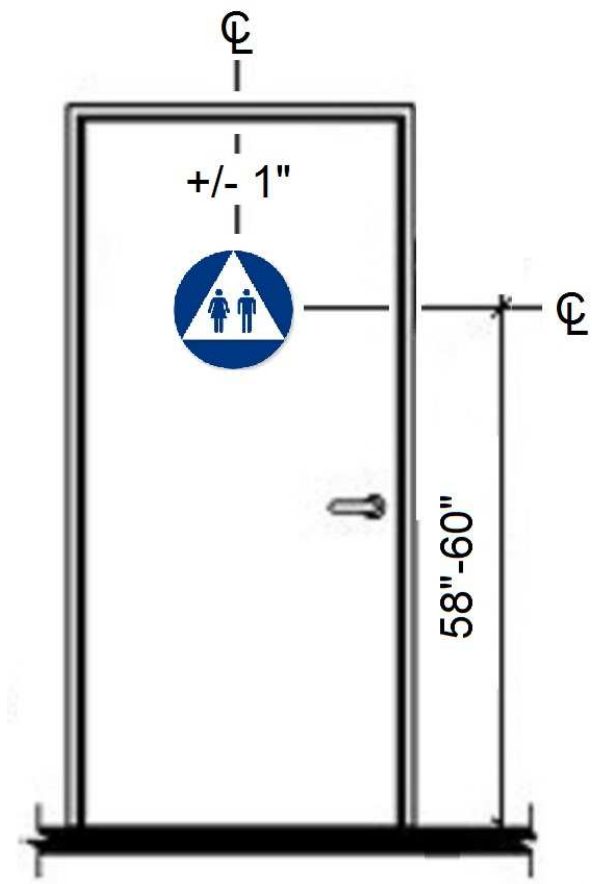
Budgeting Range:

\$150.00 - \$1500.00

2013 CBC 11B (7/1/15) Section: 11B-703.7.2.6

Recommendation:

Relocate the sign to correct height.



Public Restrooms (Men)

Finding: 33

Clear floor space is not provide at the tactile door sign.

Signs containing tactile Characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile Characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

Citation:

2016 CBC 11B Section: 11B-703.4.2

2013 CBC 11B (7/1/15) Section: 11B-703.4.2

2010 ADAS Section: 703.4.2

As Built:

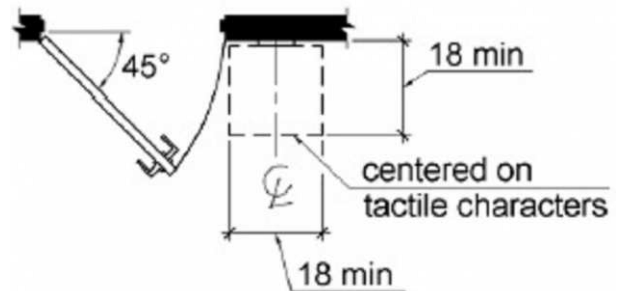
<9" from swing of the door.

Budgeting Range:

\$25.00 - \$150.00

Recommendation:

Relocate sign a minimum 9" to the center of the sign from the swing of the door.



Public Restrooms (Men)

Finding: 34

The soap dispenser is mounted too high.

Dispensers must have all operable parts a maximum of 40 inches above the floor.

Citation:

2016 CBC 11B Section: 11B-603.5

As Built:

48"

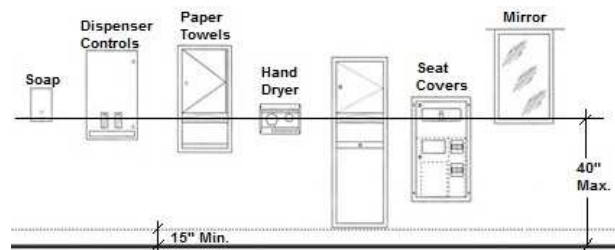
Budgeting Range:

\$150.00 - \$1500.00

2013 CBC 11B (7/1/15) Section: 11B-603.5

Recommendation:

Relocate to less than 40" above finish floor.



Finding #34 Additional Finding Photos



Public Restrooms (Men)

Finding: 35

The toilet seat cover dispenser is not on an accessible route.

Toilet seat covers must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space that allows a side or forward approach. Dispensers must have all operable parts a maximum of 40 inches above the floor.

Citation:

2016 CBC 11B Section: 11B-603.5

2013 CBC 11B (7/1/15) Section: 11B-603.5

As Built:

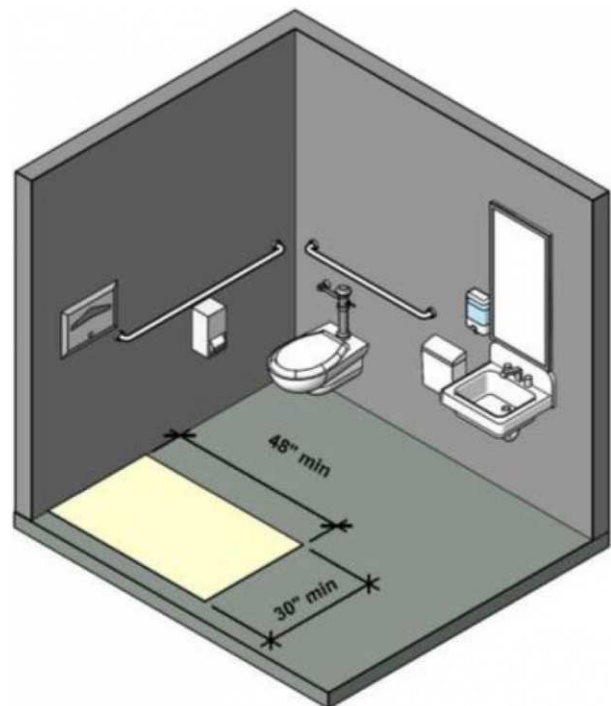
Located behind toilet

Budgeting Range:

\$150.00 - \$1500.00

Recommendation:

Relocate to an accessible location within the restroom with a minimum 30"x48" clear floor space mounted no higher than 40".



Public Restrooms (Men)

Finding: 36

The lavatory projects into the clear floor space required for the toilet.

The clear floor space is 60 inches along the back wall by 56 inches.

The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

Citation:

2016 CBC 11B Section: 11B-604.3.2

2013 CBC 11B (7/1/15) Section: 11B-604.3.2

2010 ADAS Section: 604.3.2

As Built:

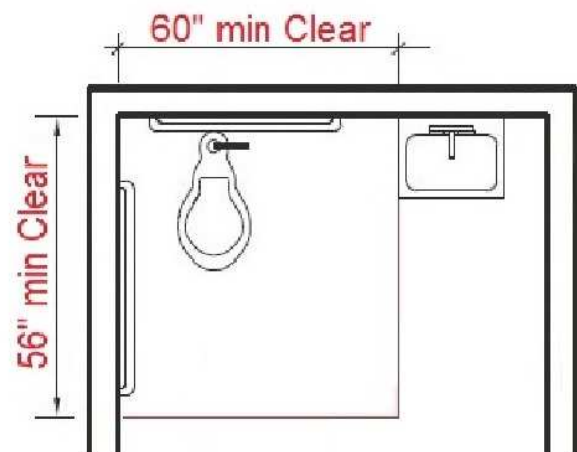
57" (60" Req.)

Budgeting Range:

\$1500.00 - \$6500.00

Recommendation:

Relocate the lavatory to the adjacent side wall a minimum 18" to the centerline of the lavatory off sidewall or provide a smaller lavatory that does not encroach into the the required 60" clear floor space for the toilet. Services of a Licensed Architect, Registered Engineer or Licensed Contractor may be required.



Finding #36 Additional Finding Photos



Public Restrooms (Men)

Finding: 37

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

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

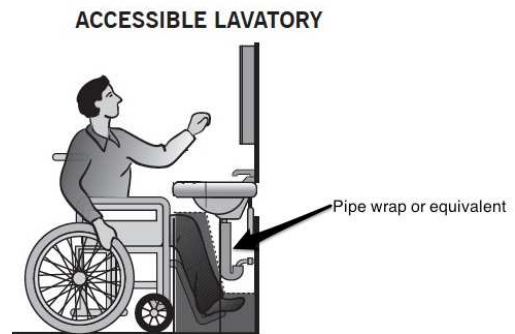
Citation:	As Built:	Budgeting Range:
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2013 CBC 11B (7/1/15) Section: 11B-606.5	Partial	\$25.00 - \$150.00
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2010 ADAS Section: 606.5

Recommendation:

Install additional pipe wrap on all piping and sharp edges.



Public Restrooms (Men)

Finding: 38

The lavatory's clear floor space obstructed by the trash can.

The trash can encroaches into the required 30 inches by 48 inches clear floor space.

Citation:

2013 CBC 11B (7/1/15) Section: 11B-606.2

As Built:

N/A

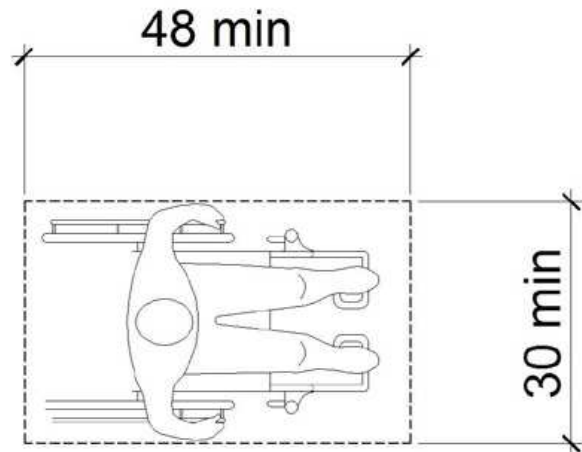
Budgeting Range:

\$150.00 - \$2500.00

2010 ADAS Section: 606.2

Recommendation:

Remove portable trash can out of all clear floor spaces and/or install a wall mounted recessed trash can.



Public Restrooms (Men)

Finding: 39

The lavatory's clear floor space is not a minimum 30 inches wide by 48 inches deep.

A 30 inch by 48 inch clear floor space positioned for a forward approach with knee and toe clearance shall be provided.

Citation:

2016 CBC 11B Section: 11B-606.2

2013 CBC 11B (7/1/15) Section: 11B-606.2

2010 ADAS Section: 606.2

As Built:

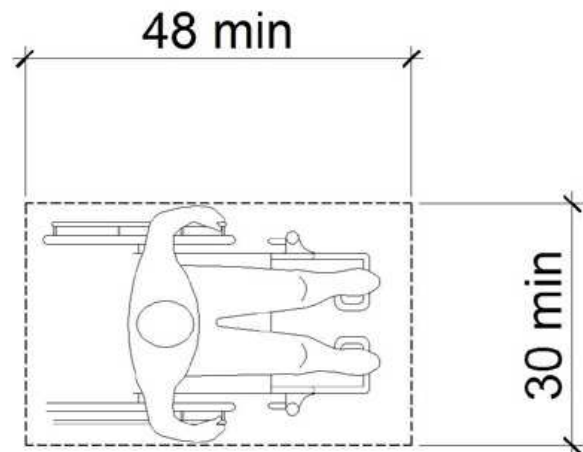
Obstructed by drain
pipe from roof.

Budgeting Range:

\$150.00 - \$1500.00

Recommendation:

Remove drain pipe out of the required lavatory clear floor space. Typically these condensate drain lines are up at ceiling height and do not obstruct the lavatory clear floor space or lavatory controls.



Finding #39 Additional Finding Photos



Public Restrooms (Men)

Finding: 40

The toilet paper dispenser is not correctly located in front of the toilet.

Toilet tissue dispensers shall be located on the wall or partition closest to the water closet, 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser, mounted below the grab bar, with the outlet of the dispenser 19 inches minimum above the finish floor. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

Citation:

2016 CBC 11B Section: 11B-604.7

2013 CBC 11B (7/1/15) Section: 11B-604.7

As Built:

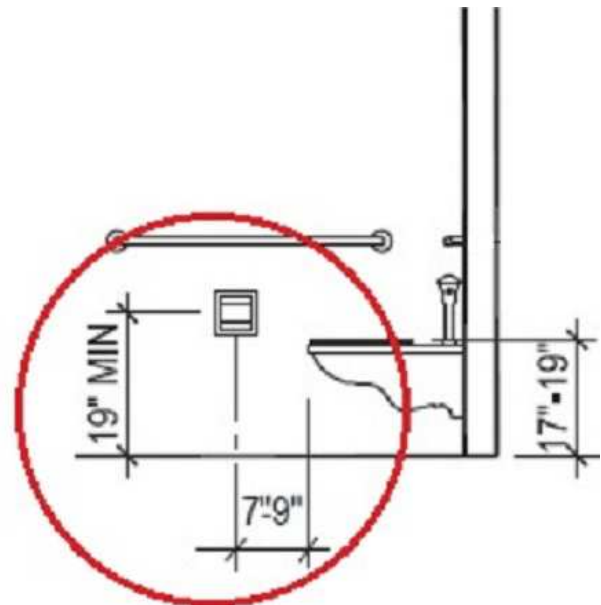
5 1/2" (toilet front)

Budgeting Range:

\$150.00 - \$1500.00

Recommendation:

Relocate/remount toilet paper dispenser to correct location.



Public Restrooms (Men)

Finding: 41

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

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

Citation:

2016 CBC 11B Section: 11B-308.2.1

As Built:

64"

Budgeting Range:

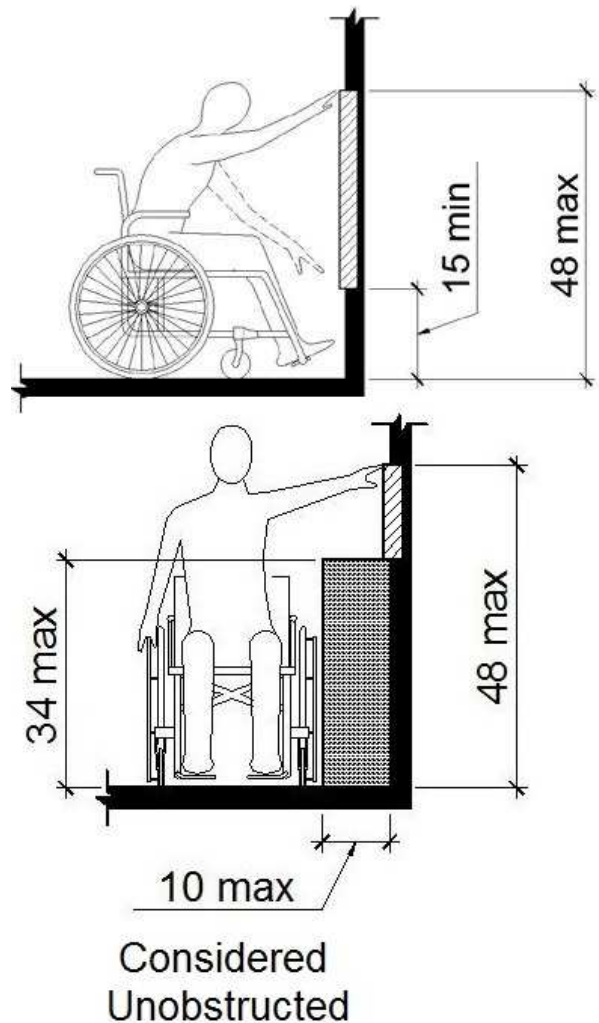
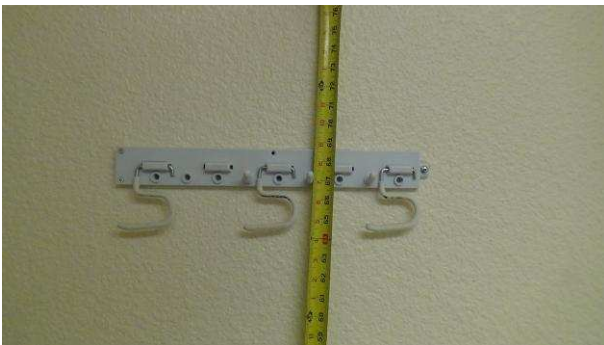
\$25.00 - \$150.00

2013 CBC 11B (7/1/15) Section: 11B-308.2.1

2010 ADAS Section: 308.2.1

Recommendation:

Install additional coat hooks at 48" above finish floor or less.



Public Restrooms (Men)

Finding: 42

The toilet paper dispenser is not correctly located in front of the toilet.

Toilet tissue dispensers shall be located on the wall or partition closest to the water closet, 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser, mounted below the grab bar, with the outlet of the dispenser 19 inches minimum above the finish floor. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

Citation:

2016 CBC 11B Section: 11B-604.7

2013 CBC 11B (7/1/15) Section: 11B-604.7

As Built:

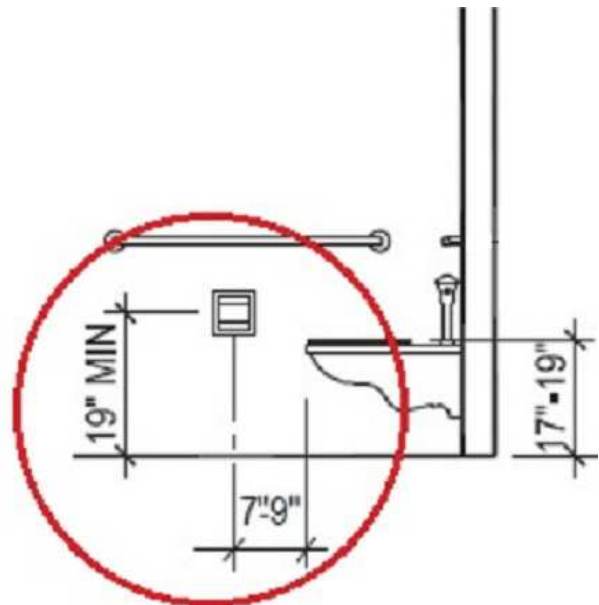
10" (toilet front)

Budgeting Range:

\$150.00 - \$1500.00

Recommendation:

Relocate/remount toilet paper dispenser to correct location.



Public Restrooms (Men)

Finding: 43

The toilet paper dispenser is not correctly located in front of the toilet.

Toilet tissue dispensers shall be located on the wall or partition closest to the water closet, 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser, mounted below the grab bar, with the outlet of the dispenser 19 inches minimum above the finish floor. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

Citation:

2016 CBC 11B Section: 11B-604.7

As Built:

12" (toilet front)

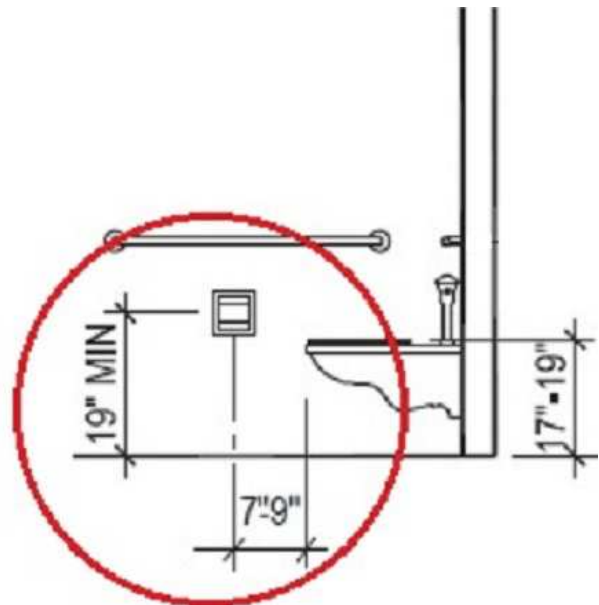
Budgeting Range:

\$150.00 - \$1500.00

2013 CBC 11B (7/1/15) Section: 11B-604.7

Recommendation:

Relocate/remount toilet paper dispenser to correct location.



Public Restrooms (Women)

Finding: 44

The operating hardware is not accessible because it requires tight grasping, pinching or twisting of the wrist to operate.

Hand-activated hardware, handles, pulls, latches, locks, and other operating devices on accessible elements 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.

Citation:

2013 CBC 11B (7/1/15) Section: 11B-309.4

2010 ADAS Section: 309.4

As Built:

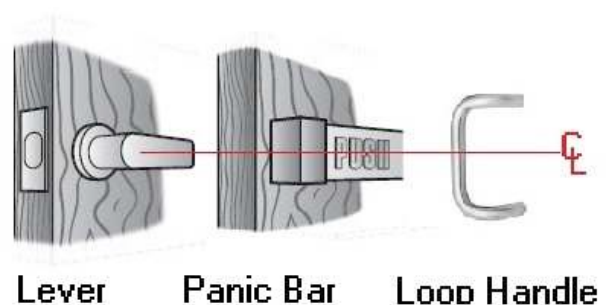
Key required

Budgeting Range:

\$150.00 - \$4500.00

Recommendation:

Recommend installing a staff activated deactivation lock for all customers using the restroom or consider a The Norco™ Key Turner III. More info here: https://www.ncmedical.com/item_180.html



Operating hardware must be centered between 34" and 44" above the floor or ground

Finding #44 Additional Finding Photos



Public Restrooms (Women)

Finding: 45

The lavatory's clear floor space obstructed by the trash can.

The trash can encroaches into the required 30 inches by 48 inches clear floor space.

Citation:

2013 CBC 11B (7/1/15) Section: 11B-606.2

As Built:

N/A

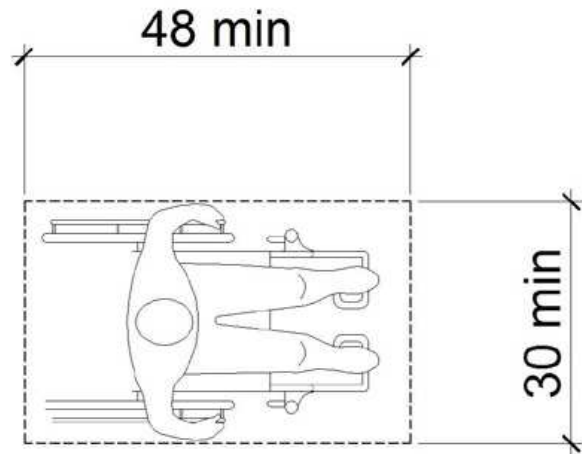
Budgeting Range:

\$150.00 - \$2500.00

2010 ADAS Section: 606.2

Recommendation:

Remove portable trash can out of all clear floor spaces and/or install a wall mounted recessed trash can.



Public Restrooms (Women)

Finding: 46

The soap dispenser is mounted too high.

Dispensers must have all operable parts a maximum of 40 inches above the floor.

Citation:

2016 CBC 11B Section: 11B-603.5

As Built:

49"

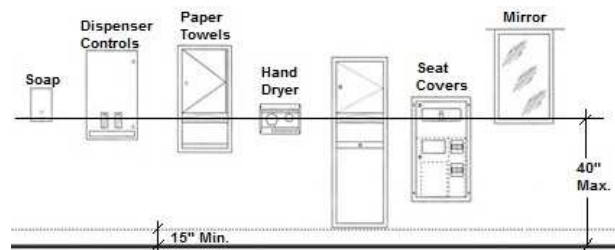
Budgeting Range:

\$150.00 - \$1500.00

2013 CBC 11B (7/1/15) Section: 11B-603.5

Recommendation:

Relocate to less than 40" above finish floor.



Finding #46 Additional Finding Photos



Public Restrooms (Women)

Finding: 47

The toilet seat cover dispenser is mounted too high and is not located in an accessible location.

Dispensers must have all operable parts a maximum of 40 inches above the floor and must be provided on an accessible route. Do not locate accessories above grab bars are within 1-1/2 inches of the side of grab bars.

Citation:

2016 CBC 11B Section: 11B-603.5

2013 CBC 11B (7/1/15) Section: 11B-603.5

As Built:

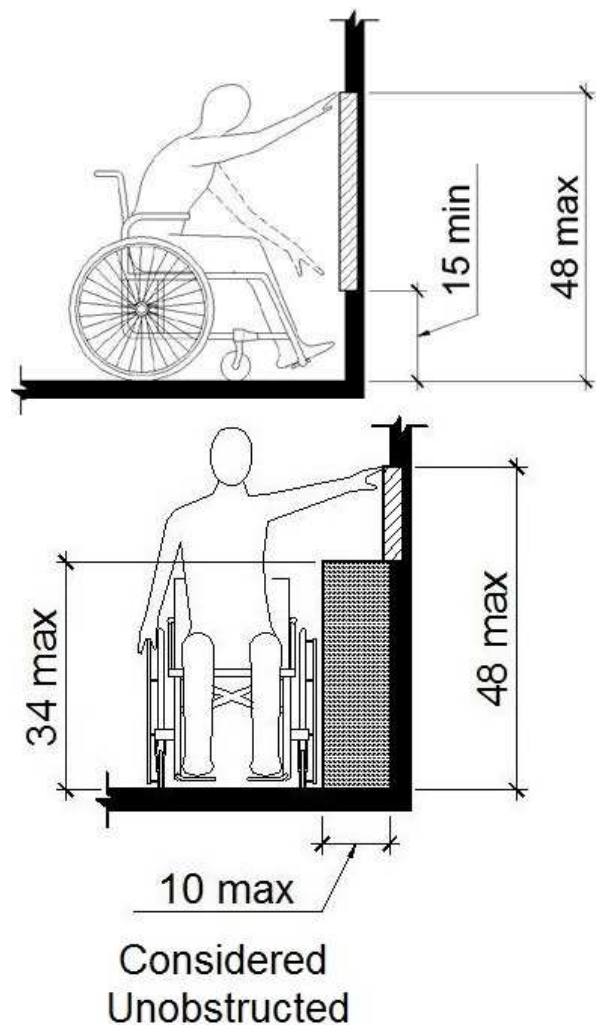
57" (Located behind toilet)

Budgeting Range:

\$25.00 - \$150.00

Recommendation:

Relocate to an accessible location within the restroom with a minimum 30"x48" clear floor space mounted no higher than 40".



Finding #47 Additional Finding Photos



Public Restrooms (Women)

Finding: 48

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

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

Citation:

2013 CBC 11B (7/1/15) Section: 11B-606.5

As Built:

Partial

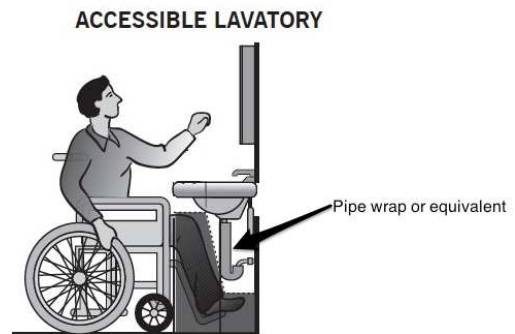
Budgeting Range:

\$25.00 - \$150.00

2010 ADAS Section: 606.5

Recommendation:

Install additional pipe wrap on all piping and sharp edges.



Public Restrooms (Women)

Finding: 49

The lavatory projects into the clear floor space required for the toilet.

The clear floor space is 60 inches along the back wall by 56 inches.

The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

Citation:

2016 CBC 11B Section: 11B-604.3.2

2013 CBC 11B (7/1/15) Section: 11B-604.3.2

2010 ADAS Section: 604.3.2

As Built:

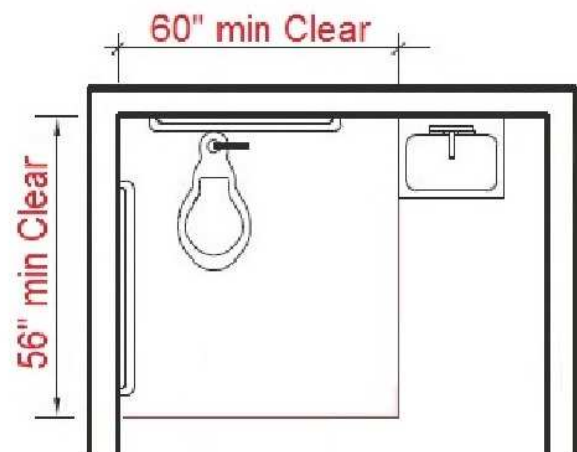
57" (60" Req.)

Budgeting Range:

\$1500.00 - \$6500.00

Recommendation:

Relocate the lavatory to the adjacent side wall a minimum 18" to the centerline of the lavatory off sidewall or provide a smaller lavatory that does not encroach into the the required 60" clear floor space for the toilet. Services of a Licensed Architect, Registered Engineer or Licensed Contractor may be required.



Finding #49 Additional Finding Photos



Public Restrooms (Women)

Finding: 50

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

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

Citation:

2016 CBC 11B Section: 11B-308.2.1

As Built:

60" portable unit

Budgeting Range:

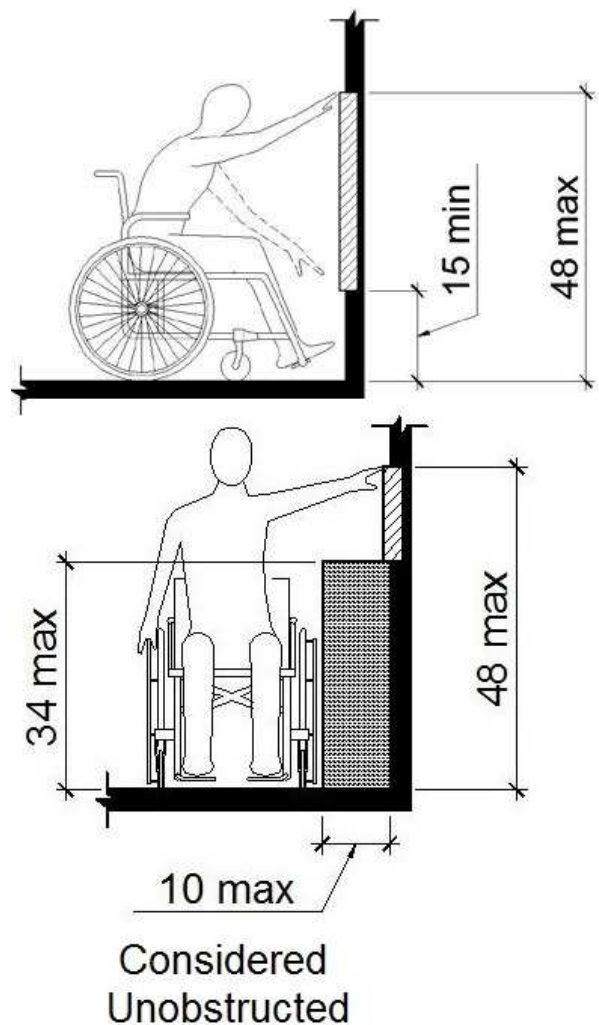
\$25.00 - \$150.00

2013 CBC 11B (7/1/15) Section: 11B-308.2.1

2010 ADAS Section: 308.2.1

Recommendation:

Install additional coat hooks at 48" above finish floor or less.



Finding #50 Additional Finding Photos



Public Restrooms (Women)

Finding: 51

The toilet seat cover dispenser is mounted too high and is not located in an accessible location.

Dispensers must have all operable parts a maximum of 40 inches above the floor and must be provided on an accessible route. Do not locate accessories above grab bars are within 1-1/2 inches of the side of grab bars.

Citation:

2016 CBC 11B Section: 11B-603.5

2013 CBC 11B (7/1/15) Section: 11B-603.5

As Built:

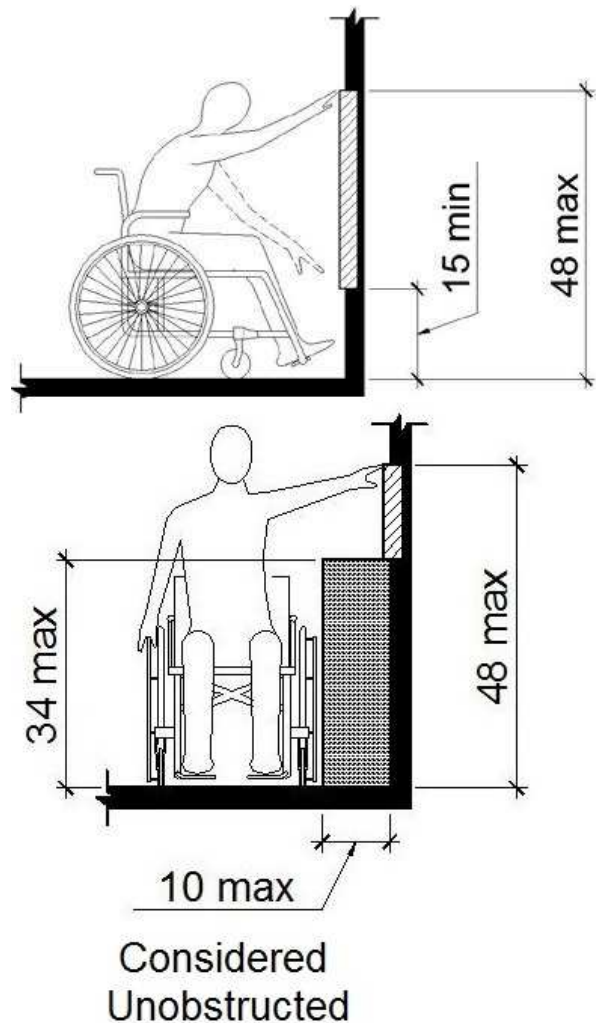
57" (Located behind toilet)

Budgeting Range:

\$25.00 - \$150.00

Recommendation:

Relocate to an accessible location within the restroom with a minimum 30"x48" clear floor space mounted no higher than 40".



Finding #51 Additional Finding Photos



Data Room (102)

Finding: 52

Compliant room identification signs are missing on the strike side of the door.

Wall signs identifying permanent rooms and spaces of a building shall have be horizontal format and the characters raised 1/32 inch minimum and shall be sans serif uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Contracted Grade 2 Braille shall be in a horizontal format and shall be placed a minimum of 3/8 inch and a maximum of 1/2 inch directly below the tactile characters; flush left or centered. Dots shall be 1/10 inch on center in each cell with 2/10-inch space between cells, measured from the second column of dots in the first cell to the first column of dots in the second cell. Dots shall be raised a minimum of 1/40 inch above the background. Braille dots shall be domed or rounded. Signs with raised characters or Braille shall be located a minimum of 48 inches above the finish floor or ground surface, measured from the baseline of the lowest line of Braille and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.

Citation:

2016 CBC 11B Section: 11B-216.2

2013 CBC 11B (7/1/15) Section: 11B-216.2

As Built:

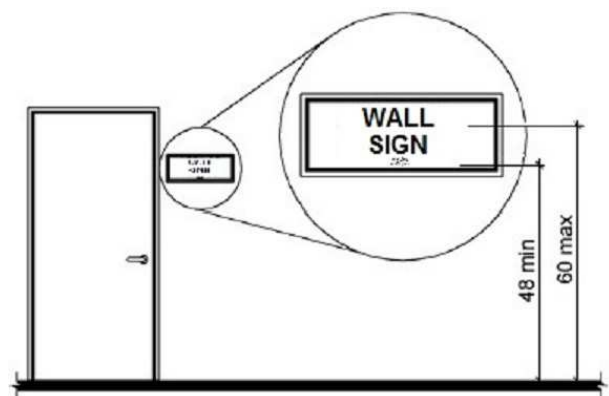
Missing Tactile "Data Room: wall sign

Budgeting Range:

\$25.00 - \$150.00

Recommendation:

Add compliant tactile and braille wall sign for "Data Room" as specified or remove "Data Room" sign from the door.



Finding #52 Additional Finding Photos



Employee Break Room (104)

Finding: 53

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 19 inches deep shall be provided.

Citation:

2016 CBC 11B Section: 11B-902.2

2013 CBC 11B (7/1/15) Section: 11B-902.2

2010 ADAS Section: 902.2

As Built:

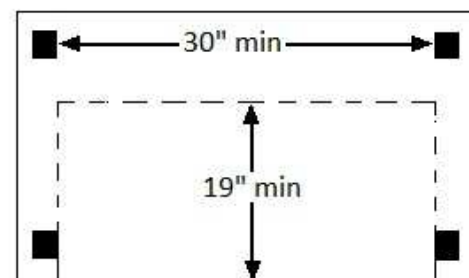
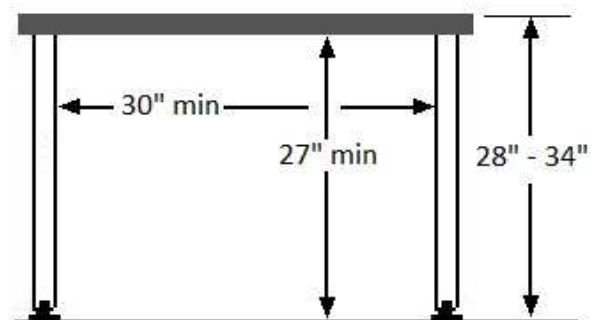
Single pole table, no
knee toe space.

Budgeting Range:

\$1500.00 - \$6500.00

Recommendation:

Replace table with a 4 leg table and clearances/heights as specified.



Storage Room (105)

Finding: 54

Compliant room identification signs are missing on the strike side of the door.

Wall signs identifying permanent rooms and spaces of a building shall have be horizontal format and the characters raised 1/32 inch minimum and shall be sans serif uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Contracted Grade 2 Braille shall be in a horizontal format and shall be placed a minimum of 3/8 inch and a maximum of 1/2 inch directly below the tactile characters; flush left or centered. Dots shall be 1/10 inch on center in each cell with 2/10-inch space between cells, measured from the second column of dots in the first cell to the first column of dots in the second cell. Dots shall be raised a minimum of 1/40 inch above the background. Braille dots shall be domed or rounded. Signs with raised characters or Braille shall be located a minimum of 48 inches above the finish floor or ground surface, measured from the baseline of the lowest line of Braille and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.

Citation:

2016 CBC 11B Section: 11B-216.2

2013 CBC 11B (7/1/15) Section: 11B-216.2

As Built:

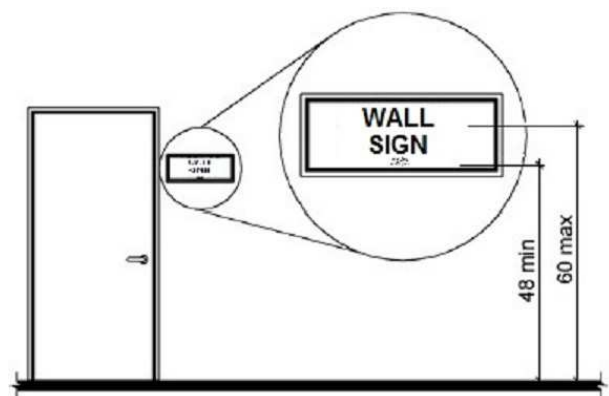
Missing Tactile
"Storage Room: wall
sign

Budgeting Range:

\$25.00 - \$150.00

Recommendation:

Add compliant tactile and braille wall sign for "Storage Room" as specified or remove "Storage Room" sign from the door.



Employee Restrooms (Men)

Finding: 55

Compliant room identification signs are missing on the strike side of the door.

Wall signs identifying permanent rooms and spaces of a building shall have be horizontal format and the characters raised 1/32 inch minimum and shall be sans serif uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Contracted Grade 2 Braille shall be in a horizontal format and shall be placed a minimum of 3/8 inch and a maximum of 1/2 inch directly below the tactile characters; flush left or centered. Dots shall be 1/10 inch on center in each cell with 2/10-inch space between cells, measured from the second column of dots in the first cell to the first column of dots in the second cell. Dots shall be raised a minimum of 1/40 inch above the background. Braille dots shall be domed or rounded. Signs with raised characters or Braille shall be located a minimum of 48 inches above the finish floor or ground surface, measured from the baseline of the lowest line of Braille and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.

Citation:

2016 CBC 11B Section: 11B-216.2

2013 CBC 11B (7/1/15) Section: 11B-216.2

As Built:

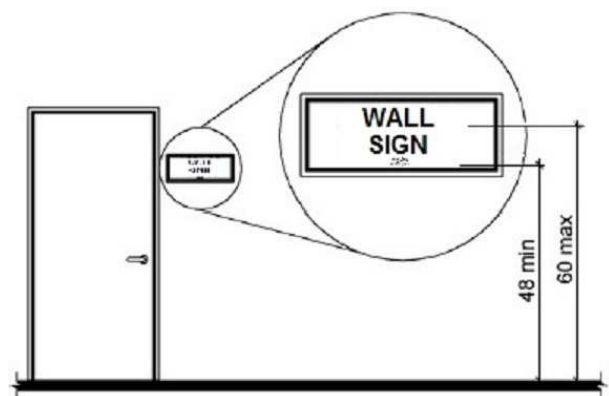
Missing Tactile "Staff
Only: wall sign

Budgeting Range:

\$25.00 - \$150.00

Recommendation:

Add compliant tactile and braille wall sign for "Staff Only" as specified or remove "Staff Only" paper sign from the door.



Finding #55 Additional Finding Photos



Employee Restrooms (Men)

Finding: 56

A compliant room identification sign is missing on the strike side of the door.

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

Citation:

2016 CBC 11B Section: 11B-216.2

As Built:

None

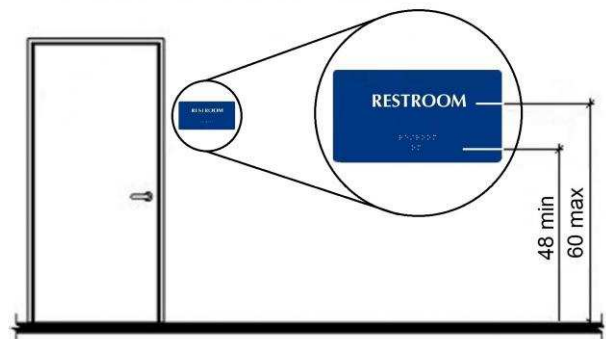
Budgeting Range:

\$25.00 - \$150.00

2013 CBC 11B (7/1/15) Section: 11B-216.2

Recommendation:

Install compliant tactile wall sign as specified.



Employee Restrooms (Men)

Finding: 57

The door mounted sign is not located within the height range above the finish floor to the center line of the symbol.

Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol. The symbol shall be mounted at 58 inches minimum and 60 inches maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided the symbol shall be mounted within 1 inch of the vertical centerline of the door.

Citation:

2016 CBC 11B Section: 11B-703.7.2.6

As Built:

61 3/4"

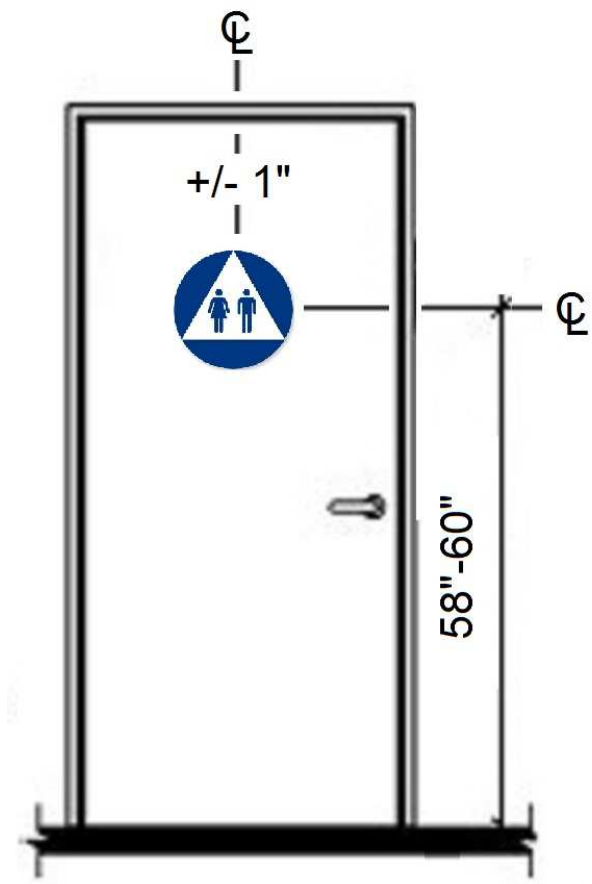
Budgeting Range:

\$150.00 - \$1500.00

2013 CBC 11B (7/1/15) Section: 11B-703.7.2.6

Recommendation:

Relocate the sign to correct height.



Employee Restrooms (Men)

Finding: 58

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:

2016 CBC 11B Section: 11B-222.1

2013 CBC 11B (7/1/15) Section: 11B-222.1

2010 ADAS Section: 225.2.1

As Built:

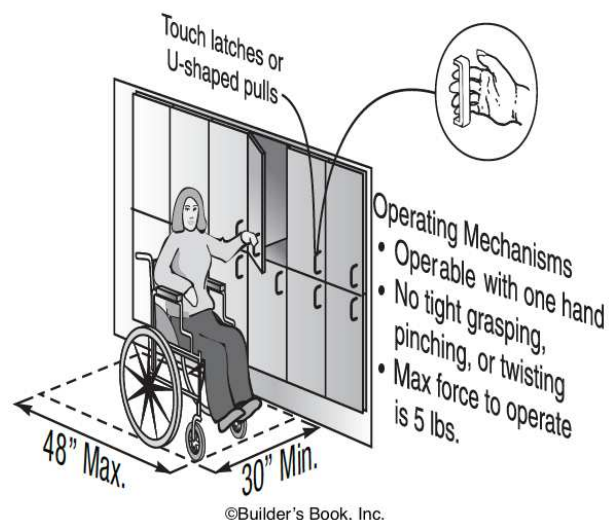
None

Budgeting Range:

\$1500.00 - \$6500.00

Recommendation:

Remove lockers from the restroom, as there may not be adequate space within the restroom to provide accessible lockers and a changing bench. Services of a Licensed Architect, Registered Engineer or Licensed Contractor may be required.



Employee Restrooms (Men)

Finding: 59

There is no compliant bench in or near the locker room.

Every accessible locker room must have seats that are 48 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 along its long dimension. Back support shall be 48 inches long minimum and shall extend from a point 2 inches maximum above the seat surface to a point 18 inches minimum above the seat surface. Back support shall be 2-1/2 inches maximum from the rear edge of the seat measured horizontally. The bench must be mounted 17 to 19 inches above the finish floor. A clear floor space measuring 30 inches by 48 inches (or 36 inches by 48 inches if located in an alcove) shall be provided alongside the narrow side of the bench to allow a person using a wheelchair to make a side transfer onto the bench.

Citation:

2016 CBC 11B Section: 11B-803.4, 11B-903.4

As Built:

None

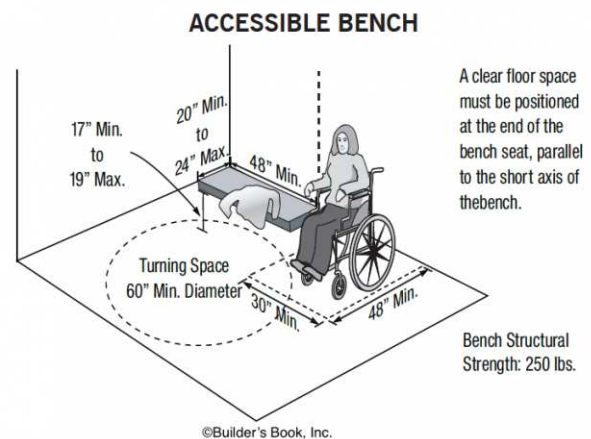
Budgeting Range:

\$1500.00 - \$4500.00

2013 CBC 11B (7/1/15) Section: 11B-903.4,
11B-803.4

Recommendation:

Remove lockers from the restroom, as there may not be adequate space within the restroom to provide accessible lockers and a changing bench. Services of a Licensed Architect, Registered Engineer or Licensed Contractor may be required.



Employee Restrooms (Men)

Finding: 60

The lavatory's clear floor space obstructed by the trash can.

The trash can encroaches into the required 30 inches by 48 inches clear floor space.

Citation:

2013 CBC 11B (7/1/15) Section: 11B-606.2

As Built:

N/A

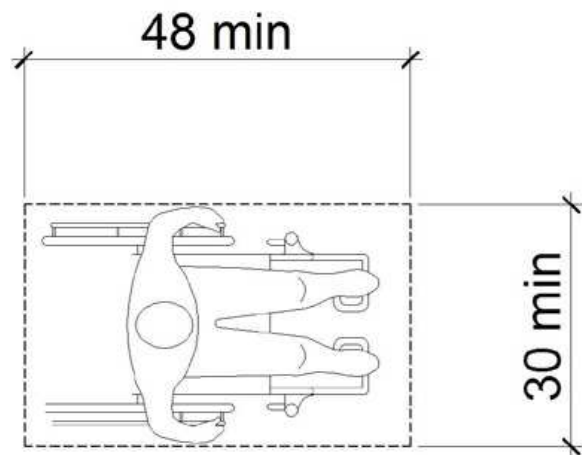
Budgeting Range:

\$150.00 - \$2500.00

2010 ADAS Section: 606.2

Recommendation:

Remove portable trash can out of all clear floor spaces and/or install a wall mounted recessed trash can.



Employee Restrooms (Men)

Finding: 61

The soap dispenser is mounted too high.

Dispensers must have all operable parts a maximum of 40 inches above the floor.

Citation:

2016 CBC 11B Section: 11B-603.5

As Built:

48"

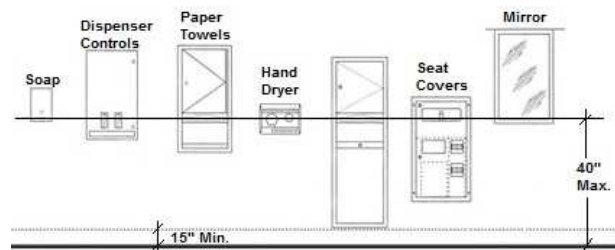
Budgeting Range:

\$150.00 - \$1500.00

2013 CBC 11B (7/1/15) Section: 11B-603.5

Recommendation:

Relocate to less than 40" above finish floor.



Finding #61 Additional Finding Photos



Employee Restrooms (Men)

Finding: 62

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

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

Citation:

2013 CBC 11B (7/1/15) Section: 11B-606.5

As Built:

Partial

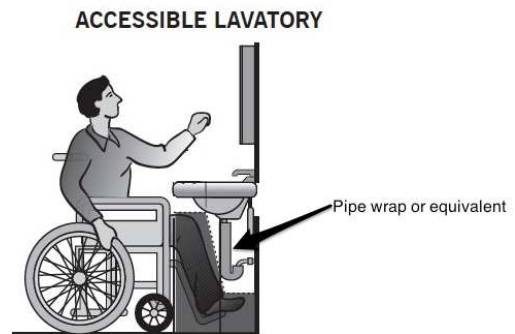
Budgeting Range:

\$25.00 - \$150.00

2010 ADAS Section: 606.5

Recommendation:

Install additional pipe wrap on all piping and sharp edges.



Employee Restrooms (Women)

Finding: 63

Compliant room identification signs are missing on the strike side of the door.

Wall signs identifying permanent rooms and spaces of a building shall have be horizontal format and the characters raised 1/32 inch minimum and shall be sans serif uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Contracted Grade 2 Braille shall be in a horizontal format and shall be placed a minimum of 3/8 inch and a maximum of 1/2 inch directly below the tactile characters; flush left or centered. Dots shall be 1/10 inch on center in each cell with 2/10-inch space between cells, measured from the second column of dots in the first cell to the first column of dots in the second cell. Dots shall be raised a minimum of 1/40 inch above the background. Braille dots shall be domed or rounded. Signs with raised characters or Braille shall be located a minimum of 48 inches above the finish floor or ground surface, measured from the baseline of the lowest line of Braille and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.

Citation:

2016 CBC 11B Section: 11B-216.2

2013 CBC 11B (7/1/15) Section: 11B-216.2

As Built:

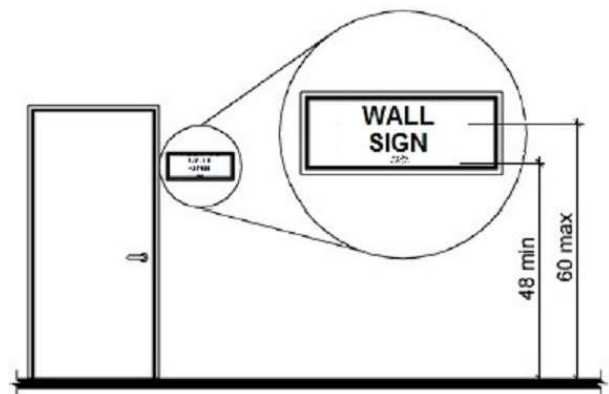
Missing Tactile "Staff
Only: wall sign

Budgeting Range:

\$25.00 - \$150.00

Recommendation:

Add compliant tactile and braille wall sign for "Staff Only" as specified or remove "Staff Only" paper sign from the door.



Finding #63 Additional Finding Photos



Employee Restrooms (Women)

Finding: 64

The door mounted sign is not located within the height range above the finish floor to the center line of the symbol.

Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol. The symbol shall be mounted at 58 inches minimum and 60 inches maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided the symbol shall be mounted within 1 inch of the vertical centerline of the door.

Citation:

2016 CBC 11B Section: 11B-703.7.2.6

As Built:

62 1/2"

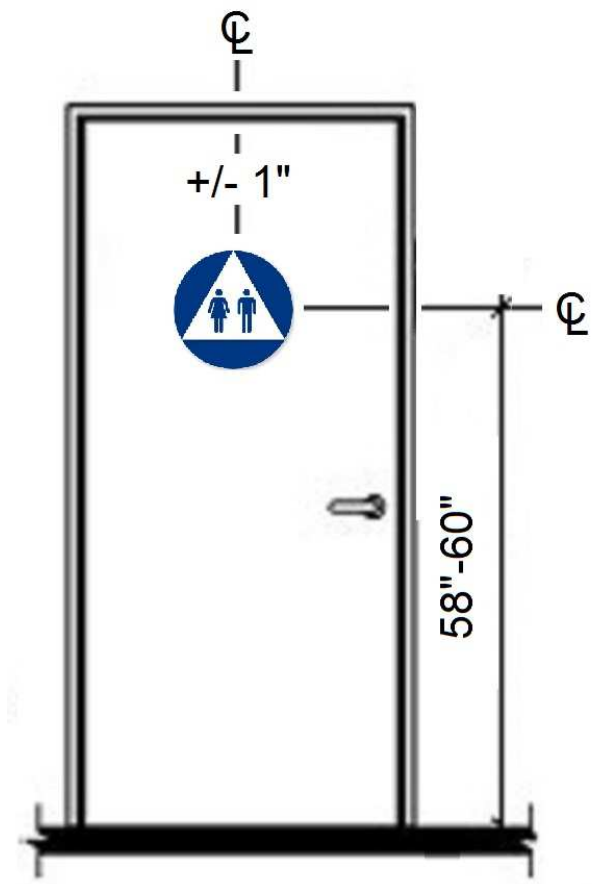
Budgeting Range:

\$150.00 - \$1500.00

2013 CBC 11B (7/1/15) Section: 11B-703.7.2.6

Recommendation:

Relocate the sign to correct height.



Employee Restrooms (Women)

Finding: 65

The landing at the door does is not compliant.

Landings for doors on the push side approached from the front must be flat (2% max. slope in any direction) and have a minimum length of 48 inches in the direction of travel.

Citation:

2016 CBC 11B Section: 11B-404.2.4.1

2013 CBC 11B (7/1/15) Section: 11B-404.2.4.1

2010 ADAS Section: 404.2.4.1

As Built:

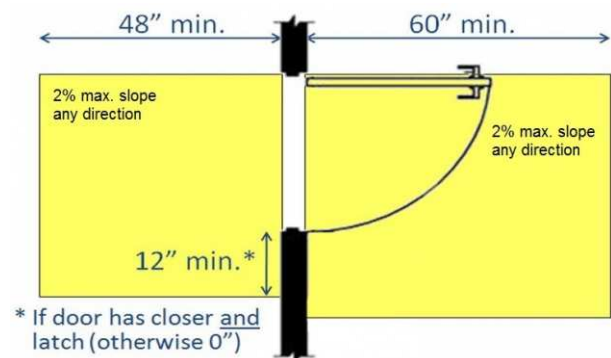
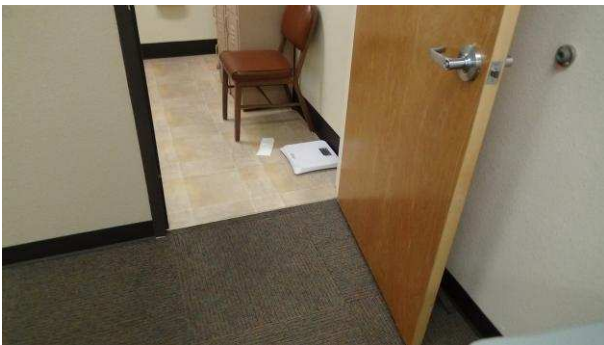
Lockers, chair and scale obstruct door and turning clearances inside the restroom.

Budgeting Range:

\$1500.00 - \$6500.00

Recommendation:

Remove the lockers, chair, and scale from the restroom.



Finding #65 Additional Finding Photos



Employee Restrooms (Women)

Finding: 66

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:

2016 CBC 11B Section: 11B-222.1

2013 CBC 11B (7/1/15) Section: 11B-222.1

2010 ADAS Section: 225.2.1

As Built:

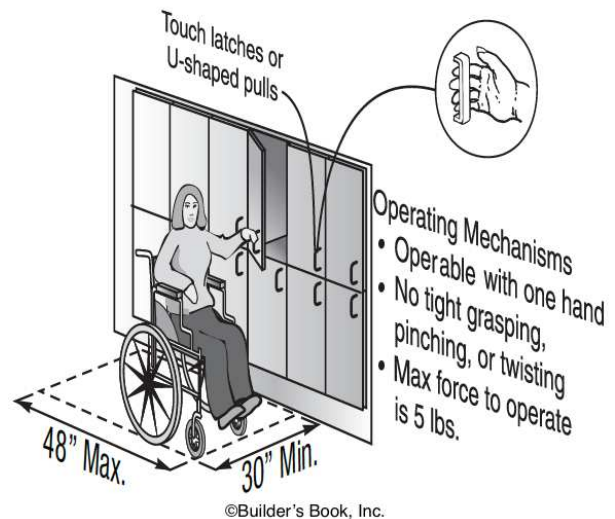
None

Budgeting Range:

\$1500.00 - \$9500.00

Recommendation:

Remove lockers from the restroom, as there may not be adequate space within the restroom to provide accessible lockers and a changing bench. Services of a Licensed Architect, Registered Engineer or Licensed Contractor may be required.



Employee Restrooms (Women)

Finding: 67

There is no complaint bench in or near the lockers.

Every accessible locker room must have seats that are 48 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 along its long dimension. Back support shall be 48 inches long minimum and shall extend from a point 2 inches maximum above the seat surface to a point 18 inches minimum above the seat surface. Back support shall be 2-1/2 inches maximum from the rear edge of the seat measured horizontally. The bench must be mounted 17 to 19 inches above the finish floor. A clear floor space measuring 30 inches by 48 inches (or 36 inches by 48 inches if located in an alcove) shall be provided alongside the narrow side of the bench to allow a person using a wheelchair to make a side transfer onto the bench.

Citation:

2016 CBC 11B Section: 11B-803.4, 11B-903.4

As Built:

None

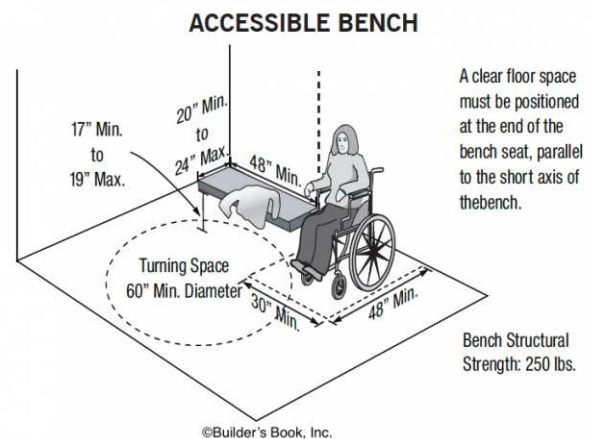
Budgeting Range:

\$1500.00 - \$9500.00

2013 CBC 11B (7/1/15) Section: 11B-903.4,
11B-803.4

Recommendation:

Remove lockers from the restroom, as there may not be adequate space within the restroom to provide accessible lockers and a changing bench. Services of a Licensed Architect, Registered Engineer or Licensed Contractor may be required.



Employee Restrooms (Women)

Finding: 68

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

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

Citation:

2013 CBC 11B (7/1/15) Section: 11B-606.5

As Built:

Partial

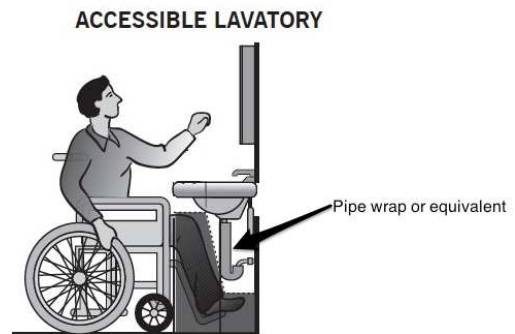
Budgeting Range:

\$25.00 - \$150.00

2010 ADAS Section: 606.5

Recommendation:

Install additional pipe wrap on all piping and sharp edges.



Employee Restrooms (Women)

Finding: 69

Compliant knee space has not been provided under the lavatory.

The knee clearance shall be 11 inches minimum in depth at 9 inches above the floor, and 8 inches minimum in depth at 27 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

Citation:

2013 CBC 11B (7/1/15) Section: 11B-306.3.1

As Built:

26" (27" Req.)

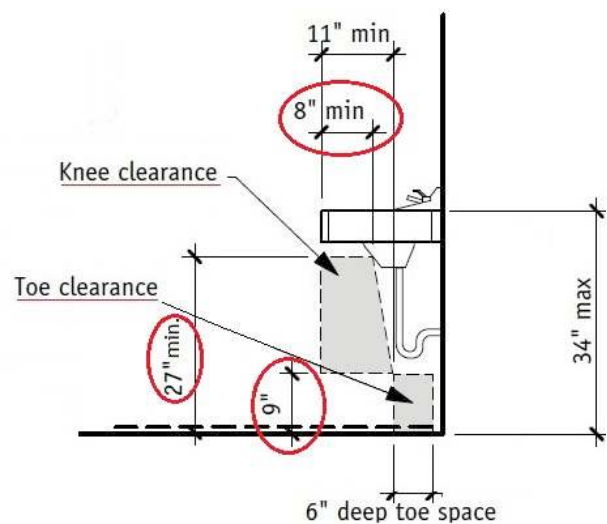
Budgeting Range:

\$1500.00 - \$4500.00

2010 ADAS Section: 306.3.1

Recommendation:

Relocate/adjust height of lavatory for required 27" knee space.



Employee Restrooms (Women)

Finding: 70

The mirror is mounted too high.

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

Citation:

2016 CBC 11B Section: 11B-603.3

2013 CBC 11B (7/1/15) Section: 11B-603.3

2010 ADAS Section: 603.2

As Built:

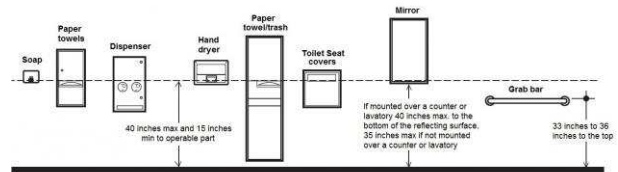
40 1/2"

Budgeting Range:

\$150.00 - \$1500.00

Recommendation:

Relocate/lower mirror to less than 40" to the reflecting surface.



Employee Restrooms (Women)

Finding: 71

The soap dispenser is mounted too high.

Dispensers must have all operable parts a maximum of 40 inches above the floor.

Citation:

2016 CBC 11B Section: 11B-603.5

As Built:

43"

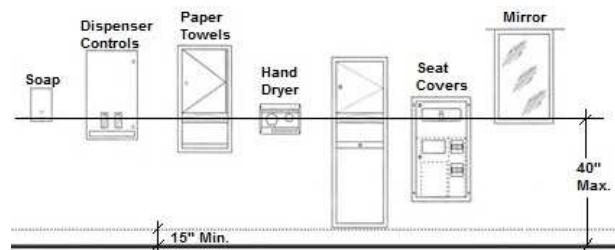
Budgeting Range:

\$150.00 - \$1500.00

2013 CBC 11B (7/1/15) Section: 11B-603.5

Recommendation:

Relocate to less than 40" above finish floor.



Finding #71 Additional Finding Photos



Employee Restrooms (Women)

Finding: 72

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

The centerline of the toilet must be 17 to 18 inches from the side wall.

Citation:

2016 CBC 11B Section: 11B-604.2

As Built:

18 1/2"

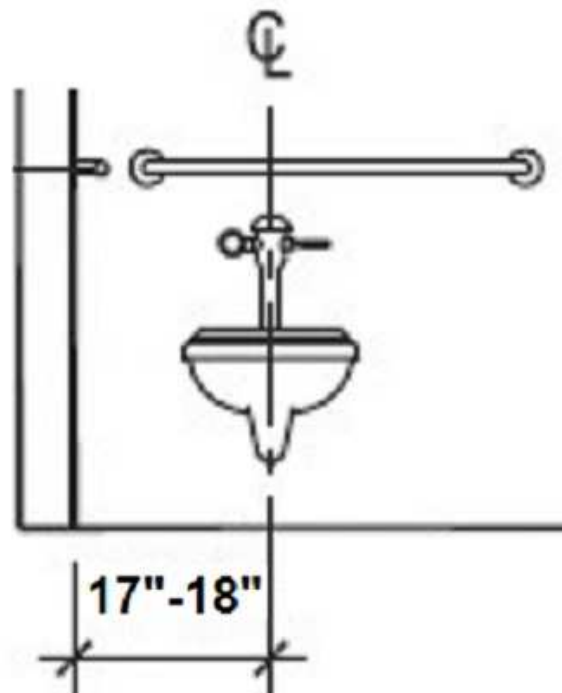
Budgeting Range:

\$1500.00 - \$4500.00

2013 CBC 11B (7/1/15) Section: 11B-604.2

Recommendation:

Relocate the toilet as specified. Services of a Licensed Architect, Registered Engineer or Licensed Contractor may be required.



Employee Restrooms (Women)

Finding: 73

The dispensers are not accessible because there is not adequate clear floor space for an approach.

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

Citation:

2013 CBC 11B (7/1/15) Section: 11B-305.3

2010 ADAS Section: 305.3

As Built:

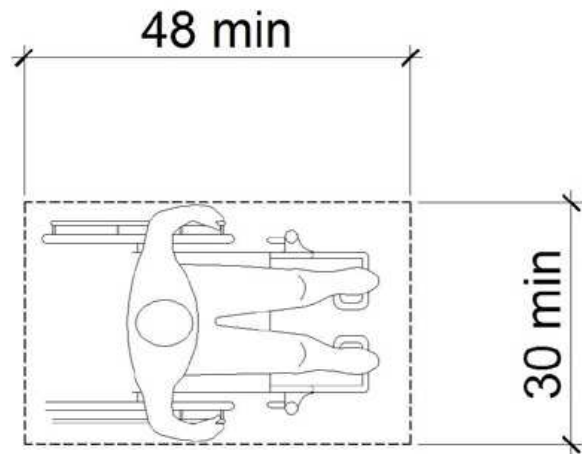
Obstructed by lockers

Budgeting Range:

\$150.00 - \$1500.00

Recommendation:

Remove lockers and other obstructions from the restroom.





Expanding Your Market



ADA Business Connection

More than fifty million Americans with disabilities make up a huge, nearly untapped market for businesses of all types and sizes. To help businesses welcome customers with disabilities, the IRS offers two tax incentives to remove access barriers.

For more information about these tax incentives and the ADA, call the Department of Justice ADA Information Line at:
800-514-0301 (voice)
800-514-0383 (TTY)
or visit the *ADA Business Connection* at:
www.ada.gov

Tax Incentives for Businesses

Businesses can take advantage of two Federal tax incentives available to help cover costs of making access improvements for customers with disabilities:

- **A tax credit for small businesses** who remove access barriers from their facilities, provide accessible services, or take other steps to improve accessibility for customers with disabilities
- **A tax deduction for businesses of all sizes** that remove access barriers in their facilities or vehicles

A business that annually incurs eligible expenses to bring itself into compliance with the ADA may use these tax incentives every year. The incentives may be applied to a variety of expenditures; however, they may not be applied to the costs of new construction. All barrier removal must comply with applicable Federal accessibility standards.

Tax Credit

Small businesses with 30 or fewer employees or total revenues of \$1 million or less can use the Disabled Access Credit (Internal Revenue Code, Section 44). Eligible small businesses may take a credit of up to \$5,000 (half of eligible expenses up to \$10,250, with no credit for the first \$250) to offset their costs for access, including barrier removal from their facilities (e.g., widening a doorway, installing a ramp), provision of accessibility services (e.g., sign language interpreters), provision of printed material in alternate formats (e.g., large-print, audio, Braille), and provision or modification of equipment.

Tax Deduction

Businesses of all sizes may take advantage of this tax deduction. Under Internal Revenue Code, Section 190, businesses can take a business expense deduction of up to \$15,000 per year for costs of removing barriers in facilities or vehicles.

Tax Incentives in Combination

These two incentives can be used together by eligible businesses if the expenditures qualify under both Sections 44 and 190. If a small business' expenses exceed \$10,250 for the maximum \$5,000 tax credit, then the deduction equals the difference between the total spent and the amount of the credit claimed.

Tax Incentives Forms and Publications

Visit the Internal Revenue Service website at www.irs.gov or call 800-829-3676 (voice); 800-829-4059 (TTY) to order the necessary business forms and publications:
Form 8826 (Disabled Access Credit)
and **Publication 535 "Business Expenses"** (tax deduction).

November 2005