PROPERTY CONDITION REPORT

CONFIDENTIAL

ADA TIER III SURVEY

REPORT OVERVIEW

Report for: Joey Stewart, Smokey Bones Bar and Fire Grill

Executive Summary: The current condition of the facility with respect to ADA compliance is rated poor. Please see the complete summary at the end of this report. Please read the entire Property Condition Report (PCR).

Project Number: ADA062121SmokeyBonesUticaMI

Inspection Address: 45001 Schoenherr Road, Utica, MI 48315. This is currently an abandoned TGI Friday restaurant facing north.

Date/Time of Inspection: June 21, 2021, 07:30 AM – 11:45 AM

Weather: Partly Cloudy, 70-80 F, light wind

Utilities: Electric – OFF, Water - OFF

Inspected By: Richard Acree, ADA Inspections Nationwide, LLC (ADAIN).

Equipment Used: Twenty four (24) inch and ten (10) inch digital inclinometers (levels), door pressure gauge, twenty five (25) foot metal tape measure, CORADA ADA measurement tools, and a cellular phone timer.

Others Present: None

Description of Tier III Survey: The consultant will conduct a full accessibility survey in compliance with the 2010 ADA Standards for Accessible Design (2010 ADA Standards), Title II for State and Local Government Facilities, Title III for Public Accommodations and Commercial Facilities, and modified protocol in ASTM E 2018, as applicable. If applicable, other document sources will be noted. This survey should address each visible and measurable element and space within and without a facility, excluding systems for fire/smoke alarm, emergency light, and assistive listening. This will entail the taking of measurements and counts, unless limited by contractual agreement. A photo of the northeast corner of the building is shown below.

The results of the survey, shown in this PCR, will include mostly discrepancies. Elements that satisfied the ADA Standards will not be reported herein. If possible, the section of the ADA Standards that apply to a discrepancy will be identified as follows [000.0.0.0]. If applicable, other document sources will be noted. There are four (4) categories of discrepancies included in the PCR. These categories are equally applicable to state and local government facilities. The categories are separated into different groups of elements as follows.

Category 1 - Accessible exterior approach and entrance

Category 2 - Access to interior goods and services, and employee work areas

Category 3 - Access to toilet rooms

Category 4 - Access to other items such as water fountains, public telephones, fire alarms, stadium seating, elevators and lifts, egress, areas of refuge.

The term “accessible” will be used herein to describe an element at a site, building, facility, or portion thereof, that complies with the 2010 ADA Standards.

Within this Property Condition Report the physical condition and operational capability of individual building systems with respect to compliance with the 2010 ADA Standards may be subjectively judged as being in one of three conditions; good, fair or poor. The definitions of these conditions are as follows:

- Good – ADA compliant with the 2010 ADA Standards. May require minor maintenance or adjustment.

- Fair – Mostly ADA compliant with the 2010 ADA Standards. Minor maintenance or adjustment is recommended.

- Poor – Not fully ADA compliant with the 2010 ADA Standards. Significant maintenance, adjustment or replacement is recommended.

Modifications to ASTM E 2018-01 applied by ADAIN:

The following items are modifications by ADAIN to the guidelines offered by ASTM E 2018.

1. Table X2.1 Parking (page 20), reference 2010 Standard 208.2.4, Van Parking Spaces, for every six or fraction of six parking spaces required by Standard 208.2 to comply with Standard 502, at least one shall be a van parking *space* complying with Standard 502.
2. ADAIN may exclude fire/smoke alarm, emergency lighting, and assistive listening from the survey/inspection.
3. The Building History (Discovery) questions were revised. Due to the change of ownership for this facility, and the current abandoned status of the facility, the Discovery Questions were not forwarded.

The results of the ADA Tier III Survey (Inspection) are as follows.

Category 1 - Accessible exterior approach and entrance

Parking Lot, Walkways and Ramps:

There are approximately 132 non-ADA parking spaces installed at this site. Six (6) additional spaces are designated as ADA parking spaces, for a total of 138 parking spaces. 2010 ADA Standards Table 208.2 indicates that for this number of parking spaces the minimum number of required ADA compliant parking spaces is five (5). See the table below. Two of the ADA parking spaces appear to be wide enough for van-accessible parking spaces. Only one van-accessible parking space is required. All of the existing ADA parking spaces are located near the northeast corner of the building where the main entrance is located.

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

There are two vehicle entry/exit points for this parking lot. The ADA parking spaces are visible from both of these points.

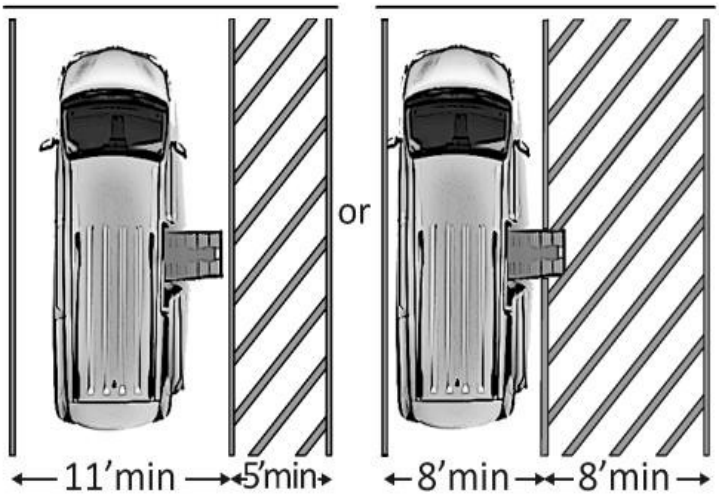
The site arrival points include the ADA parking spaces and a municipal bus stop and walkway on the south side of the site.

Item 1. Discrepancies at the five ADA accessible parking spaces include poor striping/marking for the parking spaces and access aisles, the access aisles do not have adequate width, the narrow aisles do not connect directly to an accessible route, depressions with excessive slopes and trapped standing water, cracks with excessive openings in the surface of the parking spaces and access aisles, no vertical signage to identify the parking spaces, no wheel stops at any of the parking spaces near the exterior walkways. The photo above shows the poor striping/marking at one of the access aisles. All of these five accessible parking spaces and the access aisles have this discrepancy. In fact the entire parking lot has poor striping/marking and significant damage to the surface. Part of the parking lot was blocked by the installation of a temporary tent shelter.

Implementation regulation 28 CFR Part 35.133, Maintenance of Accessible Features, state, "A public entity shall maintain in operable working condition those features of facilities and equipment that are required to be readily accessible to and usable by persons with disabilities by the [ADA] Act or this part". In other words, the damaged parking lot surface should be repaired and the striping/markings should be re-applied.

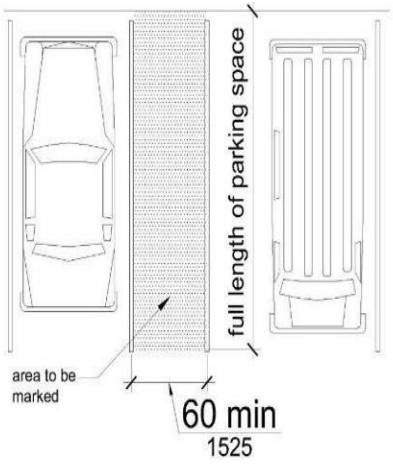
The two larger access aisles and the two smaller access aisles are too narrow in width. The larger access aisles should be at least 8 feet wide because the adjacent van-accessible parking spaces are slightly wider than 8 feet. The narrow access aisles should be at least 5 feet in width. The photo on the left shows one of the narrow access aisles.

2010 ADA Standard 502.2, [Parking Spaces] Vehicle Spaces, states, "Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with [Standard] 502.3. EXCEPTION: Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum." The graphic below is representative of this option for van-accessible parking spaces and aisles.



The narrow access aisles do not adjoin an accessible route. The forward end of these access aisles join to the side of a walkway, but there is no curb cut to accommodate the elevation of the walkway. The photo on the right is representative.

2010 ADA Standard 502.3, [Parking Spaces] Access Aisle, states, "Access aisles serving parking spaces shall comply with [Standard] 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle."



2010 ADA Standard 502.3.1, [Parking Spaces] Width, states, "Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum." The graphic on the left is representative of a shared 5 foot access aisle.

Depressions in the asphalt surface of the parking spaces were observed holding standing water and the slope of the depressions exceeds 1:48. The photo below is representative of these depressions that appear to be caused by the weight of parked vehicles.

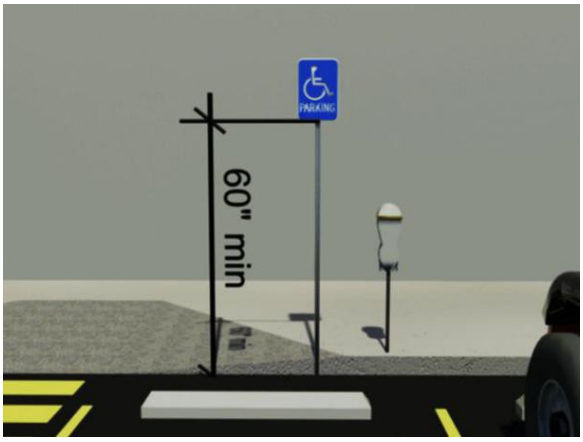
2010 ADA Standard 502.4, [Parking Spaces] Floor or Ground Surfaces, states, “Parking spaces and access aisles serving them shall comply with [Standard] 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 [2.08%] shall be permitted.”

In other words, access aisles and accessible parking spaces are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage.

2010 ADA Standard 302.1, [Floor or Ground Surfaces] General, states, “Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with [Standard] 302.” A wet surface and pooled water on a surface is not a slip resistant surface, especially in freezing temperature conditions.

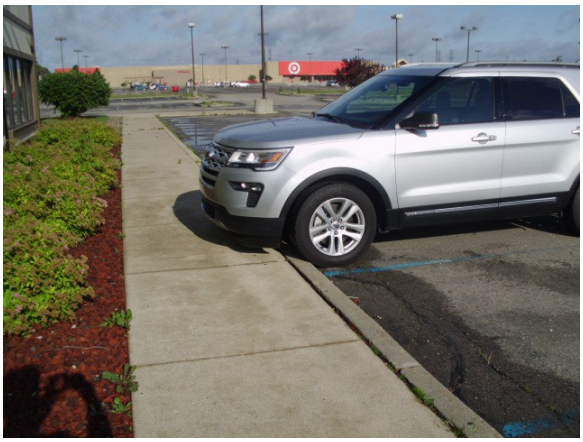
Cracks with excessive openings were observed in the surface of the accessible parking spaces and access aisles. The photo on the right is representative.

2010 ADA Standard 302.3, [Floor or Ground Surfaces] Openings, states, “Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch (13 mm) diameter except as allowed in [Standards] 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10 [Not Applicable]. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.” This Standard is designed for intentional openings such as a drainage grate; however, the ½ inch rule also applies to cracks in general.



No vertical signage was observed to identify the accessible parking spaces. 2010 ADA Standard 216.5, [Signs] Parking, states, “Parking spaces complying with [Standard] 502 shall be identified by signs complying with [Standard] 502.6.”

2010 ADA Standard 502.6, [Parking Spaces] Identification, states, “Parking space identification signs shall include the International Symbol of Accessibility complying with [Standard] 703.7.2.1. Signs identifying van parking spaces shall contain the designation 'van accessible.' Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.” The graphic on the right is representative of this Standard.

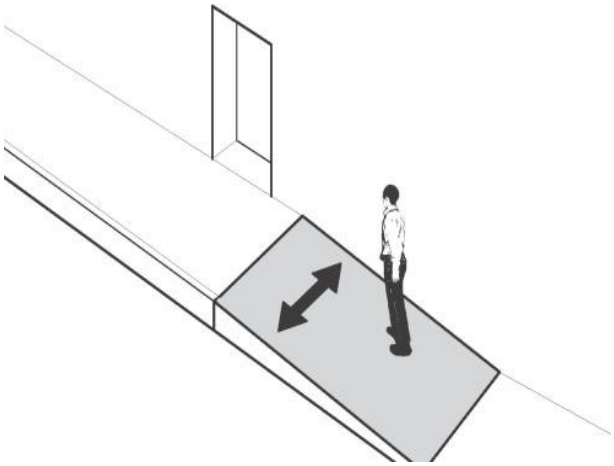


No wheel stops were observed at any of the parking spaces near the exterior walkways that are part of accessible routes. The photo on the left is representative.

2010 ADA Standard 502.7, [Parking Spaces] Relationship to Accessible Routes, states, “Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.” Advisory 502.7, Relationship to Accessible Routes, states, “Wheel stops are an effective way to prevent vehicle overhangs from reducing the clear width of accessible routes.” The photo below is representative of wheel stops.

RECOMMENDATION: Re-design and resurface the existing accessible parking surfaces and access aisles to comply with the Standards. The parking spaces and access aisles should not have any slope exceeding 1:48, or 2.08%, in any direction. Repair the cracks and openings in the surface of the parking lot. Ensure that all access aisles adjoin an accessible route. Install vertical signage for each accessible parking space. Install wheel stops where parking spaces are adjacent to exterior accessible routes.

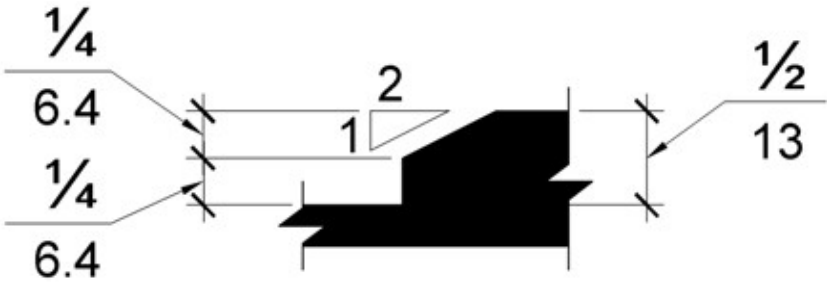
Item 2. The exterior walking route from the municipal bus stop to the front entry at the facility has excessive cross slope on the east side of the facility and there is a large gap and excessive change of elevation where the walkway approaches the front patio area. See the photo on the right for the excessive cross slope. Along this portion of the route the cross slope is approximately 2.9 – 4.8%.



2010 ADA Standard 403.3, [Walking Surfaces] Slope, states, “The running slope of walking surfaces shall not be steeper than 1:20 [5%]. The cross slope of walking surfaces shall not be steeper than 1:48 [2.08%].” The graphic on the left is representative of cross slope.

The photo on the right is where the walkway shown above approaches the front patio area at the main entrance. There is a gap between the walkway and patio and an abrupt change in elevation that exceeds ½ inch in some areas.

2010 ADA Standard 303.2, [Floor or Ground Surfaces, Changes in Level] Vertical, states, “Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical.” 2010 ADA Standard 303.3, Beveled, states, “Changes in level between ¼ inch (6.4 mm) high minimum and ½ inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.” The graphic below is representative of these Standards.

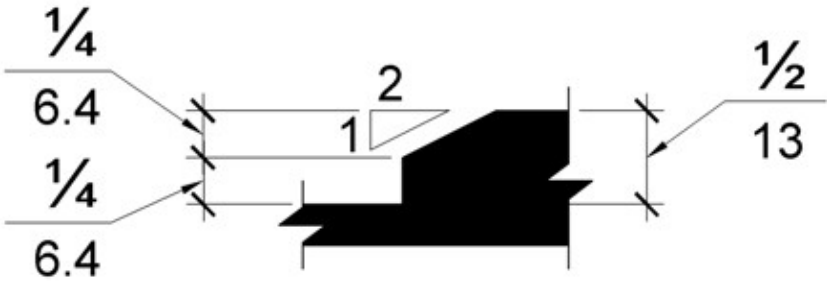


RECOMMENDATION: Alter or replace this section of walkway so the cross slope does not exceed 1:48 and the connection to the patio is smooth.

Item 3. The walkway to the north side auxiliary exterior pedestrian entry/exit door is run sloped excessively, there is a gap where the sections of the sloped walkway meet, and there is an excessive abrupt change of elevation where the short sloped walkway meets the adjacent longer east-west walkway. See the photo on the right.

The photo on the left shows the gap between the two sections of the walkway (yellow arrow) and the excessive abrupt change of vertical elevation (red arrow). The excessive abrupt change of vertical elevation is a significant tripping hazard.

2010 ADA Standard 303.2, [Floor or Ground Surfaces, Changes in Level] Vertical, states, “Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical.” 2010 ADA Standard 303.3, Beveled, states, “Changes in level between ¼ inch (6.4 mm) high minimum and ½ inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.” The graphic below is representative of these Standards.



The gap between the two sections of the walkway can allow a wheelchair caster, crutch tips, cane tip, or shoe heels to enter the opening and cause an individual to fall. 2010 ADA Standard 302.3, [Floor or Ground Surfaces] Openings, states,

“Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch (13 mm) diameter except as allowed in [Standard] 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10 [Not Applicable]. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.” This Standard is designed for intentional openings such as a drainage grate; however, the ½ inch rule also applies to cracks and openings in general.

The run slope of the walkway is approximately 9%. 2010 ADA Standard 405.2. [Ramp] Slope, states. “Ramp runs shall have a running slope not steeper than 1:12 [8.33%].” The exceptions for this Standard do not apply to this installation.

This short walkway appears to have settled relative to the adjacent longer east-west walkway. This settlement has created the excessive run slope of 9%, the gap, and the excessive abrupt change of elevation. The total change of elevation along this walkway is approximately 7.5 inches. If this walkway is not going to be rebuilt, it should be considered a ramp and should have handrails on both sides because the total change of elevation exceeds 6 inches.

RECOMMENDATION: Rebuild this sloped walking surface to comply with the 2010 ADA Standards for either a walkway or ramp. Eliminate the gap between the two sections and the abrupt excessive change of vertical elevation at the adjacent east-west walkway. See Exterior Doors below for related comments about the exterior maneuvering space for this door.

2010 ADA Standard 403.3, [Walking Surfaces] Slope, states, “The running slope of walking surfaces shall not be steeper than 1:20 [5%]. The cross slope of walking surfaces shall not be steeper than 1:48 [2.08%].” Routes with run slopes exceeding 5% should be designed and installed as ramps.

Item 4. The exterior walking surface leading to the emergency exit on the east side of the facility has an excessive gap where the concrete has cracked. See the photo on the right.

The photo on the left is a closeup of the crack that exceeds ½ inch along the run direction. This is a trip/fall hazard.

2010 ADA Standard 302.3, [Floor or Ground Surfaces] Openings, states, "Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch (13 mm) diameter except as allowed in [Standard] 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10 [Not Applicable]. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel." This Standard is designed for intentional openings such as a drainage grate; however, the ½ inch rule also applies to cracks and openings in general.

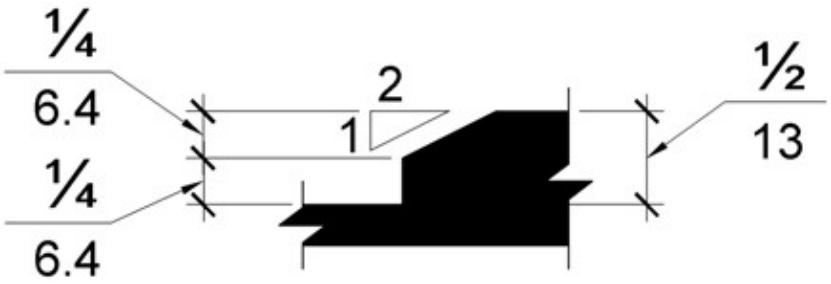
RECOMMENDATION: Rebuild this walking surface to comply with requirements for a walkway or ramp. See Exterior Doors below for related comments about the exterior maneuvering space for this door.

Item 5. The exterior patio at the front/main entrance to the facility has openings between sections that are filled with dirt and gravel, and some of these openings have excessive abrupt changes of elevation. The photo on the right shows the patio.

The photo on the left is a closeup example of these openings. This is a tripping hazard.

The photo on the right is another example of an opening and tripping hazard.

2010 ADA Standard 303.2, [Floor or Ground Surfaces, Changes in Level] Vertical, states, “Changes in level of ¼ inch (6.4 mm) high maximum shall be permitted to be vertical.” 2010 ADA Standard 303.3, Beveled, states, “Changes in level between ¼ inch (6.4 mm) high minimum and ½ inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.” The graphic below is representative of these Standards.



RECOMMENDATION: Consider rebuilding the entire patio surface or repairing the openings to create a patio walking surface that is stable, firm, slip resistant, and level with no excessive abrupt changes of elevation.

Exterior Doors: There are four public entrance doors at this facility. The primary and accessible pedestrian entry/exit door is at the northeast corner of this facility. A secondary pedestrian entry/exit door is on the north side of the facility. Two emergency exit doors are located on the east side of the facility. Two service doors are located on the rear/west side of the facility.

Item 6. None of the current exterior public entrance doors are labeled correctly for ADA compliance or non-compliance. The photo on the right is the current primary and accessible pedestrian entry/exit door at the northeast corner of this facility.

2010 ADA Standard 216.6, [Signs] Entrances, states, “Where not all entrances comply with [Standard] 404, entrances complying with [Standard] 404 shall be identified by the International Symbol of Accessibility [ISA] complying with [Standard] 703.7.2.1. Directional signs complying with [Standard] 703.5 that indicate the location of the nearest entrance complying with [Standard] 404 shall be provided at entrances that do not comply with [Standard] 404.” The graphic on the left is representative of the ISA.

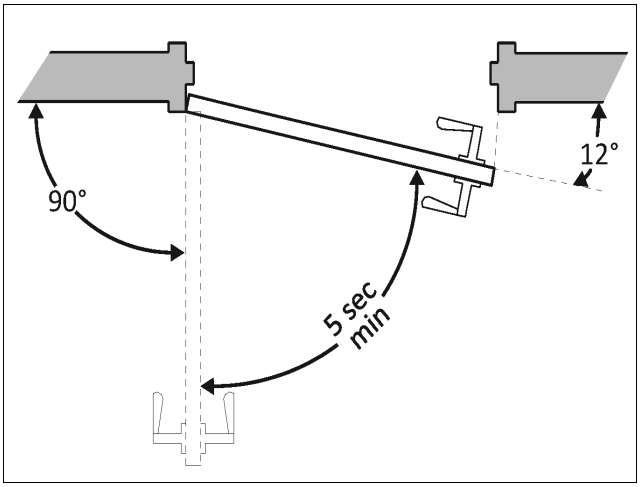
The graphic on the right is representative of a directional sign at an exterior pedestrian entry/exit entrance that is not accessible.

RECOMMENDATION: Install an exterior ISA sign at the primary accessible entrance at the northeast corner and exterior directional signs at inaccessible entrances on the north and east sides, as applicable.

The primary and accessible pedestrian entrance at the northeast corner of this facility is installed with two exterior doors and two interior doors connected through a vestibule.

Item 7. All four doors in the east entry/exit installation close automatically but the left exterior door and both interior doors close too quickly. The single secondary door on the north side also closed too quickly. These doors closed to a position of 12 degrees from the latch in less than 5 seconds. The photo on the right shows the two interior doors at the primary entrance vestibule.

2010 ADA Standard 404.2.8.1, Door Closers and Gate Closers, states, “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.” See the graphic below for a representation of this Standard.

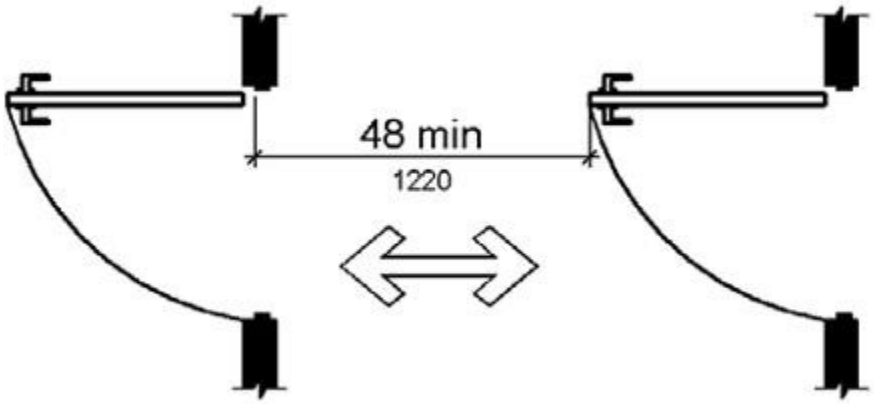


Door Closure Speed Measurement

RECOMMENDATION: These door closers should be adjusted, repaired or replaced, as applicable. The east side emergency exit door should be disarmed and tested for compliance with closing rate.

Item 8. The spacing between the two interior doors and the two exterior doors for the primary entrance vestibule are installed too close together for doors installed in a series. See the photo on the right.

2010 ADA Standard 404.2.6, [Doors, Doorways, and Gates] Doors in Series and Gates in Series, states, “The distance between two hinged or pivoted doors in series and gates in series shall be 48 inches (1220 mm) minimum plus the width of doors or gates swinging into the space.” See the graphic below for a representation of this Standard applied to this installation. In the photo above the distance between the open door and the closed door is approximately 20 inches.



RECOMMENDATION: Redesign and re-install the interior doors for this vestibule entrance, or abandon the vestibule installation and remove the interior doors.

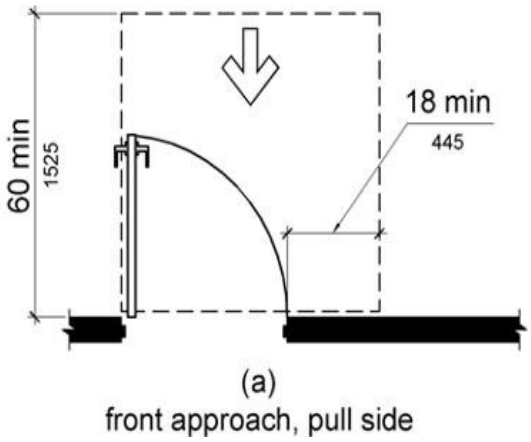
Item 9. Two of the exterior single door entrances have door handles on the outside and could be used as temporary or alternative entry doors into the facility. If this is the case going forward, the door maneuvering spaces at the exterior of these doors should be accessible, and they are not presently. The north side single door also drags on the threshold and the frame at the latch when operated. The photo on the right shows the north door.

Doors that are pulled to open should have level door maneuvering spaces on the pull side and adequate accessible door maneuvering space.

2010 ADA Standard 404.2.4.4, [Doors, Doorways, and Gates] Floor or Ground Surface, states, “Floor or ground surface within required [door] maneuvering clearances shall comply with [Standard] 302. Changes in level are not permitted. EXCEPTION: 1. Slopes not steeper than 1:48 [2.08%] shall be permitted.” In other words the door maneuvering space should be mostly level. The run slopes of the maneuvering spaces for these doors are 2.8% for the east side door and approximately 9% for the north side door.

At both door installations the maneuvering space parallel to the door on the latch side is approximately 12 inches, which is not wide enough. The photo on the left is representative.

2010 ADA Standard 404.2.4.1, [Doors, Doorways, and Gates] Swinging Doors and Gates, “Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.” Table 404.2.4.1 indicates for a door approached from the forward direction and pulled to open, a space of 18 inches is required parallel to the door on the latch side and 60 inches is required perpendicular to the door. The graphic below is representative of the space required for the door in the photo above.



The photo on the left is where the north side door drags on the threshold. This makes the door difficult to open.

RECOMMENDATION: Alter the exterior door maneuvering space for these two exterior doors to provide level surfaces and adequate accessible door maneuvering space. Repair the north side single door so it does not drag on the threshold or the frame at the latch when operated.

Implementation regulation 28 CFR Part 35.133, Maintenance of Accessible Features, state, “A public entity shall maintain in operable working condition those features of facilities and equipment that are required to be readily accessible to and usable by persons with disabilities by the [ADA] Act or this part”.

Category 2 - Access to interior goods and services

The building was found in a state of disrepair. Tables and chairs were pushed back from normal positions. Debris was observed in many locations. The water and electrical power were OFF. These conditions limited access to the facility.

Public Access Dining Area:

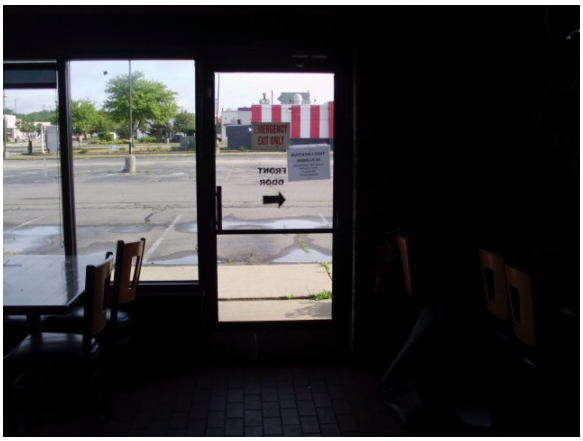
Item 10. One step handrail is exposed as a protruding object at the top of a step system near the bar. See the photo on the right.

2010 ADA Standards 307.2, [Protruding Objects] Protrusion Limits, states, "Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path. EXCEPTION: Handrails shall be permitted to protrude 4½ inches (115 mm) maximum."

This handrail is more than 27 inches above the floor and protrudes more than 4.5 inches from the wall.

RECOMMENDATION: Replace this handrail installation with a model that does not exceed protrusion limits.

Item 11. No interior signage was observed for the exit doors. Only limited compliant signage was observed inside the facility at the toilet rooms. The photo on the right is the north side secondary door looking from the interior.



Signage is required at the facility in several locations inside and outside of the facility. Exterior signage was discussed above.

2010 ADA Standard 216.2, [Signs] Designations, states, “Interior and exterior signs identifying permanent rooms and spaces shall comply with [Standards] 703.1, 703.2, and 703.5. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with [Standard] 703.6 and shall have text descriptors complying with [Standards] 703.2 and 703.5. EXCEPTION: Exterior signs that are not located at the door to the space they serve shall not be required to comply with [Standard] 703.2.”

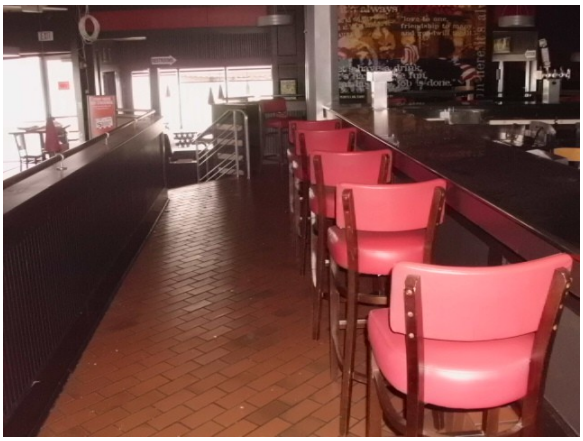
Standard 216.2 applies to signs that provide designations, labels, or names for interior rooms or spaces where the sign is not likely to change over time. Examples include interior signs labeling restrooms, room and floor numbers or letters, and room names. Tactile text descriptors are required for pictograms that are provided to label or identify a permanent room or space. Pictograms that provide information about a room or space, such as “no smoking,” occupant logos, and the International Symbol of Accessibility, are not required to have text descriptors.

2010 ADA Standard 216.3, [Signs] Directional and Informational Signs, states, “Signs that provide direction to or information about interior spaces and facilities of the site shall comply with [Standard] 703.5.” Information about interior spaces and facilities includes rules of conduct, occupant load, and similar signs. Signs providing direction to rooms or spaces include those that identify egress routes.

2010 ADA Standard 216.4.1, [Signs] Exit Doors, “Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with [Standards] 703.1, 703.2, and 703.5.”

RECOMMENDATION: Install new signage required by the ADA.

Item 12. The counter for the bar is consistently 41.5 inches above the finished floor. None of the bar height is accessible for disabled individuals. See the photo on the right.

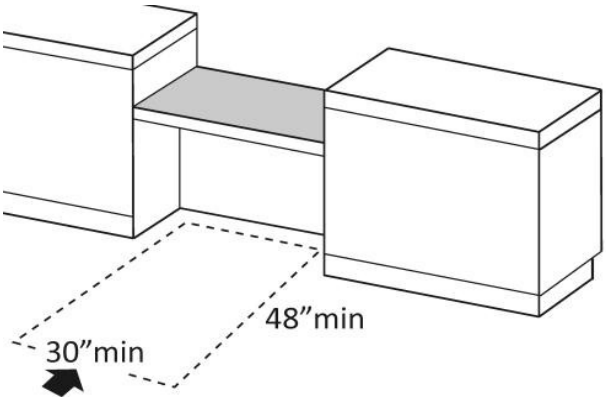


The bar counter is a dining surface. 2010 ADA Standard 226.1, [Dining Surfaces and Work Surfaces] General, states, “Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with [Standard] 902.”

2010 ADA Standard 902.2, [Dining Surfaces and Work Surfaces] Clear Floor or Ground Space, states, “A clear floor space complying with [Standard] 305 positioned for a forward approach shall be provided. Knee and toe clearance complying with [Standard] 306 shall be provided.”

2010 ADA Standard 902.3, [Dining Surfaces and Work Surfaces] Height, states, “The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.”

The graphic below is representative of a clear space for a bar dining surface.



RECOMMENDATION: Alter the bar counter to provide at least 5 percent of the seating spaces and standing spaces at the bar with an accessible forward approach to an accessible portion of the counter as per Standard 902.

Item 13. This is a three level facility. There are steps and an elevator that provide access to all three levels. The elevator was not operational at the time of this inspection, probably because the electrical power was disconnected to the facility. See the photo on the right. Note that the elevator was used to store other components.

2010 ADA Standard 206.1, [Accessible Routes] General, states, “Accessible routes shall be provided in accordance with [Standard] 206 and shall comply with Chapter 4.”

2010 ADA Standard 206.2, Where Required, states, “Accessible routes shall be provided where required by [Standard] 206.2.”

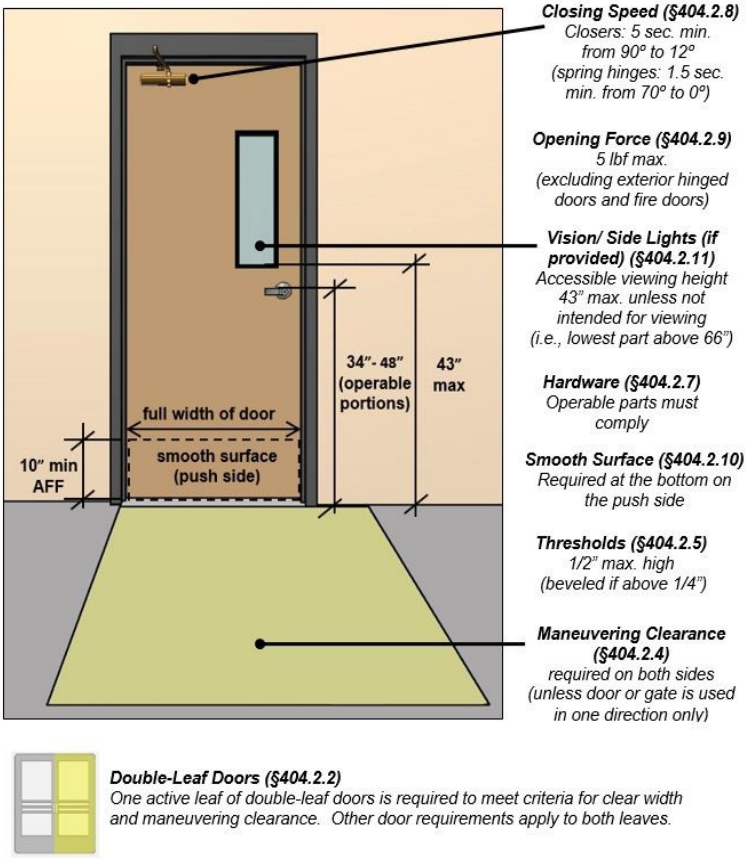
2010 ADA Standard 206.2.2, [Accessible Route] Within a Site, states, “At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.”

2010 ADA Standard 402.2, [Accessible Route] Components, states, “Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable requirements of Chapter 4.” Note that steps or stairs are not considered part of an accessible route.

RECOMMENDATION: Remove the stored items from the elevator, have power restored to the facility, and have the elevator evaluated for design and operation in accordance with the ADA Standards.

Employee Work Area (Bar and Kitchen):

The primary focus of the 2010 ADA Standards regarding employee work areas is on the pedestrian entry/exit door(s) to these spaces, an accessible circulation path for employee work areas of 1000 SF or greater, an accessible means of egress, and an audible and/or visual emergency alarm system. Spaces within employee work areas that are not used exclusively for work should comply with the ADA Standards. Examples include toilet rooms, hallways, conference rooms, training rooms, and break rooms. Note that this inspection was conducted with a flashlight only. No electrical power was established to the facility. The graphic below is representative of accessible door and doorway installations.



2010 ADA Standard Advisory 203.9, Employee Work Areas, states, **"**Although areas used exclusively by employees for work are not required to be fully accessible, consider designing such areas to include non-required turning spaces, and provide accessible elements whenever possible. Under the ADA, employees with disabilities are entitled to reasonable accommodations in the workplace; accommodations can include alterations to spaces within the facility. Designing employee work areas to be more accessible at the outset will avoid more costly retrofits when current employees become temporarily or permanently disabled, or when new employees with disabilities are hired."

Item 14. The space inside the bar on the second level of this facility is an employee work area. The access opening/doorway to this employee work area is not accessible for disabled individuals to approach, enter, and exit the employee work area due to the narrow width (30 inches) of the opening/doorway and the raised threshold for the opening/doorway. See the photo on the right.

2010 ADA Standard 203.9, Employee Work Areas, states, “Spaces and elements within employee work areas shall only be required to comply with [Standard] 206.2.8, 207.1, and 215.3 [Not Applicable] and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area.”

2010 ADA Standard 404.2.3, [Doors, Doorways, and Gates] Clear Width, states, “Door openings shall provide a clear width of 32 inches (815 mm) minimum.”

2010 ADA Standard 404.2.5, [Doors, Doorways, and Gates] Thresholds, states, “Thresholds, if provided at doorways, shall be ½ inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with [Standards] 302 and 303.”

RECOMMENDATION: Alter this bar opening/doorway to provide access for disabled employees that is at least 32 inches wide and has no threshold greater than ½ inch in height or step.

Item 15. Access to the Manager's office in the kitchen area is limited due to the width of the route inside the office and to protruding objects. See the photo on the right. See Item 14 above for related comments and Standards.

The photo on the left is where a wall mounted element and a stored ladder limits the width of the route to 32 inches or less to a desk on the opposite side of the route.

RECOMMENDATION: Alter the Manager's office to provide 36 inches of route width for most of the space. Door openings should be at least 32 inches wide.

Item 16. Some wall-mounted elements and controls in the employee work areas are installed too high above the finished floor. The photo on the right is representative where a paper towel dispenser is mounted 59 inches to the actuator from the floor.

2010 ADA Standard 309.3 [Operable Parts] Height, and Standard 308.2.1, [Forward Reach] Unobstructed, indicate that the maximum recommended height for operable parts is 48 inches above the finished floor.

RECOMMENDATION: Consider relocating operable parts in the employee work areas to a maximum height of 48 inches above the finished floor, or lower, as applicable.

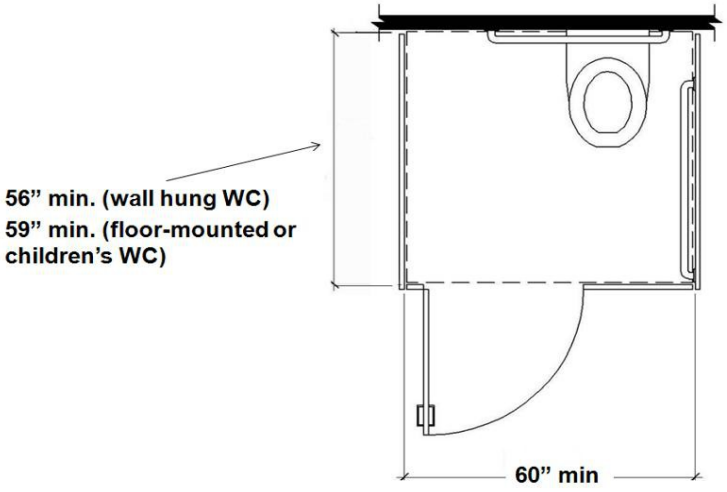
Category 3 - Access to toilet rooms

Four toilet rooms were observed. Two employee toilet rooms were installed in the kitchen employee work area and two public toilet rooms were installed near the dining area on the first level. In both locations, one toilet room is for Women and one is for Men. The current toilet rooms were similar in design and size in each separate area. Both employee toilet rooms have one sink and one toilet, separated by a partition. The public toilet room for Men has two sinks, one urinal, and one toilet. The public toilet room for Women has two sinks and two toilets.

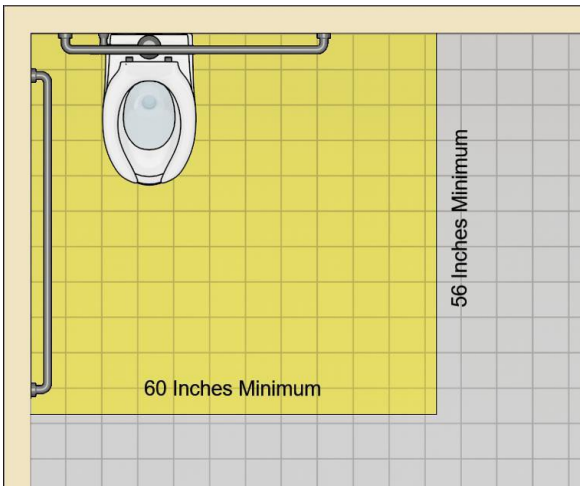
Employee Toilet Rooms

Item 17. The partitions in these employee toilet rooms limit the stall space at the toilets to only approximately 36 inches in width. This is inadequate space for an accessible toilet stall [compartment] and for wheelchair transfer clearance at the toilet. The photo on the right is representative. The toilet is behind the partition.

2010 ADA Standard 604.8.1.1, [Toilet Compartments, Wheelchair Accessible Compartments] Size, states, “Wheelchair accessible compartments [stalls] shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall.” The graphic below is representative of this Standard.

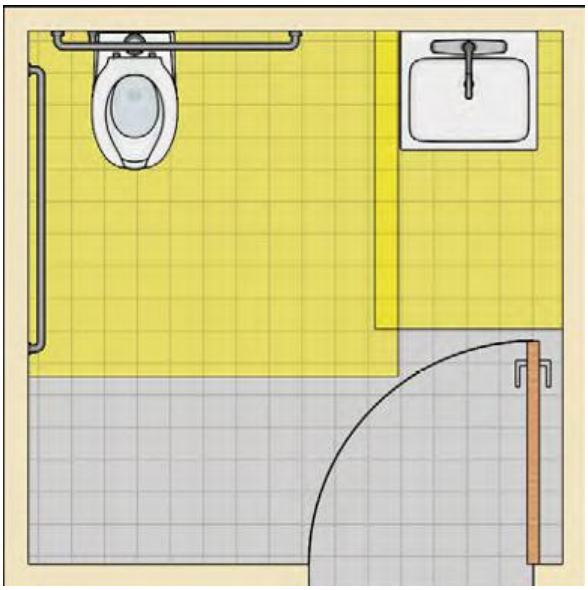


Removing the partitions would improve access to the toilets but the required toilet wheelchair transfer space would still be compromised by the placement of the sinks.



2010 ADA Standard 604.3.1, [Water Closets and Toilet Compartments] Size, states, “Clearance around a water closet [toilet] shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.” The graphic on the left is representative of this Standard. This space allows for transfer from/to the toilet and a wheelchair. The sinks are not allowed to overlap this transfer clearance space.

RECOMMENDATION: Consider ways to increase the wheelchair transfer space in these toilet rooms, or convert the two toilet rooms to one compliant unisex toilet room. The graphic below is a representative floor plan with a wheelchair transfer clearance at the toilet and a clear space at the sink. Note that the sink clear space is allowed to overlap the toilet wheelchair transfer space.



Item 18. In both employee toilet rooms the stall doors are only approximately 24 inches in width, the doors do not close automatically, door pulls are not located on both sides of the doors, both doors swing into the minimum required compartment area, and the door maneuvering spaces from inside the compartments are too small. The photo on the right is representative.

2010 ADA Standard 604.8.1.2, [Wheelchair Accessible Toilet Compartments] Doors, states, “Toilet compartment doors, including door hardware, shall comply with [Standard] 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with [Standard] 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.”

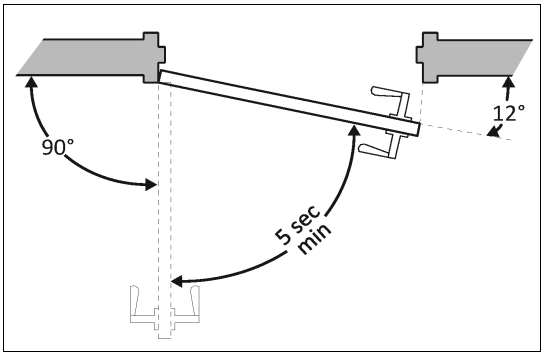
2010 ADA Standard 404.2.7, Door and Gate Hardware, states, “Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with [Standard] 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground.”

2010 ADA Standard 309.4, [Operable Parts] Operation, states, “Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.”

RECOMMENDATION: These partitions create ADA problems. Consider removing the partitions, or consider ways to increase the toilet compartment space in these toilet rooms, or convert the two toilet rooms to one compliant unisex toilet room. See item 17 above for related comments.

Item 19. Both employee toilet room entry/exit doors have automated closers that allow the doors to close too quickly and both doors require excessive force to open. The photo on the right shows the two doors.

Both entry doors required approximately 8 pounds of force to open. Standard 404.2.9, Door and Gate Opening Force, states, “The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds maximum.”



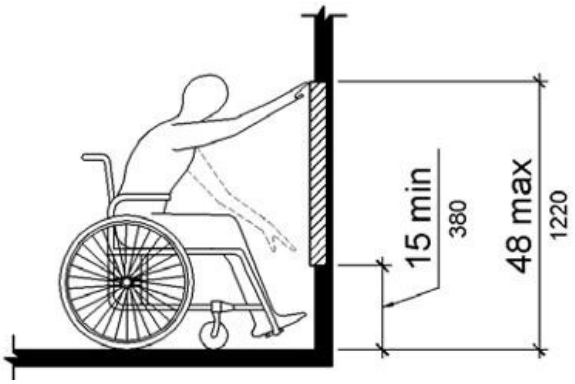
Standard 404.2.8.1, Door Closers and Gate Closers, states, “Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.” See the graphic on the left for a representation of this Standard. Both doors closed to the 12 degree position in less than 5 seconds.

RECOMMENDATION: These door closers should be adjusted, repaired or replaced.

Item 20. A makeshift door latch/lock was installed for the Men's employee toilet room entry/exit door that is too high above the finished floor. See the photo on the right. This latch/lock is an operable part that requires tight grasping and twisting of the wrist to operate.

2010 ADA Standard 309.3, [Operable Parts] Height, states, “Operable parts shall be placed within one or more of the reach ranges specified in [Standard] 308.”

2010 ADA Standard 308.2.1, [Forward Reach] Unobstructed, states. “Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.” The graphic below is representative of this Standard.

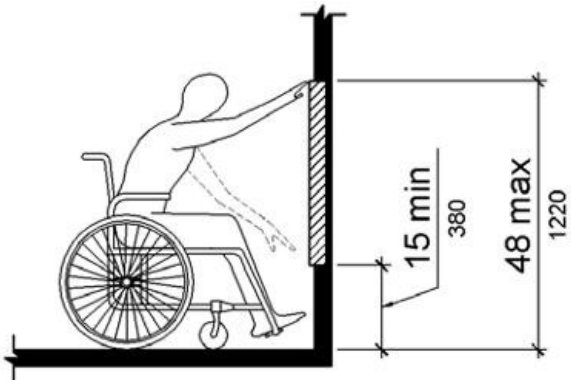


2010 ADA Standard 309.4, [Operable Parts] Operation, states, “Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.”

RECOMMENDATION: Replace this latch/lock with a model that is accessible according to the ADA and located within ADA reach ranges.

Item 21. In both employee toilet rooms the paper towel dispensers are installed too high above the finished floor and so as to create a protruding object in the circulation path. The photo on the right is representative. These dispensers are more than 27 inches above the finished floor and project more than 4 inches into the circulation path.

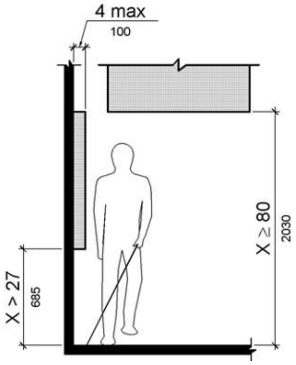
2010 ADA Standard 309.3, [Operable Parts] Height, states, “Operable parts shall be placed within one or more of the reach ranges specified in [Standard] 308.



2010 ADA Standard 308.2.1, [Forward Reach] Unobstructed, states. “Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.” The graphic on the left is representative of this Standard.

2010 ADA Standard 204.1, [Protruding Objects] General, states, “Protruding objects on circulation paths shall comply with [Standard] 307.”

2010 ADA Standard 307.2, [Protruding Objects] Protrusion Limits, states, “Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.” The graphic on the right is representative of these Standards.



RECOMMENDATION: Relocate these dispensers so they are not protruding objects, or replace with a model that does not protrude. Lower these installations to within ADA reach ranges.

Item 22. Both employee toilet rooms have a coat hook installed on the back side of the toilet stall door and at the community hook and shelf installations near the entry/exit doors that are too high above the finished floor. The photo on the right is representative of the coat hooks on the stall doors.

The photo on the left is representative of the community coat hooks and shelves located near the entry/exit doors.

2010 ADA Standard 603.4, Coat Hooks and Shelves, states, “Coat hooks shall be located within one of the reach ranges specified in [Standard] 308. Shelves shall be located 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor.” In no case should all of the coat hooks and shelving be located more than 48 inches above the finished floor.

RECOMMENDATION: The coat hooks on the back of the toilet stall doors should be lowered to 48 inches maximum, or add a second coat hook at 48 inches maximum above the floor. The community coat hooks should have at least one coat hook that is not more than 48 inches above the finished floor. Some shelving should be installed between 40 and 48 inches above the finished floor.

Item 23. In both employee toilet rooms the water pipes and shutoff valves below the sinks are not fully insulated or otherwise configured to protect against contact and the sinks are installed too high above the floor to the rim of the sink. The photo on the right is representative of the exposed pipes below the sinks.

2010 ADA Standard 606.5, [Lavatories and Sinks] Exposed Pipes and Surfaces, states, “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.”

The photo on the left shows the rim of a sink more than 34 inches above the finished floor.

2010 ADA Standard 606.3, [Lavatories and Sinks] Height, states, “Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.”

RECOMMENDATION: Insulate or otherwise configure the water supply and drain pipes below the sinks to protect against contact. Lower the height of the sinks to less than 34 inches above the finished floor.

Item 24. In the Men's employee toilet room the sink faucet handles require tight grasping and twisting to operate. See the photo on the right.

2010 ADA Standard 606.4, [Lavatories and Sinks] Faucets, states, “Controls for faucets shall comply with [Standard] 309.”

2010 ADA Standard 309.4, [Operable Parts] Operation, states, “Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.”

RECOMMENDATION: Replace these faucet handles with models that comply with the ADA Standards.

Item 25. In both employee toilet rooms no grab bars are installed at the toilets. The photo on the right is representative.

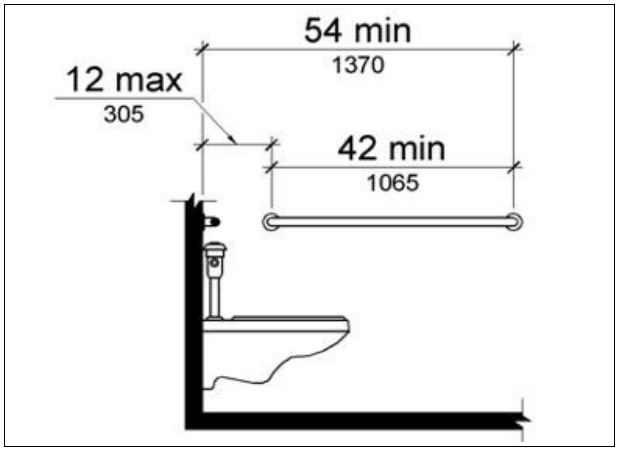
2010 ADA Standard 213.2, Toilet Rooms and Bathing Rooms, states, “Where toilet rooms are provided, each toilet room shall comply with [Standard] 603.”

2010 ADA Standard 213.3.2, [Toilet Rooms and Bathing Rooms] Water Closets [Toilets], states, “Where water closets are provided, at least one shall comply with [Standard] 604.”

2010 ADA Standard 604.1, [Water Closets and Toilet Compartments] General, states, “Water closets and toilet compartments shall comply with [Standards] 604.2 through 604.8.”

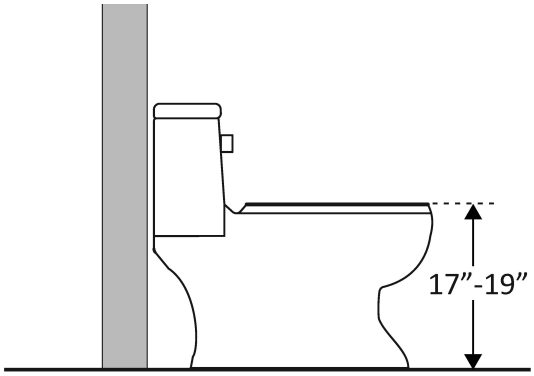
2010 ADA Standard 604.5, [Toilet Rooms and Bathing Rooms] Grab Bars, states, “Grab bars for water closets shall comply with [Standard] 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.”

2010 ADA Standard 604.5.1, [Grab Bar] Side Wall, states, “The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall. See the graphic on the right for a representation of this standard. A similar installation is required for the rear wall grab bar.



RECOMMENDATION: Install the grab bars on the rear and side wall in both employee toilet rooms.

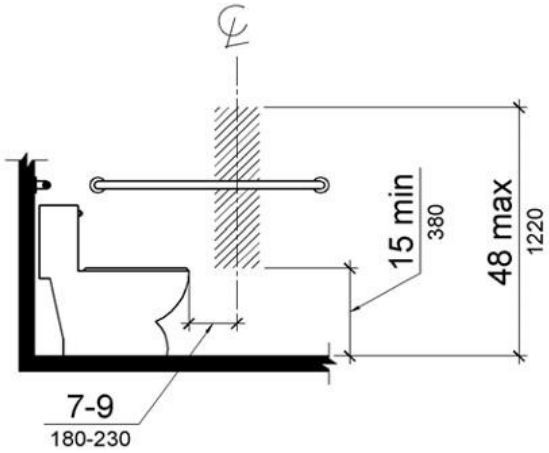
Item 26. In both employee toilet rooms the toilet seat height is too low to the floor, the toilets are mounted too far from the side wall, the toilet paper dispensers are mounted too close to the toilet, and in the Women's toilet room the toilet flush handle is not on the open side of the toilet. The Men's toilet seat is loosely installed. See the photo on the right for the loose toilet seat in the Men's toilet room.



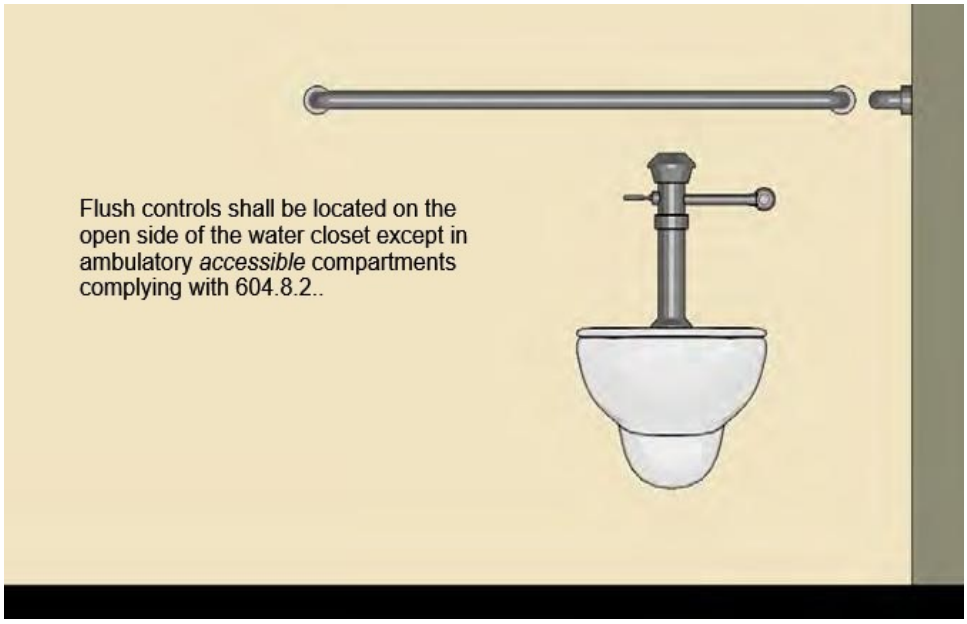
Each toilet seat in each toilet room is mounted approximately 15.5 inches above the toilet room floor. 2010 ADA Standard 604.4, [Water Closets and Toilet Compartments] Seats, states, “The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.” The graphic on the left is representative of this Standard.

In each toilet room toilet compartment the toilet seats are mounted approximately 19 inches from the side wall. The photo on the right is representative. 2010 ADA Standard 604.2, [Water Closets and Toilet Compartments] Location, states, “The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in [Standard] 604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.”

In each employee toilet room the toilet paper dispenser is mounted too close to the toilet and the dispenser covers were removed. The photo on the right is representative. 2010 ADA Standard 604.7, [Water Closets and Toilet Compartments] Dispensers, states, “Toilet paper dispensers shall comply with [Standard] 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) 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.” The graphic below is representative of this Standards.



In the Women's toilet room the toilet flush handle is not on the open side of the toilet (assuming the partition is removed and the toilet is more accessible). See the photo on the right. 2010 ADA Standard 604.6, [Water Closets and Toilet Compartments] Flush Controls, states, “Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with [Standard] 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with [Standard] 604.8.2.” The graphic below is representative of this Standard.



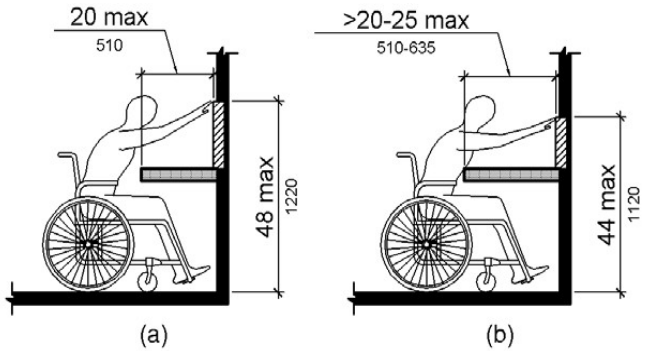
RECOMMENDATION: Replace or alter the toilet installations in the both employee toilet rooms to raise the toilet seat height, install the toilets closer to the side wall, relocate the toilet paper dispensers in both toilet rooms and re-install the covers, and alter or replace the toilet in the Women's toilet room to place the flush handle on the open side of the toilet. Repair the Men's toilet seat so it is not loose.

Implementation regulation 28 CFR Part 35.133, Maintenance of Accessible Features, state, “A public entity shall maintain in operable working condition those features of facilities and equipment that are required to be readily accessible to and usable by persons with disabilities by the [ADA] Act or this part”.

Item 27. The wall-mounted soap dispenser in the Women's employee toilet room is mounted too high above the floor. See the photo on the right.

Soap dispensers are operable parts. 2010 ADA Standard 309.3, [Operable Parts] Height, states, “Operable parts shall be placed within one or more of the reach ranges specified in [Standard] 308.

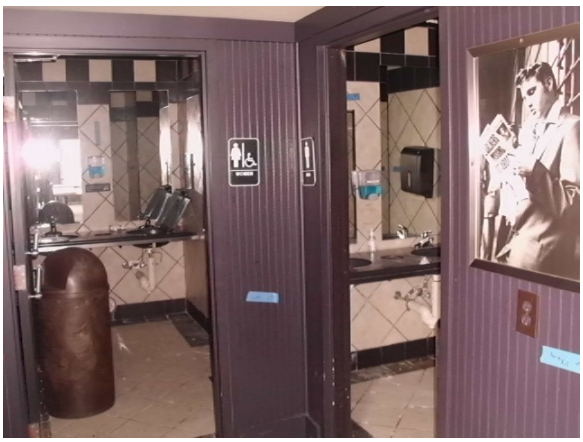
2010 ADA Standard 308.2.2, [Forward Reach] Obstructed High Reach, states, “Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 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.” The graphic below is representative of this Standard.



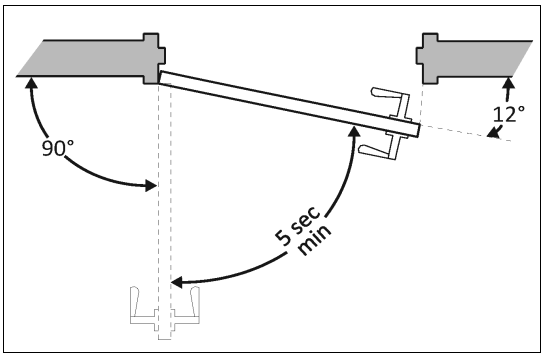
RECOMMENDATION: Relocate the wall mounted soap dispenser in the Women's employee toilet room to within ADA requirements for reach range.

Public Toilet Rooms

Item 28. In both public toilet rooms the pedestrian entry/exit doors require excessive force to open and the automatic door closers allow the doors to close too quickly. See the photo on the right.



Both entry doors required approximately 8 pounds of force to open. Standard 404.2.9, Door and Gate Opening Force, states, “The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds maximum.”



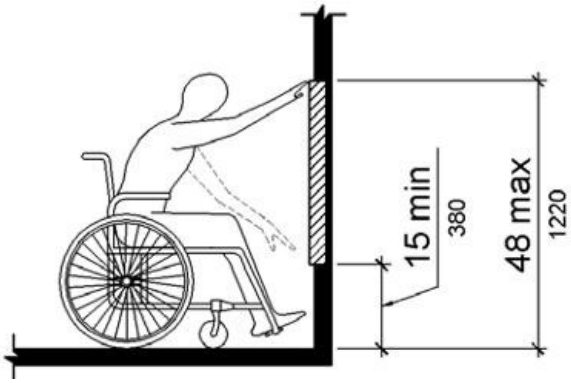
Standard 404.2.8.1, Door Closers and Gate Closers, states, “Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.” See the graphic on the left for a representation of this Standard. Both doors closed to the 12 degree position is less than 5 seconds.

RECOMMENDATION: These door closers should be adjusted, repaired or replaced.

Item 29. In the Men's public toilet room the baby changing table handle is mounted too high above the finished floor. See the photo on the right.

The baby changing table is an operable part that must comply with 2010 ADA Standard 309.

2010 ADA Standard 309.3, [Operable Parts] Height, states, “Operable parts shall be placed within one or more of the reach ranges specified in [Standard] 308.

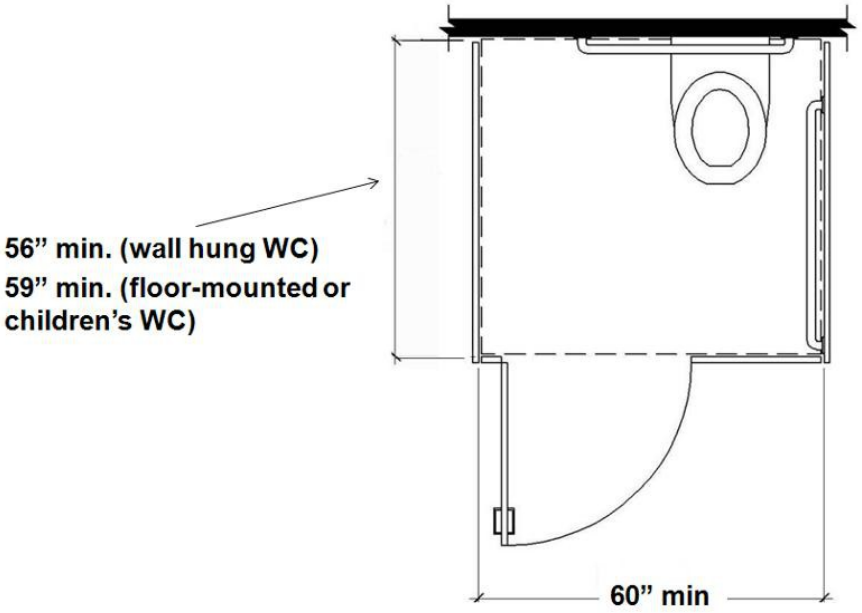


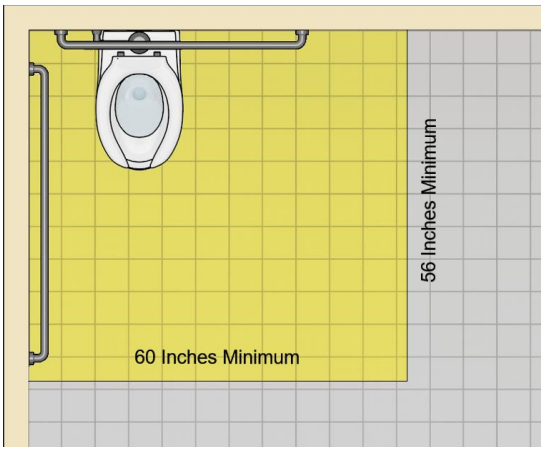
2010 ADA Standard 308.2.1, [Forward Reach] Unobstructed, states. “Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.” The graphic on the left is representative of this Standard.

RECOMMENDATION: Relocate or replace the baby changing table in the Men's public toilet room to comply with the ADA Standards for reach.

Item 30. In the Men's public toilet room the rear wall behind the toilet is angled in such a way as to compromise the space required for an accessible toilet compartment (stall) and the space required for wheelchair transfer. See the photo on the right.

2010 ADA Standard 604.8.1.1, [Toilet Compartments, Wheelchair Accessible Compartments] Size, states, “Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall.” The graphic below is representative of this Standard.

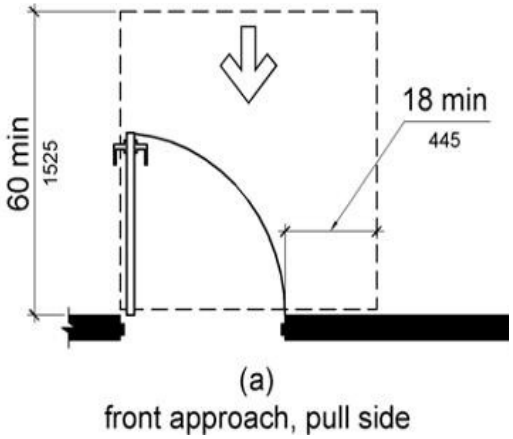




2010 ADA Standard 604.3.1, [Water Closets and Toilet Compartments] Size, states, “Clearance around a water closet [toilet] shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.” The graphic on the left is representative of this Standard. This space allows for transfer from/to the toilet and a wheelchair.

RECOMMENDATION: Alter the rear wall in the Men's public toilet room to provide the space required for an accessible toilet compartment (stall) and the space required for wheelchair transfer.

Item 31. In the Men's public toilet room, the toilet compartment (stall) door does not have adequate maneuvering space on either side of the stall door. See the photo on the right.

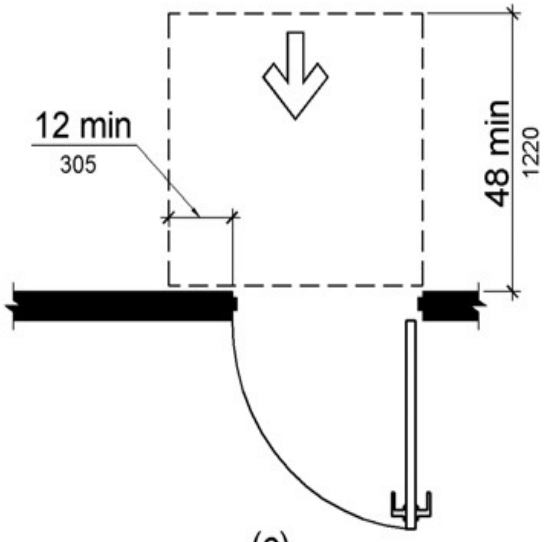


This stall door is pulled to open from outside the stall and pushed to open from inside the stall. 2010 ADA Standard 404.2.4.1, [Doors, Doorways, and Gates] Swinging Doors and Gates, “Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.” Table 404.2.4.1 indicates for a door approached from the forward direction and pulled to open, a space of 18 inches is required parallel to the door on the latch side and 60 inches is required perpendicular to the door. The graphic on the left is representative of the space required for the toilet stall door in the photo above.

In this installation the 60 inch requirement perpendicular to the stall door is compromised by the “L” shaped wall for the urinal. See the photo on the right.

On the inside of the stall door the door maneuvering space is compromised by the angled rear wall discussed in item 30 above. 2010 ADA Standard 404.2.4.1, [Doors, Doorways, and Gates] Swinging Doors and Gates, “Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.” Table

404.2.4.1 indicates for a door with an automated closer and latch that is approached from the forward direction and pushed to open, a space of 12 inches is required parallel to the door on the latch side and 48 inches is required perpendicular to the door. The graphic below is representative of this Standard.



(c)
front approach, push side, door provided with both closer and latch

At this toilet stall door installation the 48 inch required door maneuvering space is compromised by the angled rear wall of the stall.

RECOMMENDATION: Alter the Men's public toilet room to have adequate door maneuvering space on both sides of the accessible toilet stall door.

Item 32. In both public toilet rooms the accessible stall doors are not self-closing and there is not an accessible door handle on the inside of the stall doors. The photo on the right is representative of the hardware on the inside of the accessible stall doors. The hardware in the photo is a latch that is not an accessible door pull (handle).

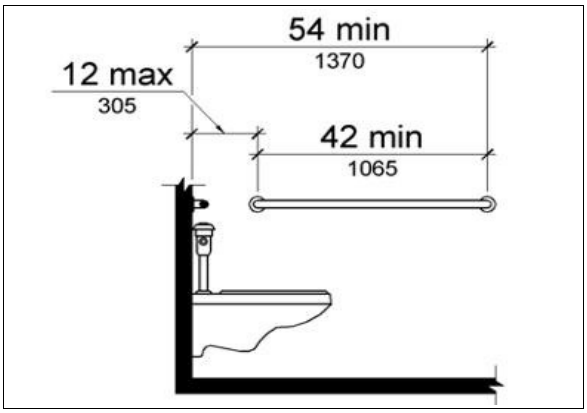
2010 ADA Standard 604.8.1.2, [Wheelchair Accessible Compartments] Doors, states in part, “The [compartment] door shall be self-closing. A door pull complying with [Standard] 404.2.7 shall be placed on both sides of the door near the latch.”

2010 ADA Standard 404.2.7, [Doors, Doorways, and Gates] Door and Gate Hardware, states in part, “Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with [Standard] 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground.”

2010 ADA Standard 309.4, [Operable Parts] Operation, states, “Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.” The graphic below is representative of this Standard.

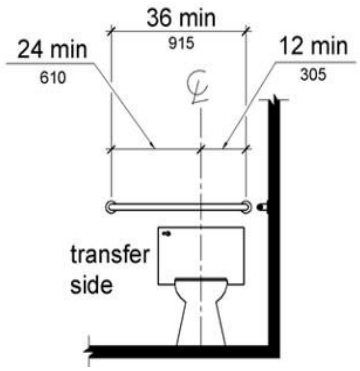
RECOMMENDATION: Alter the toilet compartment (stall) door installations to install an accessible door pull/handle on the inside of the door, and repair or replace the doors to provide stall doors that self-close.

Item 33. In the Men's and Women's public toilet rooms the side wall grab bars at the accessible toilet do not extend 54 inches from the rear wall, and in the Men's public toilet room the rear wall grab bar is not at least 36 inches long. The photo on the right shows the toilet grab bars in the Men's public toilet room accessible stall.



2010 ADA Standard 604.5.1, [Grab Bar] Side Wall, states, “The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.” See the graphic on the left for a representation of this Standard. The grab bars on the side walls in these toilet rooms are installed too close to the rear wall.

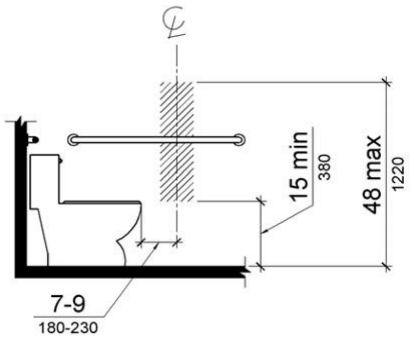
2010 ADA Standard 604.5.2, [Grab Bar] Rear Wall, states, “The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.” EXCEPTION: 1. The rear grab bar shall be permitted to be 24 inches (610 mm) long minimum, centered on the water closet [toilet], where wall space does not permit a length of 36 inches (915 mm) minimum due to the location of a recessed fixture adjacent to the water closet.” The graphic on the right is representative of this Standard. The grab bar in the Men's public toilet room is too short due to the angled rear wall, not due to the location of a recessed fixture adjacent to the water closet. The exception does not apply.



RECOMMENDATION: Install grab bars at these toilets that are compliant with the ADA Standards.

Item 34. In the Men's public toilet room the toilet paper dispenser is installed too close to the toilet.
See the photo on the right.

2010 ADA Standard 604.7, [Water Closets and Toilet Compartments] Dispensers, states, “Toilet paper dispensers shall comply with [Standard] 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches (380 mm) minimum and 48 inches (1220 mm) 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.” The graphic on the right is representative of this Standard.

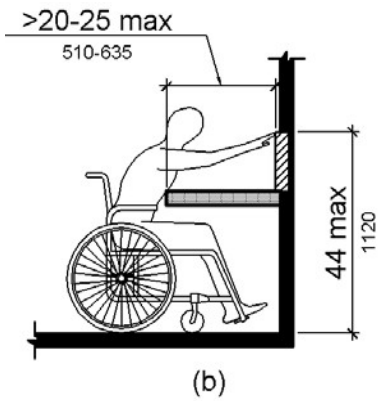


RECOMMENDATION: Relocate the toilet paper dispenser in the Men's public toilet room accessible stall to a location compliant with the ADA Standards.

Item 35. In the Women's public toilet room the height of the sink counter is too high above the finished floor at approximately 34.5 inches and the height of the wall-mounted soap dispenser is too high above the finished floor at approximately 54 inches. See the photo on the right.

2010 ADA Standard 606.3, [Lavatories and Sinks] Height, states, “Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.”

The soap dispenser is an operable part mounted on a wall over a 24 inch deep counter. 2010 ADA Standard 309.3, [Operable Parts] Height, states, “Operable parts shall be placed within one or more of the reach ranges specified in [Standard] 308.”



2010 ADA Standard 308.2.2, [Forward Reach] Obstructed High Reach, states, “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.” The graphic on the left is representative of this Standard as it applies to this installation.

RECOMMENDATION: Lower the counter height to 34 inches above the finished floor, maximum, and lower the wall-mounted soap dispenser to a height of 44 inches above the finished floor, maximum.

Item 36. In the Women's public toilet room some of the plumbing pipes below the sinks are not insulated or otherwise protected against contact and some pipes are disconnected. The photo on the right is representative. Use caution when the water service is turned back ON.

2010 ADA Standard 606.5, [Lavatories and Sinks] Exposed Pipes and Surfaces, states, “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.”

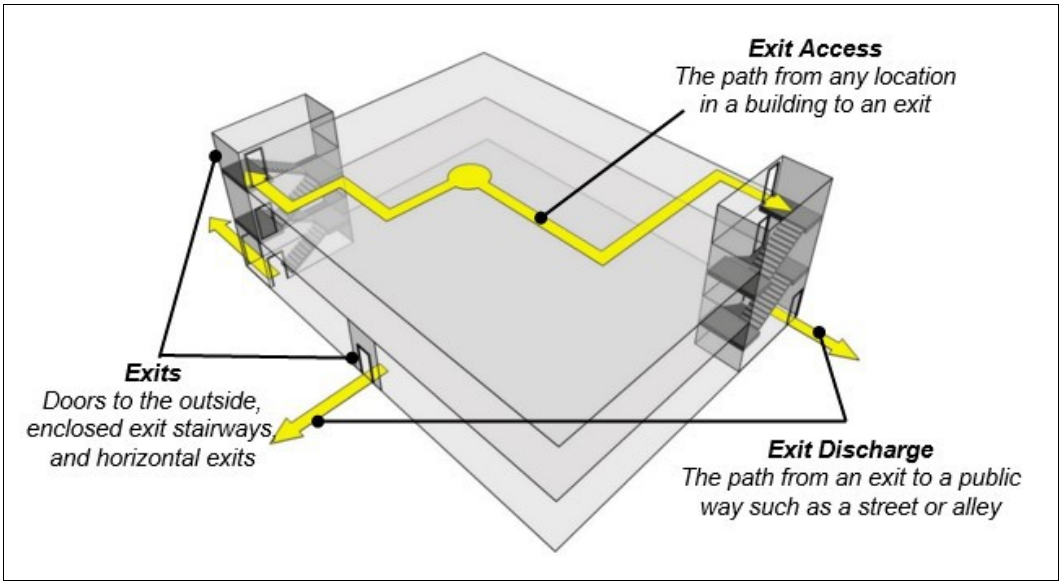
Implementation regulation 28 CFR Part 35.133, Maintenance of Accessible Features, state, “A public entity shall maintain in operable working condition those features of facilities and equipment that are required to be readily accessible to and usable by persons with disabilities by the [ADA] Act or this part”.

RECOMMENDATION: Insulate or otherwise configure the plumbing pipes below the sinks in the Women's public toilet room against contact and against sharp or abrasive surfaces. Re-install all plumbing pipes, as required. Use caution when the water service is turned back ON.

Category 4: Egress

Item 37. Egress discharge routes are compromised by issues with the exterior pedestrian entry/exit doors including the hardscape installations outside these doors. See items 2, 3, 4, 5, 8 and 9 above.

According to the US Access Board Standards Guide, the International Building Code (IBC) requires at least two means of egress from all spaces and buildings with few exceptions. Some spaces and buildings are allowed to have one means of egress if the travel distance to an exit is short and the occupant load is low. For example, a business occupancy with no more than 30 occupants and a maximum exit access travel distance of 75 feet is permitted to have a single means of egress. More than two means of egress are required where the occupant load is 500 or more (at least 3) and 1,000 or more (at least 4). The IBC requirements for accessible means of egress apply to new construction. Accessible means of egress are not required to be added in alterations to existing facilities. The graphic below is a representation of egress components.



Building Egress Components

An accessible means of egress, as defined by the IBC, is 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.” Where more than one means of egress is required from any accessible space, each accessible portion of the space must be served by at least two accessible means of egress. Accessible spaces can be served by one accessible means of egress only where the IBC permits one means of egress.

RECOMMENDATION: Address the items listed above to improve egress at the facility.

SUMMARY:

This completes the Tier III survey results for this site. The overall condition of this facility with respect to ADA compliance is poor.

This PCR does not compare the installation to local, state, or national building codes. In summary, several discrepancies exist when compared to the 2010 Standards. The list below summarizes the discrepancies above. These items should be addressed as part of any alterations or renovations to the building.

Item 1. Discrepancies at the five ADA accessible parking spaces include poor striping/marking for the parking spaces and access aisles, the access aisles do not have adequate width, the narrow aisles do not connect directly to an accessible route, depressions with excessive slopes and trapped standing water, cracks with excessive openings in the surface of the parking spaces and access aisles, no vertical signage to identify the parking spaces, no wheel stops at any of the parking spaces near the exterior walkways.

Item 2. The exterior walking route from the municipal bus stop to the front entry at the facility has excessive cross slope on the east side of the facility and there is a large gap and excessive change of elevation where the walkway approaches the front patio area.

Item 3. The walkway to the north side auxiliary exterior pedestrian entry/exit door is sloped excessively, there is a gap where the sections of the sloped walkway meet, and there is an excessive abrupt change of elevation where the short sloped walkway meets the adjacent longer east-west walkway.

Item 4. The exterior walking surface leading to the emergency exit on the east side of the facility has an excessive gap where the concrete has cracked.

Item 5. The exterior patio at the front/main entrance to the facility has openings between sections that are filled with dirt and gravel, and some of these openings have excessive abrupt changes of elevation.

Item 6. None of the current exterior public entrance doors are labeled correctly for ADA compliance or non-compliance.

Item 7. All four doors in the east entry/exit installation close automatically but the left exterior door and both interior doors close too quickly. The single secondary door on the north side also closed too quickly.

Item 8. The spacing between the two interior doors and the two exterior doors for the primary entrance are installed too close together for doors installed in a series.

Item 9. Two of the exterior single door entrances have door handles on the outside and could be used as temporary or alternative entry doors into the facility. If this is the case going forward, the door maneuvering spaces at the exterior of these doors should be accessible, and they are not presently. The north side single door also drags on the threshold and the frame at the latch when operated.

Item 10. One step handrail is exposed as a protruding object at the top of a step system near the bar.

Item 11. No interior signage was observed for the exit doors. Only limited compliant signage was observed inside the facility at the toilet rooms.

Item 12. The counter for the bar is consistently 41.5 inches above the finished floor. None of the bar height is accessible for disabled individuals.

Item 13. This is a three level facility. There are steps and an elevator that provide access to all three levels. The elevator was not operational at the time of this inspection, probably because the electrical power was disconnected to the facility.

Item 14. The space inside the bar on the second level of this facility is an employee work area. The access opening/doorway to this employee work area is not accessible for disabled individuals to approach, enter, and exit the employee work area due to the narrow width (30 inches) of the opening/doorway and the raised threshold for the opening/doorway.

Item 15. Access to the Manager's office is limited due to the width of the route inside the office and to protruding objects.

Item 16. Some wall-mounted elements and controls in the employee work areas are installed too high above the finished floor.

Item 17. The partitions in these employee toilet rooms limit the stall space at the toilets to only approximately 36 inches in width. This is inadequate space for an accessible toilet stall [compartment] and for wheelchair transfer clearance at the toilet.

Item 18. In both employee toilet rooms the stall doors are only approximately 24 inches in width, the doors do not close automatically, door pulls are not located on both sides of the doors, both doors swing into the minimum required compartment area, and the door maneuvering spaces from inside the compartments are too small.

Item 19. Both employee toilet room entry/exit doors have automated closers that allow the doors to close too quickly and both doors require excessive force to open.

Item 20. A makeshift door latch/lock was installed for the Men's employee toilet room entry/exit door that is too high above the finished floor.

Item 21. In both employee toilet rooms the paper towel dispensers are installed too high above the finished floor and so as to create a protruding object in the circulation path.

Item 22. Both employee toilet rooms have a coat hook installed on the back side of the toilet stall door and at the community hook and shelf installations near the entry/exit doors that are too high above the finished floor.

Item 23. In both employee toilet rooms the water pipes and shutoff valves below the sinks are not fully insulated or otherwise configured to protect against contact and the sinks are installed too high above the floor to the rim of the sink.

Item 24. In the Men's employee toilet room the sink faucet handles require tight grasping and twisting to operate.

Item 25. In both employee toilet rooms no grab bars are installed at the toilets.

Item 26. In both employee toilet rooms the toilet seat height is too low to the floor, the toilets are mounted too far from the side wall, the toilet paper dispensers are mounted too close to the toilet, and in the Women's toilet room the toilet flush handle is not on the open side of the toilet. The Men's toilet seat is loosely installed.

Item 27. The soap dispenser in the Women's employee toilet room is mounted too high above the floor.

Item 28. In both public toilet rooms the pedestrian entry/exit doors require excessive force to open and the automatic door closers allow the doors to close too quickly.

Item 29. In the Men's public toilet room the baby changing table handle is mounted too high above the finished floor.

Item 30. In the Men's public toilet room the rear wall behind the toilet is angled in such a way as to compromise the space required for an accessible toilet compartment (stall) and the space required for wheelchair transfer.

Item 31. In the Men's public toilet room, the toilet compartment (stall) door does not have adequate maneuvering space on either side of the stall door.

Item 32. In both public toilet rooms the accessible stall doors are not self-closing and there is not an accessible door handle on the inside of the stall doors.

Item 33. In the Men's and Women's public toilet rooms the side wall grab bars at the accessible toilet do not extend 54 inches from the rear wall, and in the Men's public toilet room the rear wall grab bar is not at least 36 inches long.

Item 34. In the Men's public toilet room the toilet paper dispenser is installed too close to the toilet.

Item 35. In the Women's public toilet room the height of the sink counter is too high above the finished floor at approximately 34.5 inches and the height of the wall-mounted soap dispenser is too high above the finished floor at approximately 54 inches.

Item 36. In the Women's public toilet room some of the plumbing pipes below the sinks are not insulated or otherwise protected against contact and some pipes are disconnected.

Item 37. Egress discharge routes are compromised by issues with the exterior pedestrian entry/exit doors including the hardscape installations outside these doors. See items 2, 3, 4, 5, 8 and 9 above.

In choosing which accessible elements to provide during alterations, priority should be given to those elements that will provide the greatest access, in the following order [28 CFR Part 36.403(g)2]:

(i) An accessible entrance;
(ii) An accessible route to the altered area;
(iii) At least one accessible restroom for each sex or a single unisex restroom;
(iv) Accessible telephones;
(v) Accessible drinking fountains; and
(vi) When possible, additional accessible elements such as parking, storage, and alarms.

Regarding barrier removal regardless of plans for modification or alteration, Implementation Regulation 28 CFR Part 36.304, states:

•(a) General. A public accommodation shall remove architectural barriers in existing facilities, including communication barriers that are structural in nature, where such removal is readily achievable, i.e., easily accomplishable and able to be carried out without much difficulty or expense.

•(b) Examples. Examples of steps to remove barriers include, but are not limited to, the following actions –

•(1) Installing ramps;

•(2) Making curb cuts in sidewalks and entrances;
•(3) Repositioning shelves;
•(4) Rearranging tables, chairs, vending machines, display racks, and other furniture;
•(5) Repositioning telephones;
•(6) Adding raised markings on elevator control buttons;
•(7) Installing flashing alarm lights;
•(8) Widening doors;
•(9) Installing offset hinges to widen doorways;
•(10) Eliminating a turnstile or providing an alternative accessible path;
•(11) Installing accessible door hardware;
•(12) Installing grab bars in toilet stalls;
•(13) Rearranging toilet partitions to increase maneuvering space;
•(14) Insulating lavatory pipes under sinks to prevent burns;
•(15) Installing a raised toilet seat;
•(16) Installing a full-length bathroom mirror;
•(17) Repositioning the paper towel dispenser in a bathroom;
•(18) Creating designated accessible parking spaces;
•(19) Installing an accessible paper cup dispenser at an existing inaccessible water fountain;
•(20) Removing high pile, low density carpeting; or
•(21) Installing vehicle hand controls.

•(c) Priorities. A public accommodation is urged to take measures to comply with the barrier removal requirements of this section in accordance with the following order of priorities.

•(1) First, a public accommodation should take measures to provide access to a place of public accommodation from public sidewalks, parking, or public transportation. These measures include, for example, installing an entrance ramp, widening entrances, and providing accessible parking spaces.
•(2) Second, a public accommodation should take measures to provide access to those areas of a place of public accommodation where goods and services are made available to the public. These measures include, for example, adjusting the layout of display racks, rearranging tables, providing Brailled and raised character signage, widening doors, providing visual alarms, and installing ramps.
•(3) Third, a public accommodation should take measures to provide access to restroom facilities. These measures include, for example, removal of obstructing furniture or vending machines, widening of doors, installation of ramps, providing accessible signage, widening of toilet stalls, and installation of grab bars.

- (4) Fourth, a public accommodation should take any other measures necessary to provide access to the goods, services, facilities, privileges, advantages, or accommodations of a place of public accommodation.

The suggestions or recommendations presented herein are solely for your use. No reports, descriptions, or analysis concerning this property will be released to others without your written permission.

This Property Condition Report is limited to the amount of time spent on the site and the scope as outlined by our Contract for ADA Inspection and Expert Witness Services. Conclusions and recommendations presented herein are based on the visual evidence gathered during the survey, experience, and professional judgment. These conclusions and recommendations should be considered advice, not mandates or binding guidance. This PCR needs to be read in entirety.

Please be advised that should these ADA Inspection services further require the services of an ADAIN representative in legal proceedings such as litigation or a lawsuit, whether voluntary or involuntary for the ADAIN representative, the fee for those services rendered by a ADAIN representative would be $125/ hour per each ADAIN individual required, including travel time and preparation, plus expenses, charged at a rate of 8 hours per day, unless otherwise agreed.

Thank you,

Richard Acree
ADA Compliance Inspector, Title II and III