

Site Survey of Selected Items
for
Compliance with the Americans with Disabilities Act
(ADAAG)
and
Title 24 of the CBC



This report identifies noncompliant items in remodeling and renovation and provides recommended methods for removal of the barriers identified.

The site survey of 32nd Street School was conducted on February 27, 2007 during a spot check for compliance with the Americans with Disabilities Act Guidelines (ADAAG) and Title 24 of the CBC

This report is not intended to be a complete inspection of the facility.

Facility Name: 32nd Street School

Programs, Services, and Activities

Finding: The 32nd Street School is located at 822 West 32nd Street Los Angeles California. The school provides services to students in grades K thru 8 and was inspected by Disability Access Consultants, Inc., on February 27, 2007. This is a report of selected items and is not intended as a full report.

Alternative Rec: *
(Where Available)



Full Rec Any renovation or new construction that occurred after January 26, 1992, is subject to meet full code specifications for the California Building Code and ADAAG requirements. All recommendations in this report are based on ADAAG and CBC title 24 requirements. Consult with your design professional to determine which elements are affected by these requirements. It is recommended that Disability Access Consultants, Inc. is consulted for inspection of any new construction or renovation at the facility.

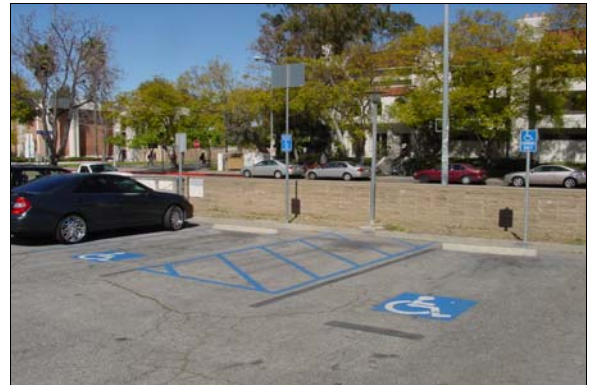
Citation: ADAAG 4.1.2; ADAAG 4.1.3; ADAAG 4.1.5; ADAAG 4.1.6

Minimum Quantity: 1
Maximum Quantity: 1
Unit: None Selected
Minimum Estimated Cost: 0
Maximum Estimated Cost: 0
Record Number 2
Priority:

Parking

Finding: There are two accessible parking spaces out of approximately 30 parking spaces which is sufficient in number for compliance. The left space is not 108 inches wide and the right space is not outlined on the right side. The accessible parking spaces share a "van-accessible" access aisle measuring 97 inches wide. The access aisle does not contain "NO PARKING" in 12" high white letters.

Alternative Rec: *
(Where Available)



Accessible Parking

Full Rec Two out of the 30 marked parking spaces meets the number required for compliance. Restripe the designated accessible parking spaces to create one van-accessible and one standard accessible parking space, each measuring at least 108 inches wide and 216 inches long with an access aisle measuring at least 96 inches wide (8 feet) shared between the two accessible parking spaces (see CBC 1129B). The accessible parking space with the access aisle to the right of the space shall be designated "van-accessible." Add the words NO PARKING in 12 inch high white letters at the entrance to each accessible parking access aisle.

Citation: CBC 1129B; ADAAG 4.6; ADAAG A4.6

Minimum Quantity: 1
Maximum Quantity: 1
Unit: Each
Minimum Estimated Cost: 270
Maximum Estimated Cost: 270
Record Number 102
Priority:

Facility Name: 32nd Street School

Parking

Finding: The location of the accessible parking spaces requires individuals with disabilities to travel behind parked cars other than their own.

Alternative Rec: *
(Where Available)



Accessible Parking

Full Rec Stripe a 48-inch access aisle at the head of the accessible parking spaces and at the general parking spaces. Install a wheelstop at the head of the accessible parking spaces and at the general parking spaces. Wheelstops shall be used to prevent vehicles from encroaching into access aisles or walkways, but shall not present addition encroachment into those areas (see CBC 1129B.4.3).

Citation: CBC 1129B.4.3

Minimum Quantity: 1
 Maximum Quantity: 1
 Unit: Each
 Minimum Estimated Cost: 100
Maximum Estimated Cost: 100
 Record Number 103
 Priority:

Parking

Finding: There is warning signage posted at the entrance from 32nd Street regarding unauthorized use of accessible parking spaces in the parking lot, however, the blank spaces which should furnish the point of contact and telephone number for reclaiming towed vehicles have been left blank.

Alternative Rec: *
(Where Available)



Accessible Parking

Full Rec Fill in the blank spaces which are required to furnish the point of contact and telephone number for reclaiming towed vehicles with the appropriate information as a permanent part of the sign and maintain the currency of the information (see CBC 1129B.5). Make sure to add the CVC 22511.8(a)(d) to the sign.

Citation: CBC 1129B.5; ADAAG 4.6.4 CVC 22511.8(a)(d).

Minimum Quantity: 1
 Maximum Quantity: 1
 Unit: Each
 Minimum Estimated Cost: 150
Maximum Estimated Cost: 150
 Record Number 104
 Priority:

Facility Name: 32nd Street School

Curb Ramps

Finding: The width of the curb-cut ramp is less than 48 inches. The transition at the top landing is abrupt. There are no 12 inch grooved boarders or detectable warning surface of truncated domes.

Alternative Rec: *
(Where Available)



Curb Ramp next to the Accessible Parking Spaces

Full Rec Replace the concrete curb-cut ramp with a concrete curb-cut ramp at least 48 inches in width that provides a slope no greater than 8.33% and a cross slope no greater than 2%.

Citation: CBC 1127B.5.3; ADAAG 4.7.2

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1033
Maximum Estimated Cost:	1033
Record Number	105
Priority:	

Ramps

Finding: The bottom handrail extensions due not return to parallel and the ends due not return smoothly to the post. The top left handrail does not return to parallel.

Alternative Rec: *
(Where Available)



Ramp to Portable 24

Full Rec Provide compliant handrails on the ramp.

Citation: CBC 1133B.5.5; ADAAG 4.8.5

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1200
Maximum Estimated Cost:	1200
Record Number	117
Priority:	

Facility Name: 32nd Street School

Ramps

Finding: The top left handrail does not return to parallel. The bottom handrail extensions due not return to parallel and the ends due not return smoothly to the post.

Alternative Rec: (Where Available) *



Ramp to Portable 31

Full Rec Provide compliant handrails on the ramp.

Citation: CBC 1133B.5.5; ADAAG 4.8.5

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1200
Maximum Estimated Cost:	1200
Record Number	111
Priority:	

Ramps

Finding: The top left handrail does not return to parallel. The ends of the bottom handrails due not return smoothly to the post.

Alternative Rec: (Where Available) *



Ramp to Portable 33

Full Rec Provide compliant handrails on the ramp.

Citation: CBC 1133B.5.5; ADAAG 4.8.5

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1200
Maximum Estimated Cost:	1200
Record Number	110
Priority:	

Facility Name: 32nd Street School

Ramps

Finding: The first run top left and second run top right handrail extensions do not return to parallel. The bottom handrail extensions due not return to parallel and the ends due not return smoothly to the post

Alternative Rec: *
Rec:
(Where Available)



Ramp to Portables 13 &14

Full Rec Provide compliant handrails on the ramp.

Citation: CBC 1133B.5.5; ADAAG 4.8.5

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1200
Maximum Estimated Cost:	1200
Record Number	114
Priority:	

Ramps

Finding: The ramp changes direction more than 30 degrees. The length of the intermediate switchback landing on the ramp is less than 72 inches.

Alternative Rec: *
Rec:
(Where Available)



Ramp to Portables 13 &14

Full Rec Modify or replace the intermediate switchback landing on the ramp to provide at least 72 inches in length in the direction of the run of the ramp and at least 96 inches in width to incorporate the minimum width of each run of the ramp and the distance between the parallel runs (see CBC 1133B.5.4.6 and ADAAG 4.8.4).

Citation: CBC 1133B.5.4; ADAAG 4.8

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	None Selected
Minimum Estimated Cost:	0
Maximum Estimated Cost:	1872
Record Number	115
Priority:	

Facility Name: 32nd Street School

Ramps

Finding: The bottom handrail extensions due not return to parallel and the ends due not return smoothly to the post. The top left handrail does not return to parallel.

Alternative Rec: *
Rec:
(Where Available)



Ramp to Portables 17 &18

Full Rec Provide compliant handrails on the ramp.

Citation: CBC 1133B.5.5; ADAAG 4.8.5

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1200
Maximum Estimated Cost:	1200
Record Number	116
Priority:	

Ramps

Finding: The ends of the bottom handrails due not return smoothly to the post. The top left handrail extension does not return to parallel.

Alternative Rec: *
Rec:
(Where Available)



Ramp to Portables 28 & 29

Full Rec Provide compliant handrails on the ramp.

Citation: CBC 1133B.5.5; ADAAG 4.8.5

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1200
Maximum Estimated Cost:	1200
Record Number	112
Priority:	

Facility Name: 32nd Street School

Ramps

Finding: The ramp changes direction more than 30 degrees. The length of the intermediate switchback landing on the ramp is less than 72 inches.

Alternative Rec: *
Rec:
(Where Available)



Ramp to Portables 28 & 29

Full Rec Modify or replace the intermediate switchback landing on the ramp to provide at least 72 inches in length in the direction of the run of the ramp and at least 96 inches in width to incorporate the minimum width of each run of the ramp and the distance between the parallel runs (see CBC 1133B.5.4.6 and ADAAG 4.8.4).

Citation: CBC 1133B.5.4; ADAAG 4.8

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	None Selected
Minimum Estimated Cost:	0
Maximum Estimated Cost:	1872
Record Number	113
Priority:	

Ramps

Finding: The 12-inch extension of the first run top right handrail extension does not return to parallel. The ends of the bottom handrails do not return smoothly to the post.

Alternative Rec: *
Rec:
(Where Available)



Ramp to Portables 34 & 35

Full Rec Provide compliant handrails on the ramp.

Citation: CBC 1133B.5.5; ADAAG 4.8.5

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1200
Maximum Estimated Cost:	1200
Record Number	106
Priority:	

Facility Name: 32nd Street School

Ramps

Finding: The ramp changes direction more than 30 degrees. The length of the intermediate switchback landing on the ramp is less than 72 inches.

Alternative Rec: *
Rec:
(Where Available)



Ramp to Portables 34 & 35

Full Rec Modify or replace the intermediate switchback landing on the ramp to provide at least 72 inches in length in the direction of the run of the ramp and at least 96 inches in width to incorporate the minimum width of each run of the ramp and the distance between the parallel runs (see CBC 1133B.5.4.6 and ADAAG 4.8.4).

Citation: CBC 1133B.5.4; ADAAG 4.8

Minimum Quantity: 1
Maximum Quantity: 1
Unit: None Selected
Minimum Estimated Cost: 0
Maximum Estimated Cost: 1872
Record Number 107
Priority:

Ramps

Finding: The bottom left and top right handrail extensions due not return to parallel. The ends of the bottom handrails due not return smoothly to the post.

Alternative Rec: *
Rec:
(Where Available)



Ramp to Portables 36 & 37

Full Rec Provide compliant handrails on the ramp.

Citation: CBC 1133B.5.5; ADAAG 4.8.5

Minimum Quantity: 1
Maximum Quantity: 1
Unit: Each
Minimum Estimated Cost: 1200
Maximum Estimated Cost: 1200
Record Number 108
Priority:

Facility Name: 32nd Street School

Ramps

Finding: The ramp changes direction more than 30 degrees. The length of the intermediate switchback landing on the ramp is less than 72 inches.

Alternative Rec: *
(Where Available)



Ramp to Portables 36 & 37

Full Rec Modify or replace the intermediate switchback landing on the ramp to provide at least 72 inches in length in the direction of the run of the ramp and at least 96 inches in width to incorporate the minimum width of each run of the ramp and the distance between the parallel runs (see CBC 1133B.5.4.6 and ADAAG 4.8.4).

Citation: CBC 1133B.5.4; ADAAG 4.8

Minimum Quantity: 1
Maximum Quantity: 1
Unit: None Selected
Minimum Estimated Cost: 0
Maximum Estimated Cost: 1872
Record Number 109
Priority:

Restrooms

Finding: The door opening force for the interior entrance door to the restroom is greater than 5 pounds.

Alternative Rec: *
(Where Available)



Boys Restroom next to the Cafeteria

Full Rec Adjust the closer on the interior entrance door to the restroom to a maximum door opening force of 5 pounds (see CBC 1133B.2.5.1 and ADAAG 4.13.11).

Citation: CBC 1133B.2.5.1; ADAAG 4.13.11

Minimum Quantity: 1
Maximum Quantity: 1
Unit: Each
Minimum Estimated Cost: 5
Maximum Estimated Cost: 5
Record Number 120
Priority:

Facility Name: 32nd Street School

Restrooms

Finding: The pipes under the lavatory in the restroom do not provide protection against contact.

Alternative Rec: *
(Where Available)



Boys Restroom next to the Cafeteria

Full Rec Insulate or otherwise configure pipes under the lavatory designated to be accessible in the restroom to protect against contact (see ADAAG 4.19.4). Make certain there are no sharp or abrasive surfaces under the lavatory.

Citation: ADAAG 4.19.4

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	39
Maximum Estimated Cost:	39
Record Number	121
Priority:	

Restrooms

Finding: The height of the side and back grab bar is greater than 33 inches above the finished floor. The side grab bar does not extend 54 inches from the back wall

Alternative Rec: *
(Where Available)



Boys Restroom next to the Cafeteria

Full Rec Remount the side and back grab bar so the height of the gripping surface is centered at 33 inches above finished floor. The side grab bar must extend 54 inches from the back wall.

Citation: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	448
Maximum Estimated Cost:	448
Record Number	122
Priority:	

Facility Name: 32nd Street School

Restrooms

Finding: The door opening force for the interior entrance door to the restroom is greater than 5 pounds.

Alternative Rec: *
(Where Available)



Girls Restroom next to the Cafeteria

Full Rec Adjust the closer on the interior entrance door to the restroom to a maximum door opening force of 5 pounds (see CBC 1133B.2.5.1 and ADAAG 4.13.11).

Citation: CBC 1133B.2.5.1; ADAAG 4.13.11

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	5
Maximum Estimated Cost:	5
Record Number	123
Priority:	

Restrooms

Finding: The height of the threshold at the entrance door is greater than 1/2 inch.

Alternative Rec: *
(Where Available)



Girls Restroom next to the Cafeteria

Full Rec Modify or replace the threshold to provide a smooth transition. The threshold should not exceed a beveled 1/2 inch.

Citation: CBC 1133B.2.4.1; ADAAG 4.1.6(3)(d)(ii); ADAAG 4.5.2

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	2500
Maximum Estimated Cost:	2500
Record Number	124
Priority:	

Facility Name: 32nd Street School

Restrooms

Finding: The pipes under the lavatory in the restroom do not provide protection against contact.

Alternative Rec: *
(Where Available)



Girls Restroom next to the Cafeteria

Full Rec Insulate or otherwise configure pipes under the lavatory designated to be accessible in the restroom to protect against contact (see ADAAG 4.19.4). Make certain there are no sharp or abrasive surfaces under the lavatory.

Citation: ADAAG 4.19.4

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	39
Maximum Estimated Cost:	39
Record Number	125
Priority:	

Restrooms

Finding: There is only one grab bar in the alternate toilet compartment.

Alternative Rec: *
(Where Available)



Girls Restroom next to the Cafeteria

Full Rec Install a 42/48-inch side grab bar at a height of 33 inches above the finished floor in the alternate toilet compartment.

Citation: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	531
Maximum Estimated Cost:	531
Record Number	126
Priority:	

Facility Name: 32nd Street School

Restrooms

Finding: The height of the toilet seat in the alternate toilet compartment is less than 17 inches above the finished floor.

Alternative Rec: *
Rec:
(Where Available)



Girls Restroom next to the Cafeteria

Full Rec Remove or modify the toilet so the seat height is between 17 inches and 19 inches above the finished floor (see ADAAG 4.16.3).

Citation: ADAAG 4.16.3

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1707
Maximum Estimated Cost:	1707
Record Number	127
Priority:	

Restrooms

Finding: The seat cover dispenser in the alternate toilet compartment is mounted behind the toilet and does not have clear floor space.

Alternative Rec: *
Rec:
(Where Available)



Girls Restroom next to the Cafeteria

Full Rec Relocate the seat cover dispenser so the height is no greater than 40 inches above the finished floor (see CBC 1115B.9.2). Make certain that the location of the seat cover dispenser does not interfere with the use of a grab bar and provides sufficient clear floor space.

Citation: CBC 1115B.9.2

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	277
Maximum Estimated Cost:	277
Record Number	128
Priority:	

Facility Name: 32nd Street School

Restrooms

Finding: The distance from the center of the toilet to the nearest side wall in the standard accessible toilet compartment is greater than 18 inches.

Alternative Rec: *
(Where Available)



Girls Restroom next to the Cafeteria

Full Rec Relocate the toilet so that the distance from the centerline of the toilet to the nearest side wall is exactly 18 inches (see ADAAG Figure 28).

Citation: CBC 1115B.7.1.3 ADAAG 4.17.3

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1143
Maximum Estimated Cost:	1143
Record Number	129
Priority:	

Restrooms

Finding: The height of the side and back grab bar in the accessible toilet compartment is less than 33 inches above the finished floor.

Alternative Rec: *
(Where Available)



Girls Restroom next to the Cafeteria

Full Rec Remount the side and back grab bar so the height of the gripping surface is centered at 33 inches above the finished floor. The side grab bar must extend 54 inches from the back wall.

Citation: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	448
Maximum Estimated Cost:	448
Record Number	130
Priority:	

Facility Name: 32nd Street School

Restrooms

Finding: The length of the back grab bar in the accessible toilet compartment is less than 36 inches.

Alternative Rec: *
(Where Available)



Girls Restroom next to the Cafeteria

Full Rec Replace the back grab bar with a 36-inch back grab bar complying with ADAAG 4.26 and CBC 1115B.8. Grab bars must be able to support a point load of at least 250 pounds and shall be less than the allowable shear stress of the grab bar material.

Citation: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	531
Maximum Estimated Cost:	531
Record Number	131
Priority:	

Drinking Fountains

Finding: The drinking fountain is not a Hi - Low type fountain and is not located in an alcove. The fountain is a protruding object.

Alternative Rec: *
(Where Available)



Drinking Fountain Outside the Cafeteria

Full Rec Fifty percent of the drinking fountains on primary paths of travel shall be accessible (see CBC 1117B.1 and ADAAG 4.15). Install a "high-low" fountain design to comply with both state and federal requirements and install a side rail or wing wall next to each side of the fountain. Provide at least 30 inches in width and 48 inches in depth in front of the drinking fountain. The height of the spout outlet shall not exceed 36 inches in height. Fountain controls shall be accessible. The spout shall direct the water flow at least 4 inches high and in a trajectory that is parallel or nearly parallel to the front of the drinking fountain. Wall-mounted drinking fountains shall provide a minimum knee clearance height of 27 inches, 30 inches in width and between 18 inches and 19 inches in fountain

Citation: CBC 1117B.1; ADAAG 4.15

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	2216
Maximum Estimated Cost:	2216
Record Number	118
Priority:	