

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 at an existing school site and provides recommended methods for removal of the barriers identified.

The site survey of 3rd Street Elementary School was conducted on March 1, 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: 3rd Street Elementary School

Programs, Services, and Activities

Finding: 3rd Street Elementary School located at 201 South June Street in Los Angeles California, provides services to students in Grades K thru 5. The facility was inspected by Disability Access Consultants, Inc., on March 1, 2007. This is a report of renovated items and is not intended as a full report.

Alternative Rec: *
(Where Available)



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	128
Priority:	

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.

Parking

Finding: There are two accessible parking spaces out of 32 parking spaces which is sufficient in number as required for compliance. The access aisles do not contain "NO PARKING" in 12" high white letters.

Alternative Rec: *
(Where Available)



Accessible Parking

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	176
Priority:	

Full Rec Two out of the 32 total number of marked parking spaces meets the number required to be designated exclusively for accessible parking according to ADAAG and CBC 1129B. 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. 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.

Facility Name: 3rd Street Elementary School

Parking

Finding: The area between the sidewalk and the accessible parking access aisles is level. The pedestrian and vehicular traffic areas are not separated by a ramp, railing, curb or other element.

Alternative Rec: *
(Where Available)



Accessible Parking

Citation: CBC 1127B.5.8 ADAAG 4.29 & 4.7.7 & 1104 & 1108
 Minimum Quantity 1
 Maximum Quantity: 1
 Unit: Linear Foot
 Minimum Estimated Cost: 25
Maximum Estimated Cost: 25
 Record Number 177
 Priority:

Full Rec Install a 36 inch wide detectable warning surface at the sidewalk entrance to each access aisle. The truncated domes should contrast visually by either light on dark or dark on light which and be an integral part of the walking surface. The detectable warning surface should cover the full width of each access aisle.

Parking

Finding: There is a change in elevation greater than 1/2 inch on the primary path of travel from the access aisle to the sidewalk.

Alternative Rec: *
(Where Available)



Accessible Parking

Citation: CBC 1133B.7.4; ADAAG 4.3.8; ADAAG 4.5.2
 Minimum Quantity 1
 Maximum Quantity: 1
 Unit: 4' x 60'
 Minimum Estimated Cost: 1440
Maximum Estimated Cost: 1440
 Record Number 178
 Priority:

Full Rec Bevel the area or resurface the area to provide a smooth and level path of travel (see CBC 1133B.7.4 and ADAAG 4.3.8 and ADAAG 4.5.2).

Facility Name: 3rd Street Elementary School

Parking

Finding: There is warning signage posted at the entrance from South June Street regarding unauthorized use of accessible parking spaces in the parking lot, though CVC22511.8(a)(d) has not been added to the sign.

Alternative Rec: *
(Where Available)



Accessible Parking

Full Rec Add the CVC22511.8(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	179
Priority:	

Parking

Finding: There is no crosswalk provided on the path of travel from the accessible parking space to the facility. The required accessible route crosses a vehicular way.

Alternative Rec: *
(Where Available)



Route to Entrance Gate Next to Auditorium

Full Rec Stripe a crosswalk not less than 48 inches wide on the path of travel to the accessible entrance. Provide a level surface that does not exceed a slope greater than 5%. Cross slopes shall not exceed 2%. Detectable warnings should be placed at the entrance and exit of the crosswalk.

Citation: ADAAG 4.7.9

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	100
Maximum Estimated Cost:	100
Record Number	181
Priority:	

Facility Name: 3rd Street Elementary School

Path of Travel

Finding: There is a change in elevation greater than 1/2 inch on the primary path of travel from the parking lot to the public right of way.

Alternative Rec: *
(Where Available)



Accessible Route from the Parking Lot

Citation: CBC 1133B.7.4; ADAAG 4.3.8; ADAAG 4.5.2

Minimum Quantity	1
Maximum Quantity:	1
Unit:	4' x 60'
Minimum Estimated Cost:	1440
Maximum Estimated Cost:	1440
Record Number	180
Priority:	

Full Rec Bevel the area or resurface the area to provide a smooth and level path of travel (see CBC 1133B.7.4 and ADAAG 4.3.8 and ADAAG 4.5.2).

Path of Travel

Finding: The leading edge of the wall-mounted Fire Alarm Pull next to the Girls Restroom in the Auditorium is more than 4 inches from the wall and greater than 27 inches from the floor and protrudes into the primary path of travel.

Alternative Rec: *
(Where Available)



Protruding Object

Citation: CBC 1121B.1; ADAAG 4.4

Minimum Quantity	1
Maximum Quantity:	1
Unit:	128 Sq Ft
Minimum Estimated Cost:	640
Maximum Estimated Cost:	640
Record Number	140
Priority:	

Full Rec Install side extensions, modify, relocate, or lower the ? so that the leading edge protrudes less than 4 inches from the wall, or are less than 27 inches from the floor (see CBC 1121B.1 and ADAAG 4.4).

Facility Name: 3rd Street Elementary School

Doors

Finding: The bottom 10 inches of the gate does not provide a smooth, uninterrupted surface, or panel to allow the gate to be opened by a wheelchair footrest without creating a trap or hazardous condition.

Alternative Rec: *
Rec:
(Where Available)



Gate Next to Auditorium

Full Rec Install a panel or replace the gate to provide a smooth, uninterrupted surface for the bottom 10 inches of the gate.

Citation: CBC 1133B.2.6

Minimum Quantity 1
Maximum Quantity: 1
Unit: Custom
Minimum Estimated Cost: 0
Maximum Estimated Cost: 0
Record Number 182
Priority:

Doors

Finding: There is less than 24 inches of clearance on the latch side of the exterior entrance gate.

Alternative Rec: *
Rec:
(Where Available)



Gate Next to Auditorium

Full Rec Provide at least 24 inches of latch side clearance at the entrance gate (see ADAAG 4.13.6 and Figure 25). Otherwise, install an automatic opening device to the primary entrance complying with ADAAG 4.13.12 and ANSI/BHMA A156.10, 1985, standards.

Citation: ADAAG 4.13.6

Minimum Quantity 1
Maximum Quantity: 1
Unit: Each
Minimum Estimated Cost: 1921
Maximum Estimated Cost: 0
Record Number 183
Priority:

Facility Name: 3rd Street Elementary School

Doors

Finding: The gate does not provide accessible hardware.



Gate Next to Auditorium

Alternative Rec: *
(Where Available)

Citation: ADAAG 4.13.9

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	834
Maximum Estimated Cost:	834
Record Number	184
Priority:	

Full Rec Replace the existing hardware with accessible hardware (see ADAAG 4.13.9).

Restrooms

Finding: There is signage indicating accessibility on the latch side of the entry door of the restroom. There is Title 24 gender use signage on the entrance door, but it is centered at 59 1/2 inches above the finished floor.



Boys Restroom Next to Room 16

Alternative Rec: *
(Where Available)

Citation: CBC 1115B.5; ADAAG 4.1.6; ADAAG 4.1.2(7); ADAAG 4.1.6(3)(e); ADAAG 4.30

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	58
Maximum Estimated Cost:	58
Record Number	167
Priority:	

Full Rec Post signage centered 60 inches above the ground surface on the latch side of the entrance door identifying the restroom as accessible. Signage shall include Braille and raised lettering, the gender or unisex use symbol and the ISA symbol. Post Title 24 gender use signage on the door @ 60" o.c. a.f.f.

Facility Name: 3rd Street Elementary School

Restrooms

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

Alternative Rec: *
(Where Available)



Boys Restroom Next to Room 16

Full Rec Modify or replace the threshold to provide a smooth transition. The threshold should not exceed a beveled 1/2 inch. Provide a 60 inch level landing in the direction of the door swing.

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	168
Priority:	

Restrooms

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

Alternative Rec: *
(Where Available)



Boys Restroom Next to Room 16

Full Rec Adjust the closer on the 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	169
Priority:	

Facility Name: 3rd Street Elementary School

Restrooms

Finding: There is insufficient clear floor space provided in front of the water closet in the stall designated to be accessible in the restroom to accommodate an individual in a wheelchair. The door does not have appropriate accessible hardware.

Alternative Rec: *
Rec:
(Where Available)



Boys Restroom Next to Room 16

Full Rec Modify or replace the stall designated to be accessible in the restroom so that it complies with ADAAG 4.17.3, CBC 1115B and CBC Figures 11B-1A and 1B. Standard accessible stalls for children require 60 inches in width with at least 59 inches in length for a wall or floor mounted toilet (see ADAAG 4.17.7(2)). Front-approach doorways require at least 32 inches in width. The door to the stall designated to be accessible shall provide accessible hardware, swing outward and close automatically.

Citation: CBC 1115B; ADAAG 4.17.7(2); ADAAG 4.17.3; ADAAG A4.17.3

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	4000
Maximum Estimated Cost:	4000
Record Number	171
Priority:	

Restrooms

Finding: The distance from the centerline of the toilet to the nearest side wall in the stall designated to be accessible in the restroom is 16 inches for restrooms used primarily by children.

Alternative Rec: *
Rec:
(Where Available)



Boys Restroom Next to Room 16

Full Rec Relocate the toilet to provide a distance from the centerline of the toilet to the nearest side wall in the stall designated to be accessible in the restroom at 15 inches to accommodate children ages 5 thru 12 (see ADAAG 4.16.7(1), ADAAG A4.16.7 and ADAAG Figure 28).

Citation: ADAAG 4.16.7(1); ADAAG A4.16.7

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1143
Maximum Estimated Cost:	1143
Record Number	172
Priority:	

Facility Name: 3rd Street Elementary School

Restrooms

Finding: The flush control on the toilet interferes with the use of the back grab bar.

Alternative Rec: *
(Where Available)



Boys Restroom Next to Room 16

Citation: CBC 1115B.8.1; ADAAG 4.26

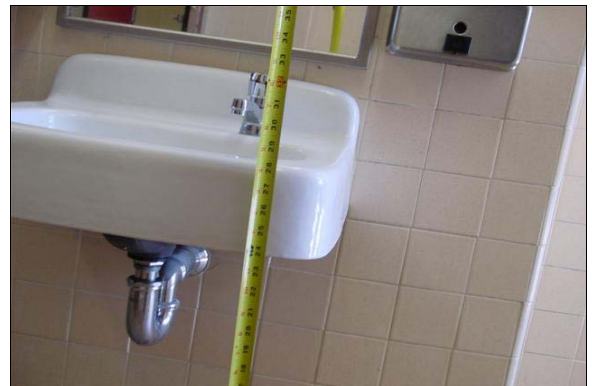
Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	448
Maximum Estimated Cost:	448
Record Number	174
Priority:	

Full Rec Remount the back grab bar in the stall designated to be accessible in the restroom so that the height of the gripping surface is centered at 33 inches above finished floor. 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.

Restrooms

Finding: The knee clearance space under the lavatory designated to be accessible in the restroom is 23 3/4 inches for restrooms used primarily by children ages 5 thru 12.

Alternative Rec: *
(Where Available)



Boys Restroom Next to Room 16

Citation: ADAAG 4.19.2

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1286
Maximum Estimated Cost:	1286
Record Number	175
Priority:	

Full Rec In restrooms used primarily by children, reinstall or replace the lavatory designated to be accessible in the restroom with an accessible lavatory that provides at least 24 inches of clear knee space between the finished floor and bottom of the lavatory apron to accommodate children ages 5 thru 12. The rim or counter surface shall not exceed a height greater than 29 inches above the finished floor.

Facility Name: 3rd Street Elementary School

Restrooms

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

Alternative Rec: *
Rec:
(Where Available)



Boys Restroom Next to Room 16

Citation:	ADAAG 4.19.4
Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	39
Maximum Estimated Cost:	39
Record Number	188
Priority:	

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.

Restrooms

Finding: There is signage indicating accessibility on the latch side of the entry door of the restroom. There is Title 24 gender use signage on the entrance door, but the signage is centered at 59 inches above the finished floor.

Alternative Rec: *
Rec:
(Where Available)



Girls Restroom Next to Room 16

Citation:	CBC 1115B.5; ADAAG 4.1.6; ADAAG 4.1.2(7); ADAAG 4.1.6(3)(e); ADAAG 4.30
Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	58
Maximum Estimated Cost:	58
Record Number	154
Priority:	

Full Rec Post Title 24 gender use signage on the door @ 60" o.c. a.f.f.

Facility Name: 3rd Street Elementary School

Restrooms

Finding: The door to the stall designated to be accessible in the restroom does not close automatically or have accessible hardware.

Alternative Rec: *
Rec:
(Where Available)



Girls Restroom Next to Room 16

Full Rec Provide an automatic door closer, spring hinge, pull bar or accessible handle mounted on the inside of the stall designated to be accessible door in the restroom (see ADAAG A4.17.5). Accessible hardware on the inside and outside of the stall designated to be accessible door shall be equipped with a loop or U-shaped handle mounted immediately below the latch. The latch shall be flip-over style, sliding or other hardware not requiring grasping or twisting.

Citation: ADAAG A4.17.5; ADAAG A4.2.5; ADAAG A4.2.6

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	269
Maximum Estimated Cost:	269
Record Number	155
Priority:	

Restrooms

Finding: The distance from the centerline of the toilet to the nearest side wall in the stall designated to be accessible in the restroom is 15 3/8 inches for restrooms used primarily by children.

Alternative Rec: *
Rec:
(Where Available)



Girls Restroom Next to Room 16

Full Rec Relocate the toilet to provide a distance from the centerline of the toilet to the nearest side wall in the stall designated to be accessible in the restroom at 15 inches to accommodate children ages 5 thru 12 (see ADAAG 4.16.7(1), ADAAG A4.16.7 and ADAAG Figure 28).

Citation: ADAAG 4.16.7(1); ADAAG A4.16.7

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1143
Maximum Estimated Cost:	1143
Record Number	156
Priority:	

Facility Name: 3rd Street Elementary School

Restrooms

Finding: The height of the toilet seat in the stall designated to be accessible in the restroom is 15 1/2 inches above the finished floor.

Alternative Rec: *
Rec:
(Where Available)



Girls Restroom Next to Room 16

Full Rec Remove the toilet or modify the height of the toilet seat in the stall designated to be accessible in the restroom to a height of 15 inches above the finished floor to accommodate children ages 5 thru 12 (see ADAAG 4.16.7(2) and ADAAG A4.16.7). Make certain that the toilet seat remains in lowered position.

Citation: ADAAG 4.16.7(2); ADAAG A4.16.7

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1707
Maximum Estimated Cost:	1707
Record Number	157
Priority:	

Restrooms

Finding: The height of the side grab bars in the stall designated to be accessible in the restroom is 26 3/4 inches for restrooms used primarily by children.

Alternative Rec: *
Rec:
(Where Available)



Girls Restroom Next to Room 16

Full Rec Remount the side grab bars in the stall designated to be accessible in the restroom at a height 27 inches above the finished floor to accommodate children ages 5 thru 12 (see ADAAG A4.16.7). 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 4.16.7(3); ADAAG 4.17.7(5); ADAAG 4.26

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	448
Maximum Estimated Cost:	448
Record Number	158
Priority:	

Facility Name: 3rd Street Elementary School

Restrooms

Finding: The location of the toilet paper dispenser in the stall designated to be accessible in the restroom is 7 1/2 inches of the front edge of the toilet seat.

Alternative Rec: *
Rec:
(Where Available)



Girls Restroom Next to Room 16

Full Rec Remount the toilet paper dispenser in the stall designated to be accessible in the restroom so that it is within 6 inches from the front edge of the toilet seat (see CBC 1115B.9.3, ADAAG 4.16.7(5) and ADAAG Figure 29(b)). Toilet paper dispensers must allow continuous paper flow and not interfere with the use of the side grab bar.

Citation: CBC 1115B.9.3; ADAAG 4.16

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	277
Maximum Estimated Cost:	277
Record Number	159
Priority:	

Restrooms

Finding: The knee clearance space under the lavatory in the accessible toilet compartment is 23 3/4 inches for restrooms used primarily by children ages 5 thru 12.

Alternative Rec: *
Rec:
(Where Available)



Girls Restroom Next to Room 16

Full Rec In restrooms used primarily by children, reinstall or replace the lavatory designated to be accessible in the restroom with an accessible lavatory that provides at least 24 inches of clear knee space between the finished floor and bottom of the lavatory apron to accommodate children ages 5 thru 12. The rim or counter surface shall not exceed a height greater than 29 inches above the finished floor.

Citation: ADAAG 4.19.2

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1286
Maximum Estimated Cost:	1286
Record Number	160
Priority:	

Facility Name: 3rd Street Elementary School

Restrooms

Finding: The pipes under the lavatory in the accessible toilet compartment do not provide protection against contact.

Alternative Rec: *
Rec:
(Where Available)



Girls Restroom Next to Room 16

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	161
Priority:	

Restrooms

Finding: The height of the rim surface of the lavatory designated to be accessible in the restroom is greater than 29 inches from the finished floor for restrooms used primarily by children.

Alternative Rec: *
Rec:
(Where Available)



Girls Restroom Next to Room 16

Full Rec Relocate the lavatory designated to be accessible in the restroom to provide a maximum rim surface height of no greater than 29 inches above the finished floor with a minimum knee clearance space of 24 inches to accommodate children ages 5 thru 12.

Citation: ADAAG 4.19.2

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1286
Maximum Estimated Cost:	1286
Record Number	162
Priority:	

Facility Name: 3rd Street Elementary School

Restrooms

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

Alternative Rec: *
Rec:
(Where Available)



Girls Restroom Next to Room 16

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.

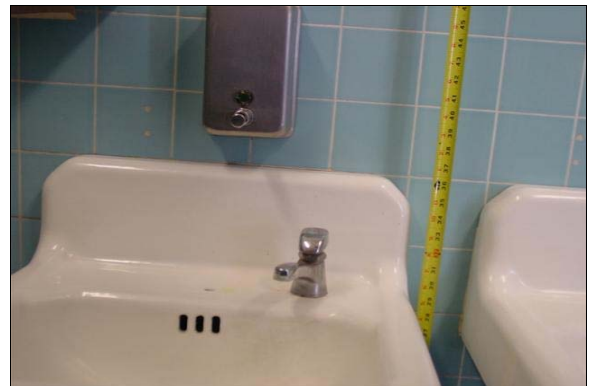
Citation: ADAAG 4.19.4

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	39
Maximum Estimated Cost:	39
Record Number	163
Priority:	

Restrooms

Finding: The height of the controls and operating mechanisms for the soap dispenser in the restroom is 38 inches above the finished floor for restrooms used primarily by children.

Alternative Rec: *
Rec:
(Where Available)



Girls Restroom Next to Room 16

Full Rec Relocate the soap dispenser in the restroom to a maximum height of 36 inches above the finished floor for all the controls and operating mechanisms to accommodate children ages 5 thru 12 (see CBC 1115B.9.2).

Citation: CBC 1115B.9.2; ADAAG A4.27

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	277
Maximum Estimated Cost:	277
Record Number	164
Priority:	

Facility Name: 3rd Street Elementary School

Restrooms

Finding: The height of the controls and operating mechanisms for the paper towel dispenser in the restroom is 47 inches above the finished floor for restrooms used primarily by children.

Alternative Rec: *
(Where Available)



Girls Restroom Next to Room 16

Full Rec Relocate the paper towel dispenser in the restroom to a maximum height of 36 inches above the finished floor for all the controls and operating mechanisms to accommodate children ages 5 thru 12 (see CBC 1115B.9.2).

Citation: CBC 1115B.9.2; ADAAG A4.27

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	277
Maximum Estimated Cost:	277
Record Number	165
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 Room 16

Full Rec Modify or replace the threshold to provide a smooth transition. The threshold should not exceed a beveled 1/2 inch. Provide a 60 inch level landing in the direction of the door swing.

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	166
Priority:	

Facility Name: 3rd Street Elementary School

Restrooms

Finding: The door opening force for the entrance door to the restroom is 10 pounds.

Alternative Rec: *
(Where Available)



Girls Restroom Next to Room 16

Full Rec Adjust the closer on the 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	170
Priority:	

Restrooms

Finding: There is signage indicating accessibility on the latch side of the entry door of the restroom. There is Title 24 gender use signage on the entrance door, but it is centered at 58 1/2 inches above the finished floor.

Alternative Rec: *
(Where Available)



Mens Restroom in Auditorium

Full Rec Post signage centered 60 inches above the ground surface on the latch side of the entrance door identifying the restroom as accessible. Signage shall include Braille and raised lettering, the gender or unisex use symbol and the ISA symbol. Post Title 24 gender use signage on the door @ 60" o.c. a.f.f.

Citation: CBC 1115B.5; ADAAG 4.1.6; ADAAG 4.1.2(7); ADAAG 4.1.6(3)(e); ADAAG 4.30

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	58
Maximum Estimated Cost:	58
Record Number	141
Priority:	

Facility Name: 3rd Street Elementary School

Restrooms

Finding: The height of the coat hook is 60 inches above the finished floor.

**Alternative *
Rec:
(Where
Available)**



Mens Restroom in Auditorium

Full Rec Relocate the coat hook to a height no greater than 48 inches above the finished floor.

Citation: ADAAG A4.27

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	277
Maximum Estimated Cost:	277
Record Number	142
Priority:	

Restrooms

Finding: The distance from the center of the toilet to the nearest side wall in the restroom is 18 3/8 inches.

**Alternative *
Rec:
(Where
Available)**



Mens Restroom in Auditorium

Full Rec Relocate the toilet so that the distance from the centerline of the toilet to the nearest side wall in the restroom 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	143
Priority:	

Facility Name: 3rd Street Elementary School

Restrooms

Finding: The distance from the end of the side grab bar to the back wall in the restroom is 14 1/2 inches.

**Alternative *
Rec:
(Where
Available)**



Mens Restroom in Auditorium

Full Rec Remount the side grab bar in the restroom so that it is not more than 12 inches from the back wall (see ADAAG Figure 29 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:	448
Maximum Estimated Cost:	448
Record Number	144
Priority:	

Restrooms

Finding: The knee clearance space under the lavatory designated to be accessible in the restroom is 27 inches. The knee depth space under the lavatory designated to be accessible in the restroom is less than 27 inches at 8 inches under the lavatory apron.

**Alternative *
Rec:
(Where
Available)**



Mens Restroom in Auditorium

Full Rec Raise or replace the lavatory designated to be accessible in the restroom to provide at least 29 inches of clear knee space between the finished floor and bottom of the lavatory apron. Make sure to provide at least 27 inches at 8 inches under the apron (see ADAAG 4.19.2).

Citation: ADAAG 4.19.2

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1286
Maximum Estimated Cost:	1286
Record Number	145
Priority:	

Facility Name: 3rd Street Elementary School

Restrooms

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

Alternative Rec: *
(Where Available)



Mens Restroom in Auditorium

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	146
Priority:	

Restrooms

Finding: The bottom edge of the reflecting surface of the mirror in the restroom is 40 5/8 inches above the finished floor.

Alternative Rec: *
(Where Available)



Mens Restroom in Auditorium

Full Rec Lower the mirror in the restroom so that the bottom edge of the reflecting surface is no higher than 40 inches above the finished floor and the topmost portion of the reflecting surface extends at least 74 inches above the finished floor (see ADAAG A4.19.6). A single, full-length mirror is recommended since it can accommodate all people. Make certain to provide a minimum clear floor space in front of the mirror of 30 inches in width and 48 inches in length.

Citation: ADAAG A4.19.6; CBC 1115B.9.1.2; ADAAG 4.19.6

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	291
Maximum Estimated Cost:	291
Record Number	147
Priority:	

Facility Name: 3rd Street Elementary School

Restrooms

Finding: There is signage indicating accessibility on the entry door to the restroom. The signage is centered 60 inches above the floor on the latch side of the entrance door and includes Braille and raised lettering, gender use symbol and the ISA symbol.

Alternative Rec: *
Rec:
(Where Available)



Womens Restroom in Auditorium

Full Rec The restroom is designated accessible and should be made an accessible restroom for the facility. Monitor signage for continued compliance with CBC 1115B.5, ADAAG 4.1.2(7) and ADAAG 4.1.6(3)(e) and ADAAG 4.30.

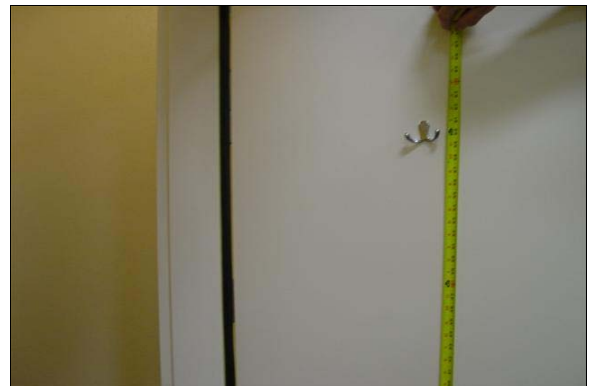
Citation: CBC 1115B.5; ADAAG 4.1.6; ADAAG 4.1.2(7); ADAAG 4.1.6(3)(e); ADAAG 4.30

Minimum Quantity	1
Maximum Quantity:	1
Unit:	None Selected
Minimum Estimated Cost:	0
Maximum Estimated Cost:	0
Record Number	148
Priority:	

Restrooms

Finding: The height of the coat hook is 60 inches above the finished floor.

Alternative Rec: *
Rec:
(Where Available)



Womens Restroom in Auditorium

Full Rec Relocate the coat hook to a height no greater than 48 inches above the finished floor.

Citation: ADAAG A4.27

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	277
Maximum Estimated Cost:	277
Record Number	149
Priority:	

Facility Name: 3rd Street Elementary School

Restrooms

Finding: The distance from the end of the side grab bar to the back wall in the restroom is 13 1/4 inches.

Alternative Rec: *
(Where Available)



Womens Restroom in Auditorium

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	150
Priority:	

Full Rec Remount the side grab bar in the restroom so that it is not more than 12 inches from the back wall (see ADAAG Figure 29 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.

Restrooms

Finding: The knee clearance space under the lavatory designated to be accessible in the restroom is 27 inches. The knee depth space under the lavatory designated to be accessible in the restroom is less than 27 inches at 8 inches under the lavatory apron.

Alternative Rec: *
(Where Available)



Womens Restroom in Auditorium

Citation: ADAAG 4.19.2

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1286
Maximum Estimated Cost:	1286
Record Number	151
Priority:	

Full Rec Raise or replace the lavatory designated to be accessible in the restroom to provide at least 29 inches of clear knee space between the finished floor and bottom of the lavatory apron. Make sure to provide at least 27 inches at 8 inches under the apron (see ADAAG 4.19.2).

Facility Name: 3rd Street Elementary School

Restrooms

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

Alternative Rec: *
Rec:
(Where Available)



Womens Restroom in Auditorium

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	152
Priority:	

Restrooms

Finding: The bottom edge of the reflecting surface of the mirror in the restroom is 40 3/4 inches above the finished floor.

Alternative Rec: *
Rec:
(Where Available)



Womens Restroom in Auditorium

Full Rec Lower the mirror in the restroom so that the bottom edge of the reflecting surface is no higher than 40 inches above the finished floor and the topmost portion of the reflecting surface extends at least 74 inches above the finished floor (see ADAAG A4.19.6). A single, full-length mirror is recommended since it can accommodate all people. Make certain to provide a minimum clear floor space in front of the mirror of 30 inches in width and 48 inches in length.

Citation: ADAAG A4.19.6; CBC 1115B.9.1.2; ADAAG 4.19.6

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	291
Maximum Estimated Cost:	291
Record Number	153
Priority:	

Facility Name: 3rd Street Elementary School

Drinking Fountains

Finding: There is 23 5/8 inches knee clearance height.

Alternative Rec: *
(Where Available)



Drinking Fountain Outside the Auditorium

Full Rec Fifty percent of the drinking fountains on primary paths of travel shall be accessible. 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 32 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 24 inches, 30 inches in width and between 18 inches and 19 inches

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	139
Priority:	

Emergency Warning Systems

Finding: The facility shall have a fire and life safety emergency plan approved by the local building official that specifically addresses the evacuation of individuals with disabilities.

Alternative Rec: *
(Where Available)



Full Rec A fire and life safety emergency plan that specifically addresses the evacuation of individuals with disabilities must be approved by local building officials and the state fire official and comply with CFC Part 9 and CBC 1114B.2 for areas of rescue assistance.

Citation: CFC Part 9 & CBC 1114B.2

Minimum Quantity	1
Maximum Quantity:	1
Unit:	None Selected
Minimum Estimated Cost:	0
Maximum Estimated Cost:	0
Record Number	185
Priority:	

Facility Name: 3rd Street Elementary School

Emergency Warning Systems

Finding: There are visual warning devices in the renovated restrooms.



Alternative Rec: (Where Available) Altering a facility's programs, or addressing higher priority barriers can reduce or eliminate the need for an area of rescue assistance, such as making certain that an individual with a disability participates in programs located near an already accessible exit. Otherwise creating an accessible exit can provide an acceptable alternative to providing an area of rescue assistance.

Full Rec Install visual warning devices integrated with the facility's alarm system complying with CBC 1114B.2.5, ADAAG 4.1.3(14) and ADAAG 4.28 throughout the facility.

Citation: CBC 1114B.2.4; ADAAG 4.1.3(14); ADAAG 4.28

Minimum Quantity	1
Maximum Quantity:	1
Unit:	None Selected
Minimum Estimated Cost:	0
Maximum Estimated Cost:	288
Record Number	186
Priority:	