

Site Accessibility Evaluation



Bayertown Shed

**5102 Lackender Ave SW
Hills, IA 52327**

ADA Only

Inspection Date: 04/24/2019

Inspector: Shelley Zuniga

Prepared By

WT Group

Engineering with Precision, Pace & Passion.

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February 3, 2019

Donna Brooks
Grants Assistant
Johnson County
913 S. Dubuque St.
Iowa City, IA, 52240

Dear Donna:

Thank you for the opportunity to be of service to you by performing an accessibility evaluation for the Bayertown Shed located at 5102 Lackender Ave SW, Hills, IA, 52327. The facility was inspected on 04/24/2019.

We recommended that all barriers that are identified in this evaluation recommended in one of the phases below, be removed as soon as possible. A transition plan should be developed to assist in planning the removal of all barriers. To help with this, we have identified all barriers on a finding by finding basis with a phase identifier as follows:

1 (Phase 1): Should be completed immediately. This category includes findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat.

2 (Phase 2): Should be completed as soon as possible. Includes findings that would remove barriers to the greatest number of people to your goods and services and finding new to the technical standards such as recreation elements

3 (Phase 3): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. This category includes findings that have a high financial impact on the entity, are subject to standards not yet final, or involve a partner entity.

4 (Option): Not necessary to complete, because other sites exist that meet Title II requirements for program access, or retrofit is technically infeasible, or variance is a construction tolerance.



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5 (Smart Practice): Should be completed but not necessarily required. This category includes findings and or elements that were in compliance with previous editions of the codes and standards but have since changed. This category also includes techniques or elements that are not a part of the federal or state requirements, but are suggested in advisory language, or have been successfully implemented by other entities. Generally, these items are easily modified to provide the greatest degree of access as well as compliance with the most current codes and standards.

We have applied these priorities to the transition plan to create an order of retrofit for Johnson County sites. The transition plan is an Excel document that is easily modified, should circumstances or priorities change for the County. In addition, it is easily searched in many different ways.

Periodic maintenance to ensure continued accessibility is essential in providing a safe and usable environment. Parking lot markings, signage, door opening pressures, and maintaining clear floor space at doors and other elements and fixtures, available to the public, must be part of an ongoing maintenance schedule.

If you have any questions regarding this report or would like to schedule a meeting with myself and your architect, attorney, or contractor, please feel free to contact me.

Sincerely,

Shelley Zuniga
Shelley Zuniga

Parking

Lat: 41.5613700000, Long: -91.6182200000

Finding: 1

There are no accessible parking stalls.

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

There are an unknown number of parking stalls in the parking lot that could be reasonably associated with this facility. There should be a minimum of one accessible stall with a minimum of one being designed as van accessible.

Citation:

2010 ADAS Section: 208.2

1991 ADAS Section: 4.1.2

As Built:

gravel lot lacks designated stalls

Recommendation:

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



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

Finding #1 Additional Finding Photos



EAR

Lat: 41.561370000, Long: -91.618220000

Finding: 2

There is no accessible route between the buildings.

At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site.

Citation:

2010 ADAS Section: 206.2.2

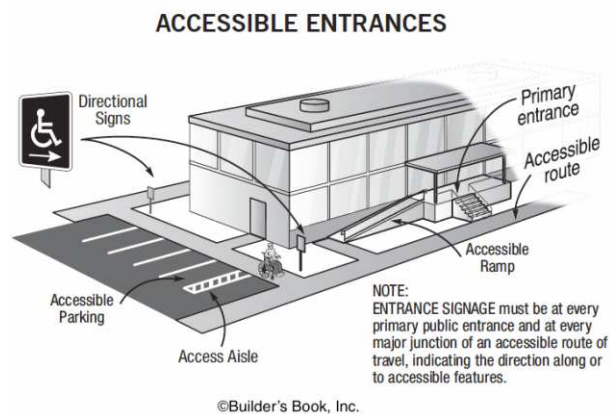
1991 ADAS Section: 4.1.2

As Built:

gravel lot lacks AR to building entry change in level at sidewalk

Recommendation:

Create AR with crushed and compacted stone or similar outdoor material from building to building within the site



Finding #2 Additional Finding Photos



Shed

Lat: 41.5613700000, Long: -91.6182200000

Finding: 3

The threshold has a vertical change greater than 1/4 inch high.

The threshold at a doorway shall be no higher than 1/2 inch. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. 1/4 inch is the maximum vertical rise.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

Citation:

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

1991 ADAS Section: 4.13.1

As Built:

entry- 3.5" CIL, knob

Recommendation:

For all doors along the public circulation route, repair, bevel, or ramp CILs at door entries to max .25"

For all doors along the public circulation route, repair, provide beveled threshold

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



Finding #3 Additional Finding Photos



Shed

Lat: 41.5613700000, Long: -91.6182200000

Finding: 4

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

Citation:

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

1991 ADAS Section: 4.13.1

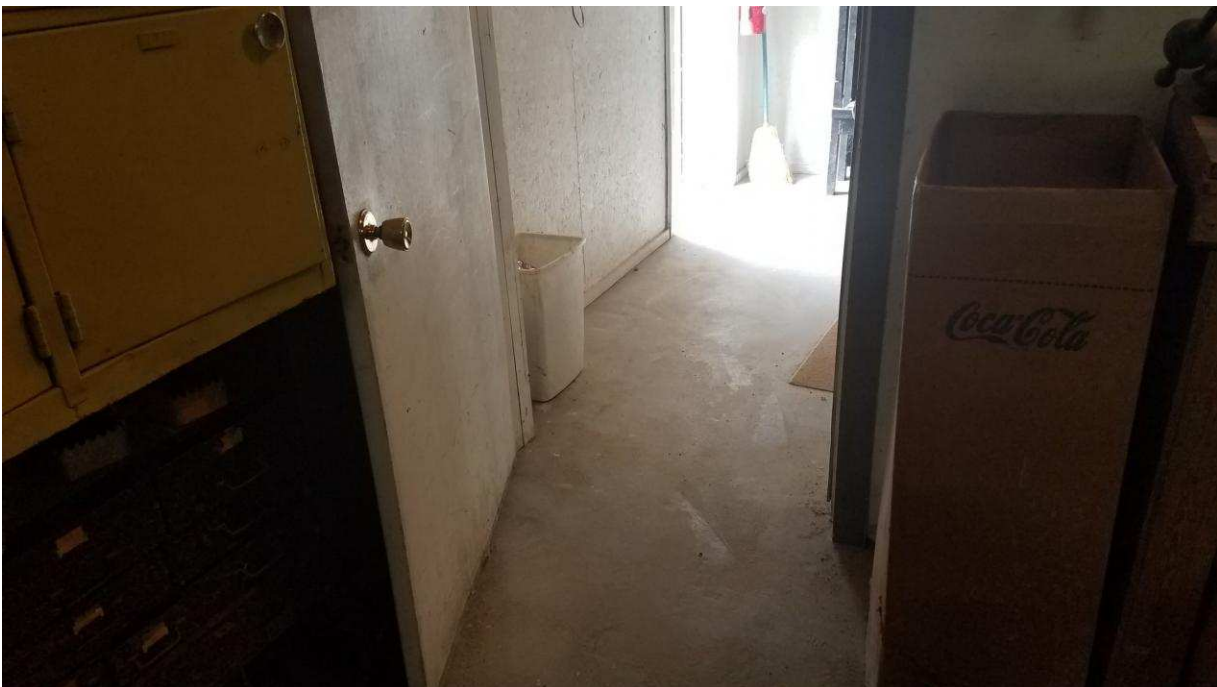
As Built:

bay to break area-knob, box pull side

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

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



Shed

Lat: 41.5613700000, Long: -91.6182200000

Finding: 5

There is no accessible route between the main floor and the mezzanine

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

Citation:

2010 ADAS Section: 206.2.4

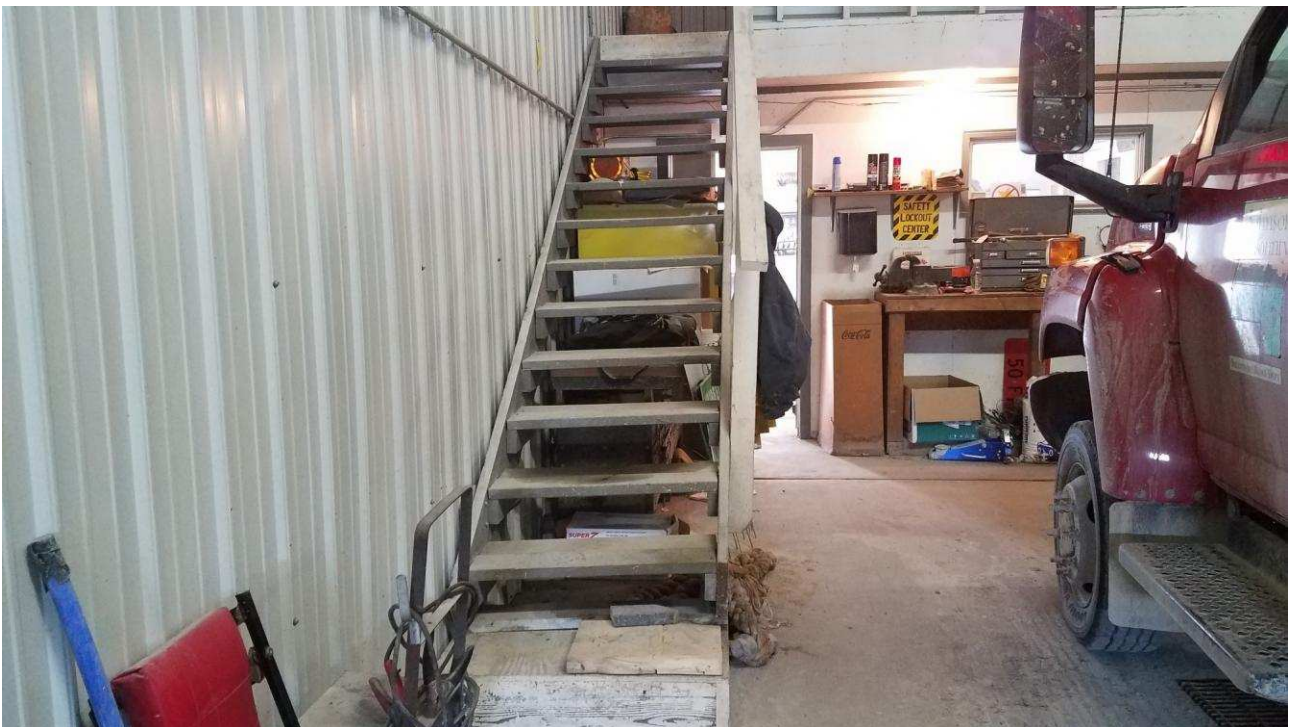
1991 ADAS Section: 4.1.3

As Built:

stairs to loft

Recommendation:

No AR to upper level employee area, leave as is, and reassign duties if an employee with disabilities requires access here



Shed

Lat: 41.5613700000, Long: -91.6182200000

Finding: 6

The overhead door control is positioned too high for either a side or front approach.

Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground.

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.

Citation:

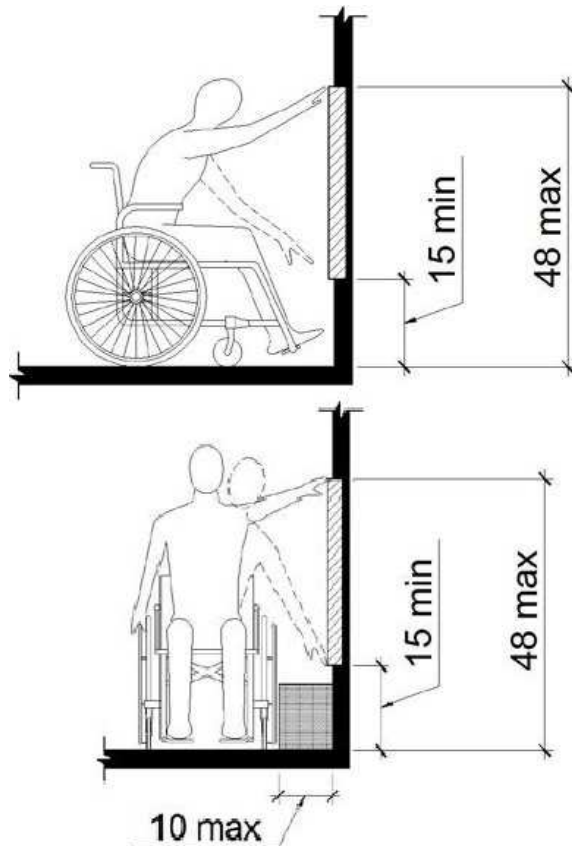
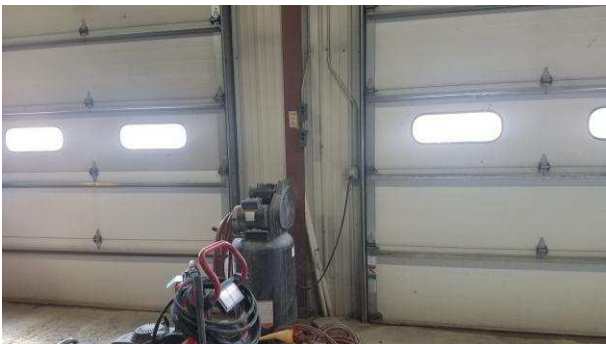
2010 ADAS Section: 308.1

As Built:

bays- overhead door controls

Recommendation:

For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here



Shed

Lat: 41.5613700000, Long: -91.6182200000

Finding: 7

Gratings are spaced greater than a 1/2 inches in the direction of traffic flow.

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

2010 ADAS Section: 302.3

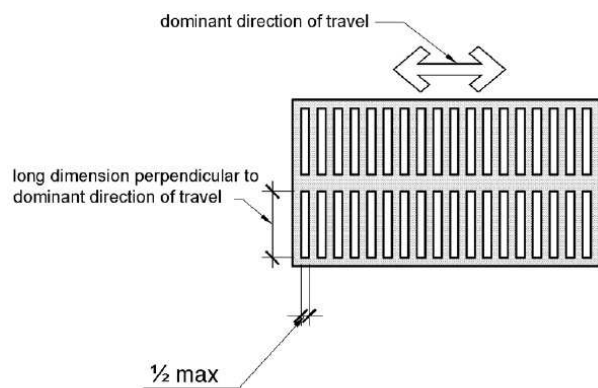
1991 ADAS Section: 4.5.4

As Built:

grates 1" in bays

Recommendation:

Replace grate with one having max openings of 1/2 inch.



Finding #7 Additional Finding Photos



Shed

Lat: 41.5613700000, Long: -91.6182200000

Finding: 8

The first aid and shelf project more than 4 inches into the circulation path.

Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.

Citation:

2010 ADAS Section: 307.2

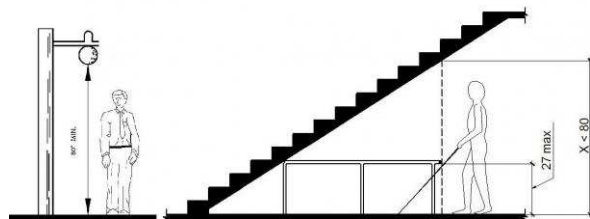
1991 ADAS Section: 4.4.1

As Built:

break room- first aid
5", shelf

Recommendation:

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



Finding #8 Additional Finding Photos



Restroom

Lat: 41.5613700000, Long: -91.6182200000

Finding: 9

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

Citation:

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

1991 ADAS Section: 4.13.1

As Built:

restroom- knob,
cabinet pull side, 30"
wide

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, replace doors with doors having 80" overhead clearance and 32" clear width

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

Finding #9 Continued



Finding #9 Additional Finding Photos



Restroom

Lat: 41.5613700000, Long: -91.6182200000

Finding: 10

The restroom is not nearly compliant.

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

Citation:

2010 ADAS Section: 603.1

1991 ADAS Section: 4.17.1

As Built:

lacks accessible features, too small to meet requirements, noncompliant shower present

Recommendation:

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



Finding #10 Additional Finding Photos

