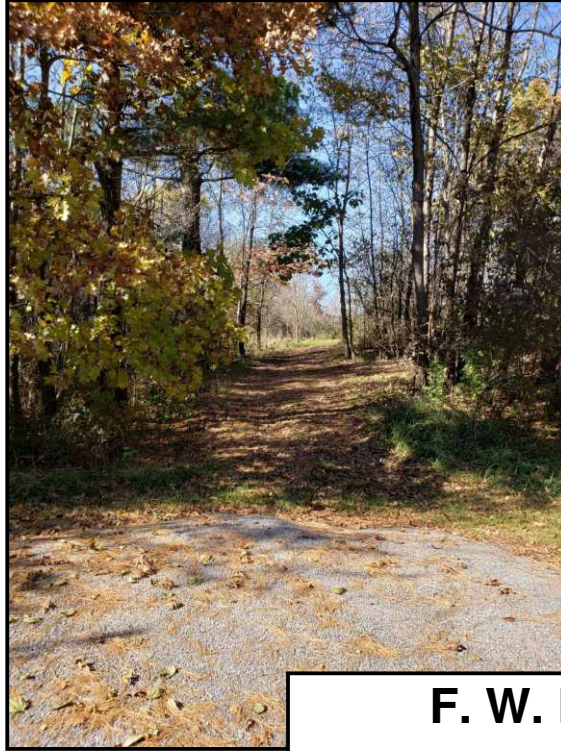


Site Accessibility Evaluation



F. W. Kent Park

**2048 US-6
Oxford, IA 52322**

ADA Only

Inspection Date: 10/23/2018

Inspector: Shelley Zuniga

Prepared By
WT Group

Engineering with Precision, Pace & Passion.

(224) 293 - 6451

www.wtengineering.com

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 F. W. Kent Park located at 2048 US-6, Oxford, IA, 52322. The facility was inspected on 10/23/2018.

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.

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

HQ Parking

Lat: 41.7185700000, Long: -91.7322100000

Finding: 1

Element meets all standards and requirements

Citation:

2010 ADAS Section: 502.2, 502.3, 502.4, 502.5

As Built:

HQ parking lot, 2 of
13- meets scoping

Recommendation:

None

HQ Parking

Lat: 41.7185700000, Long: -91.7322100000

Finding: 2

The parking sign is mounted too low.

Parking space identification signs shall include the International Symbol of Accessibility complying with. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

Citation:

2015 ABAAS Section: 502.6

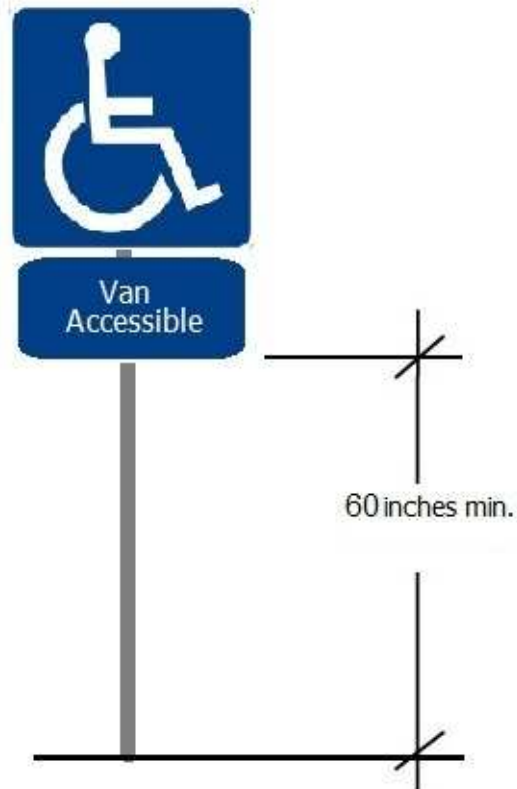
2010 ADAS Section: 502.6

As Built:

both signs fail 56"
and 58"

Recommendation:

Raise existing accessible parking signs so lowest end of bottom sign is min 60" aff



Finding #2 Additional Finding Photos



HQ Parking

Lat: 41.7185700000, Long: -91.7322100000

Finding: 3

The cross slopes (narrow dimension) and/or running slopes (long dimension) of the access aisle exceeds 2%.

The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.

Citation:

2015 ABAAS Section: 502.4

2010 ADAS Section: 502.4

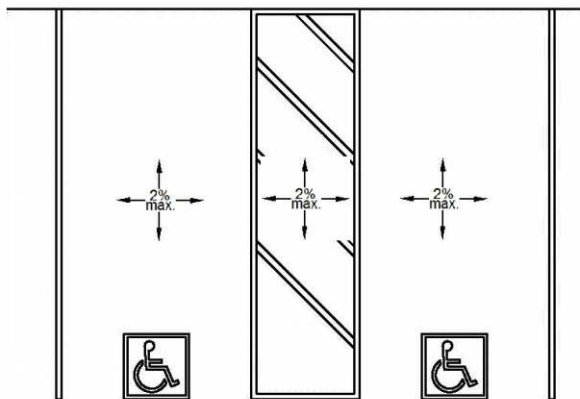
1991 ADAAG Section: 4.6.3*

As Built:

AA slope 3.9%

Recommendation:

Repair or correct slope of parking space and access aisle to max 2.08% in any direction



Finding #3 Additional Finding Photos



HQ Parking

Lat: 41.7185700000, Long: -91.7322100000

Finding: 4

The access aisle is not a minimum 8 feet to the centerline of the stripe.

The accessible parking stall access aisle must be a minimum of 8 feet wide measured from centerline to centerline.

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

Alternatively, the stall can be 11 feet wide and the access aisle may be 5 feet wide.

Citation:

2015 ABAAS Section: 502.2

2010 ADAS Section: 502.2

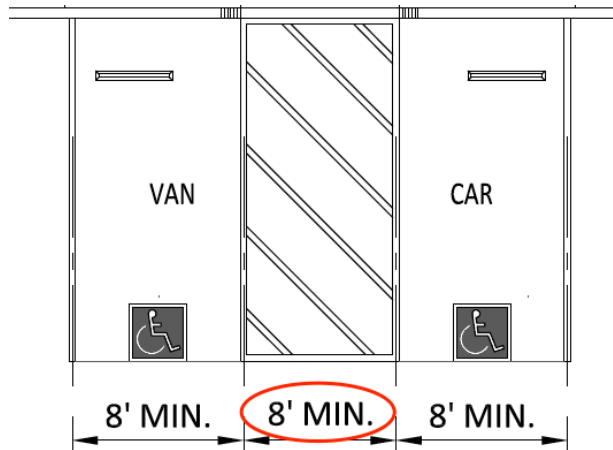
1991 ADAAG Section: 4.1.2

As Built:

92.5" shared aisle,
stalls 9' wide

Recommendation:

Repaint van access aisles to be 8' each



Finding #4 Additional Finding Photos



HQ Parking

Lat: 41.7185700000, Long: -91.7322100000

Finding: 5

The cross slopes (narrow dimension) and/or running slopes (long dimension) of the accessible stall exceeds 2%.

The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.

Citation:

2015 ABAAS Section: 502.4

2010 ADAS Section: 502.4

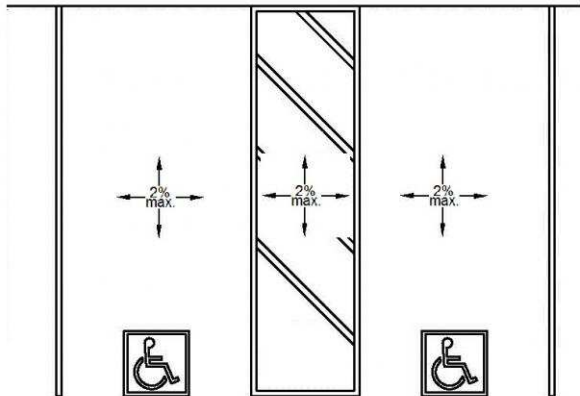
1991 ADAAG Section: 4.6.3*

As Built:

4.2% stall 1, 4.2% stall 2

Recommendation:

Correct or repair slope of stall to max 2.08% in any direction



Finding #5 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 6

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

Exterior doors are recommended to be maintained at 8.5 lbf as a smart practice. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

exterior entry- 14#
and fast

Recommendation:

For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers

For all doors along the public circulation route, inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice

Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 7

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2015 ABAAS Section: 404.2.9

2010 ADAS Section: 404.2.9

1991 ADAAG Section: 4.13.11*

As Built:

interior entry- 9#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 8

The AED and coat rack 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:

2015 ABAAS Section: 308.1

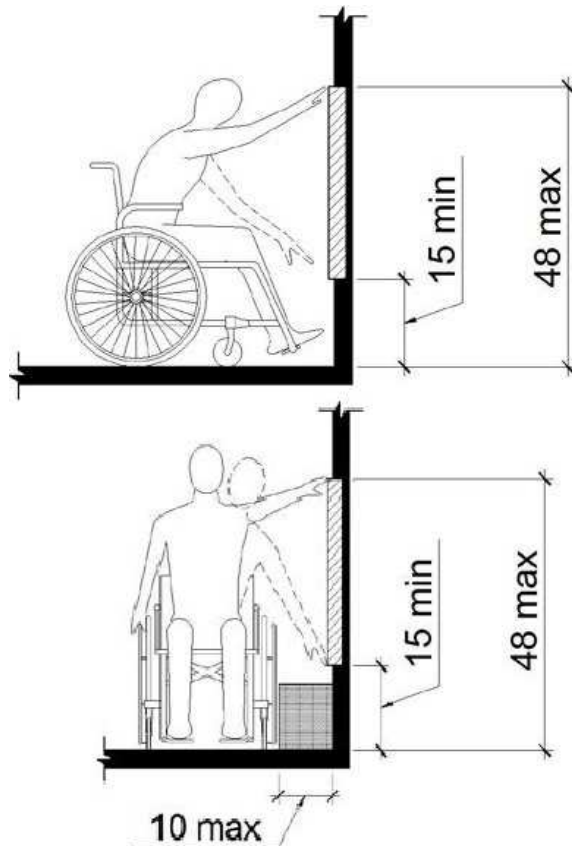
2010 ADAS Section: 308.1

As Built:

65" AED in lobby;
coat closet rack 70"

Recommendation:

Remount operable parts to be in reach range of 15" min to 48" max



Finding #8 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 9

The TV projects 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:

2015 ABAAS Section: 307.2

2010 ADAS Section: 307.2

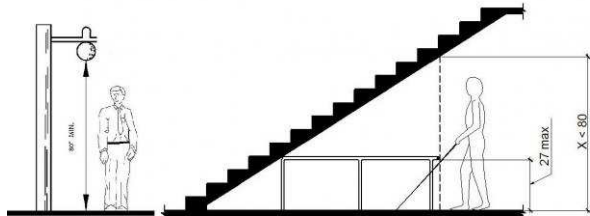
1991 ADAAG Section: 4.4.1*

As Built:

director office- TV
protrudes 7"

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



Finding #9 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 10

The thermostat is not accessible because there is not adequate clear floor space for either a forward or side approach.

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

Citation:

2015 ABAAS Section: 305.3

2010 ADAS Section: 305.3

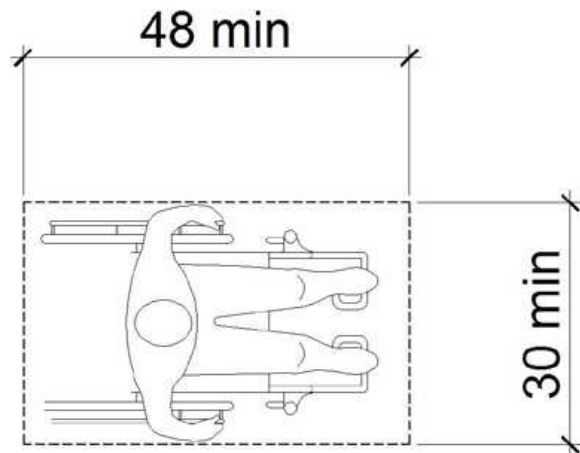
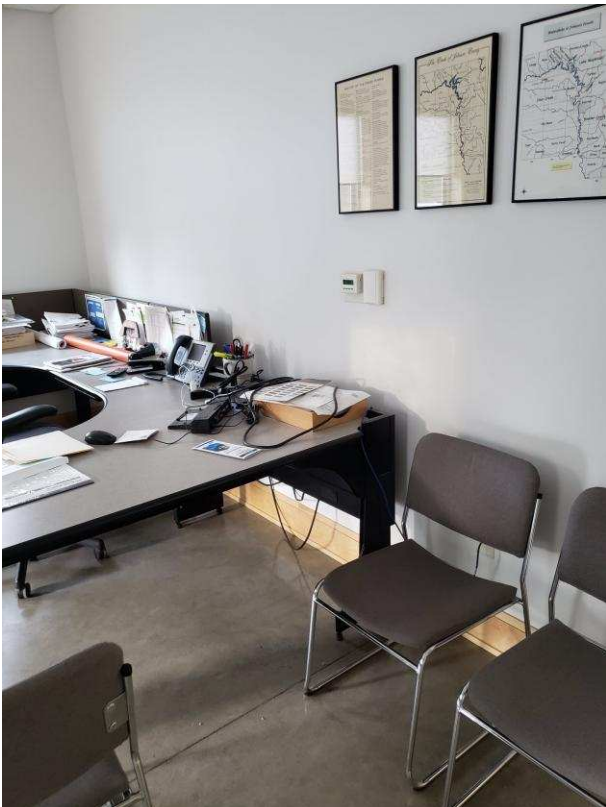
1991 ADAAG Section: 4.2.4.1

As Built:

director office-
thermostat

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



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 11

The key box 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:

2015 ABAAS Section: 308.1

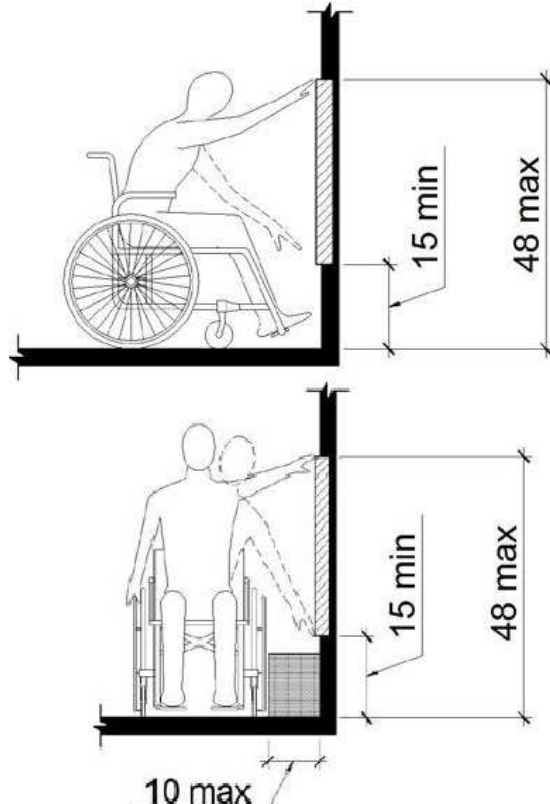
2010 ADAS Section: 308.1

As Built:

Records storage- key box high 65"

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



Finding #11 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 12

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

copy/mail room - room complies

Recommendation:

None

Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 13

The maneuvering space on the pull side of the door does not adequately extend beyond the latch side of the door.

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

Citation:

2015 ABAAS Section: 404.2.4.1

2010 ADAS Section: 404.2.4.1

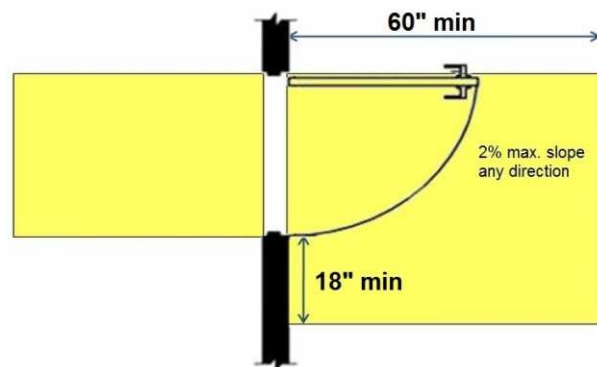
1991 ADAAG Section: 4.13.6

As Built:

Ranger 2/Ranger 1-
desk on pull

Recommendation:

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 14

The landing at the door does is not compliant.

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

Citation:

2015 ABAAS Section: 404.2.4.1

2010 ADAS Section: 404.2.4.1

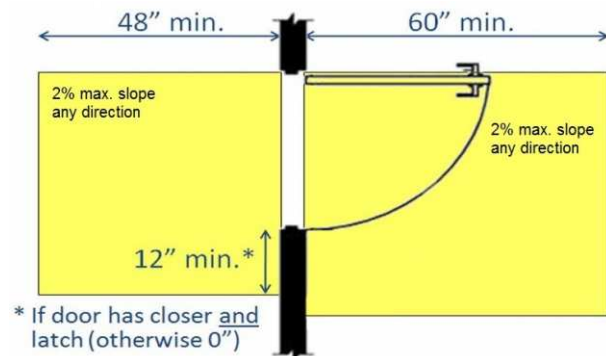
1991 ADAAG Section: 4.13.6

As Built:

custodial- small room
no entry, storage on
push

Recommendation:

Leave as is, small closet; infeasible to correct



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 15

The maneuvering space on the pull side of the door does not adequately extend beyond the latch side of the door.

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

Citation:

2015 ABAAS Section: 404.2.4.1

2010 ADAS Section: 404.2.4.1

1991 ADAAG Section: 4.13.6

As Built:

Natural Resource

Manager/Natural

Resource

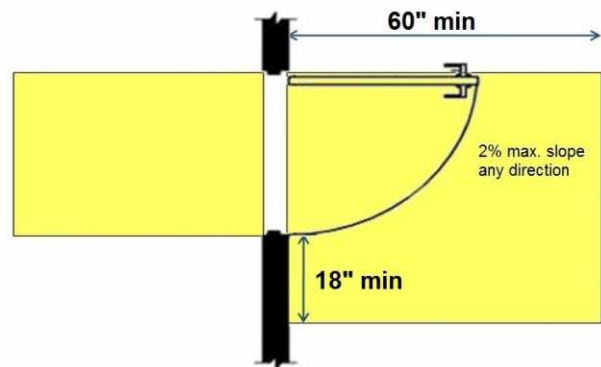
Management

Specialist- bookshelf

back on pull

Recommendation:

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 16

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

operations superintendent/mechanic- door complies

Recommendation:

None

Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 17

The maneuvering space on the pull side of the door does not adequately extend beyond the latch side of the door.

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

Citation:

2015 ABAAS Section: 404.2.4.1

2010 ADAS Section: 404.2.4.1

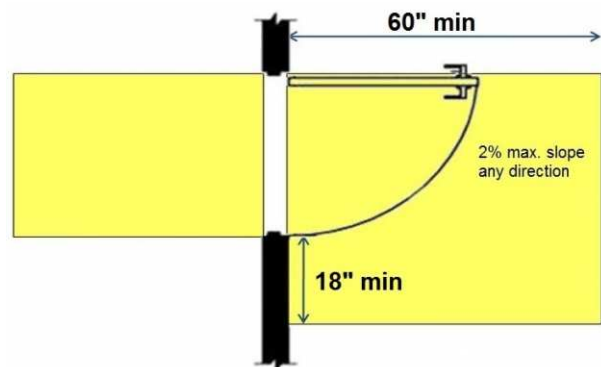
1991 ADAAG Section: 4.13.6

As Built:

Terry's office- storage on pull

Recommendation:

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 18

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.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

staff room- storage on pull; 11#

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, inspect, adjust, and maintain 5 lbf to open interior doors



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Wheel: N/A, Direction: N/A

Finding: 19

Element meets all standards and requirements

Citation:

2010 ADAS Section: 305, 306, 603

As Built:

**staff room- sink
complies**

Recommendation:

None

Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 20

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.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

mechanical/electrical-pipes on pull; 12#; fast

Recommendation:

Leave as is maneuvering clearance, infeasible to correct

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors

For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 21

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.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

Citation:

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

1991 ADAAG Section: 4.13.1

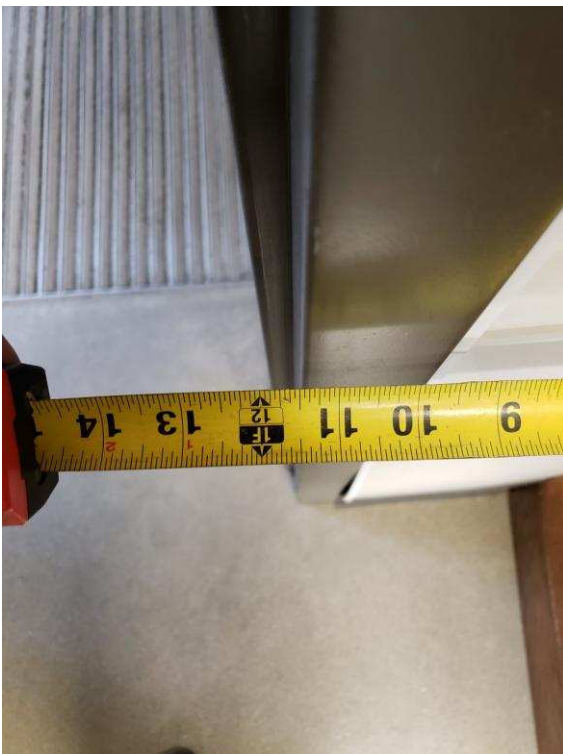
As Built:

conservation program manager- 14#; desk 12" on pull

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, inspect, adjust, and maintain 5 lbf to open interior doors



Finding #21 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 22

Exterior doors exceed 8.5 lbs of force to open; fire doors shall have a minimum opening force allowable by the appropriate administrative authority

Citation:

2010 ADAS Section: 404.2.9

As Built:

exit by mech/elec- 10#

Recommendation:

Inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice

Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 23

Element meets all standards and requirements

Citation:

2010 ADAS Section: 211.2, 211.3, 602, 305

As Built:

LR/RR hallway,
drinking fountain
good

Recommendation:

None



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 24

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.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

furnace/mech-storage on pull; fast; 15#

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, inspect, adjust, and maintain 5 lbf to open interior doors

For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 25

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

furnace/mech- room
complies

Recommendation:

None

Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 26

There are numerous items 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:

2015 ABAAS Section: 308.1

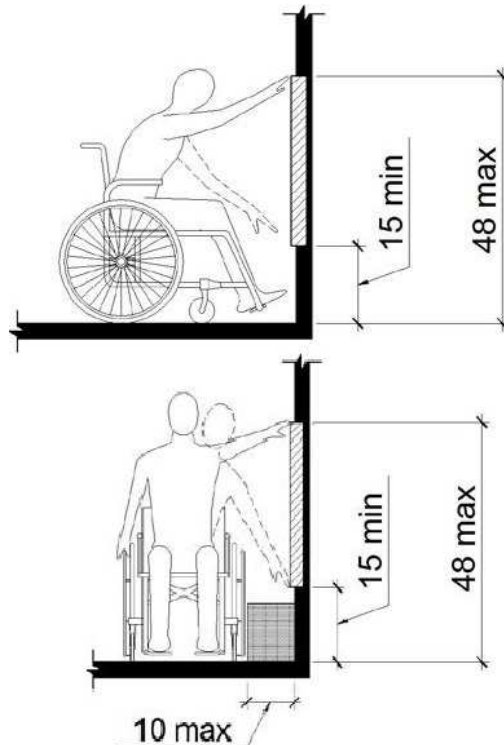
2010 ADAS Section: 308.1

As Built:

HQ shop- 61.5" ear
plugs; 62" safety
glasses; keybox 62";
eyewash station pull
69.25"; first aid 60"

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



Finding #26 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 27

The clear floor space only allows for a forward approach and the paper towels are out of reach range.

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 reach depth over the obstruction. Where the reach depth exceeds 20 inches, the high forward reach shall be 44 inches maximum and the reach depth shall be 25 inches maximum.

Citation:

2015 ABAAS Section: 308.2.2

2010 ADAS Section: 308.2.2

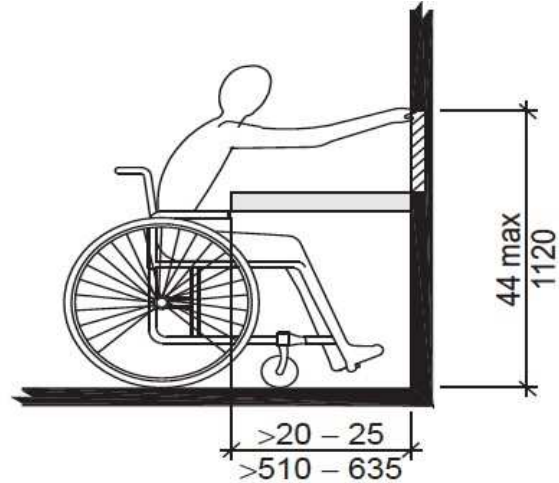
1991 ADAAG Section: 4.2.5*

As Built:

HQ Shop- paper towels 56" high over sink counter

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



Finding #27 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 28

The thermostat, outlets and paper towels are not accessible because there is not adequate clear floor space for either a forward or side approach.

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

Citation:

2015 ABAAS Section: 305.3

2010 ADAS Section: 305.3

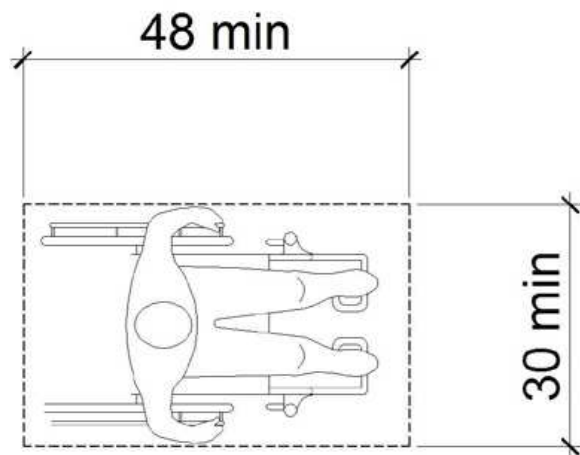
1991 ADAAG Section: 4.2.4.1

As Built:

HQ Shop- thermostat,
knob, almost all
outlets, paper towels

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



Finding #28 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 29

The storage bars 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:

2015 ABAAS Section: 307.2

2010 ADAS Section: 307.2

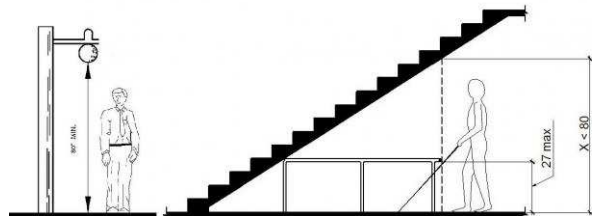
1991 ADAAG Section: 4.4.1*

As Built:

HQ Shop- various storage bars if storage underneath was removed

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



Finding #29 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7188900000, Long: -91.7294200000

Finding: 30

The sink is not accessible.

A clear floor space at least 30 inches by 48 shall be provided in front of a sink to allow forward approach.

-The clear floor space shall be on an accessible route and shall extend a maximum of 19 inches underneath the sink.

-Sinks shall be mounted with the counter or rim no higher than 34 inches above the finish floor.

-Knee clearance at least 27 inches high, 30 inches wide and 19 inches deep shall be provided.

-Hot water and drain pipes exposed under sinks shall be insulated or otherwise configured so as to protect against contact. There shall be no sharp or abrasive surfaces under sinks.

-Faucet controls not require tight grasping, pinching or twisting of the wrist.

-The force required to activate controls shall be not greater than 5 lb. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs.

-Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

Citation:

2015 ABAAS Section: 606.2

2010 ADAS Section: 606.2

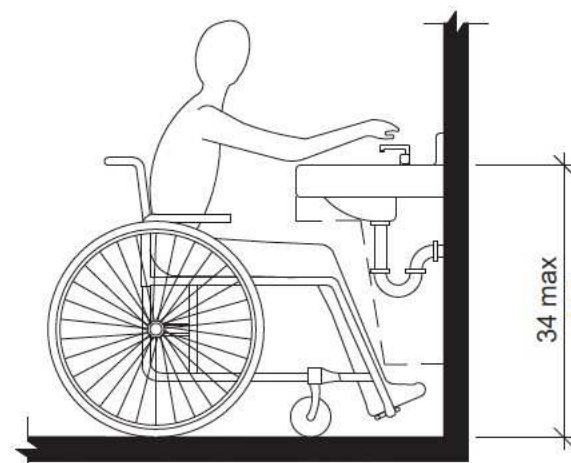
1991 ADAAG Section: 4.24.5

As Built:

Shop HQ- 36" rim sink

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



Finding #30 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 31

The outlet 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:

2015 ABAAS Section: 308.1

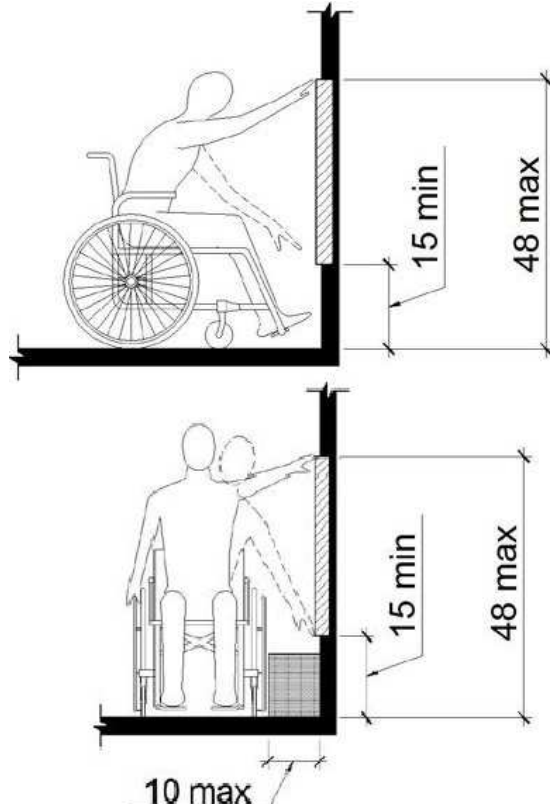
2010 ADAS Section: 308.1

As Built:

Shop corner storage-outlet very high

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



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 32

The thermostat is not accessible because there is not adequate clear floor space for either a forward or side approach.

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

Citation:

2015 ABAAS Section: 305.3

2010 ADAS Section: 305.3

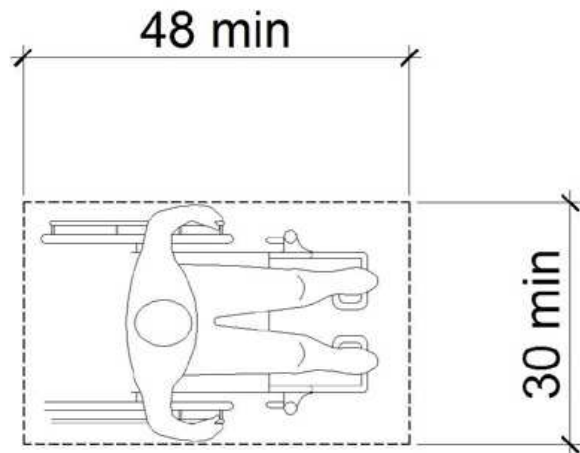
1991 ADAAG Section: 4.2.4.1

As Built:

shop corner storage-
thermostat

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



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 33

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

shop middle storage-room complies

Recommendation:

None

Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 34

There is a change in level greater than 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2015 ABAAS Section: 303.3

2010 ADAS Section: 303.3

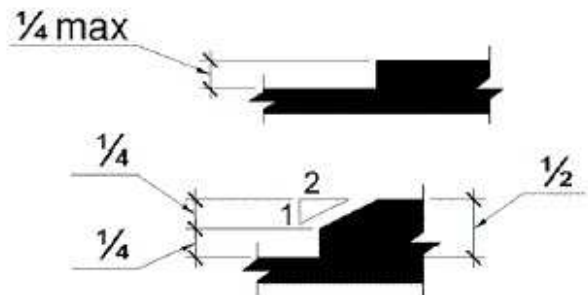
1991 ADAAG Section: 4.3.8

As Built:

shop mech/elec- floor
pipe causing CIL

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



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 35

The clear floor space only allows for a forward approach and the (XX) is out of reach range.

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 reach depth over the obstruction. Where the reach depth exceeds 20 inches, the high forward reach shall be 44 inches maximum and the reach depth shall be 25 inches maximum.

Citation:

2015 ABAAS Section: 308.2.2

2010 ADAS Section: 308.2.2

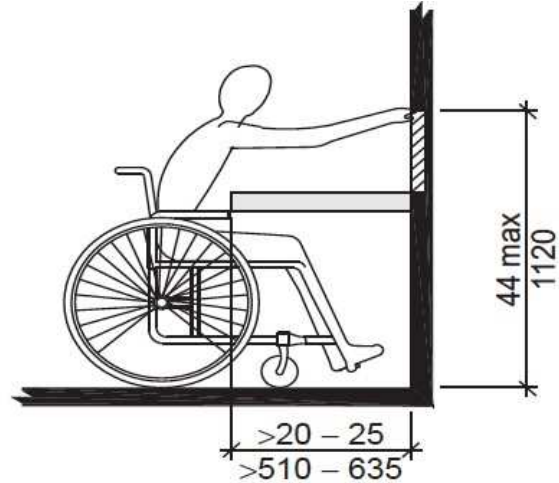
1991 ADAAG Section: 4.2.5*

As Built:

Shop carpenter-
paper towels high
over sink 57.5"

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



Finding #35 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7188900000, Long: -91.7294200000

Finding: 36

The sink is not accessible.

A clear floor space at least 30 inches by 48 shall be provided in front of a sink to allow forward approach.

-The clear floor space shall be on an accessible route and shall extend a maximum of 19 inches underneath the sink.

-Sinks shall be mounted with the counter or rim no higher than 34 inches above the finish floor.

-Knee clearance at least 27 inches high, 30 inches wide and 19 inches deep shall be provided.

-Hot water and drain pipes exposed under sinks shall be insulated or otherwise configured so as to protect against contact. There shall be no sharp or abrasive surfaces under sinks.

-Faucet controls not require tight grasping, pinching or twisting of the wrist.

-The force required to activate controls shall be not greater than 5 lb. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs.

-Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

Citation:

2015 ABAAS Section: 606.2

2010 ADAS Section: 606.2

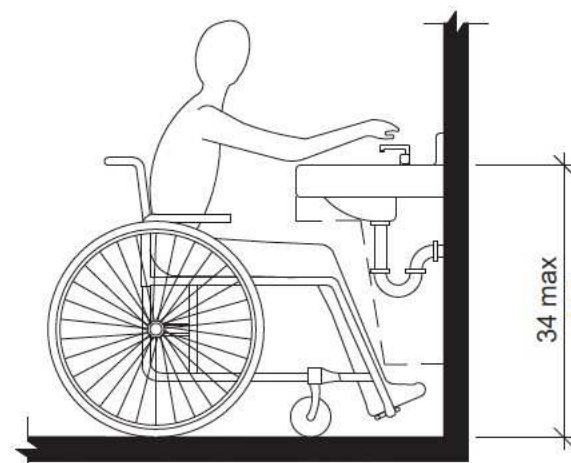
1991 ADAAG Section: 4.24.5

As Built:

Shop carpenter- 36"
rim sink

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



Finding #36 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 37

The thermostat is not accessible because there is not adequate clear floor space for either a forward or side approach.

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

Citation:

2015 ABAAS Section: 305.3

2010 ADAS Section: 305.3

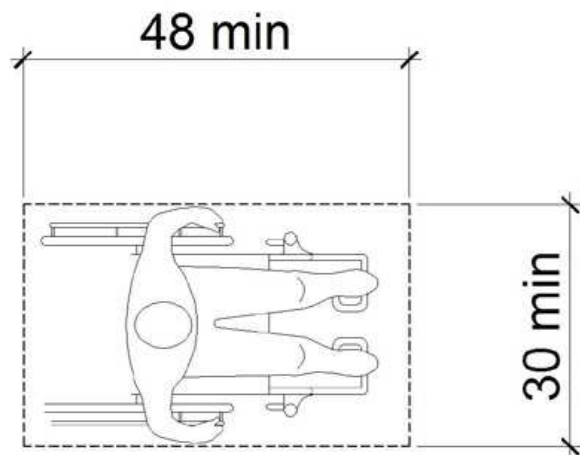
1991 ADAAG Section: 4.2.4.1

As Built:

shop carpenter-
thermostat

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



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 38

The Accessible Icon Project new ISA has not been adopted or approved by the US Access Board or DOJ. It is recommended to use the standard and uniformly accepted International Symbol of Accessibility (ISA) symbol for all signage and markings requiring an ISA.

The International Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by physically disabled persons.

Citation:

2015 ABAAS Section: 703.7.2.1

2010 ADAS Section: 703.7.2.1

1991 ADAAG Section: 4.30.7(1)

As Built:

HQ accessible entry
lacks symbol of
access

Recommendation:

Mount symbol of access at front entry designating it as accessible



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 39

Element meets all standards and requirements

Citation:

2010 ADAS Section: 206.2.2

As Built:

1 bike rack on AR

Recommendation:

None

Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Wheel: N/A, Direction: N/A

Finding: 40

Element meets all standards and requirements

Citation:

2010 ADAS Section: 216.3, 703

As Built:

**HQ directional sign
complies**

Recommendation:

None

Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 41

The brochures and counter 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:

2015 ABAAS Section: 307.2

2010 ADAS Section: 307.2

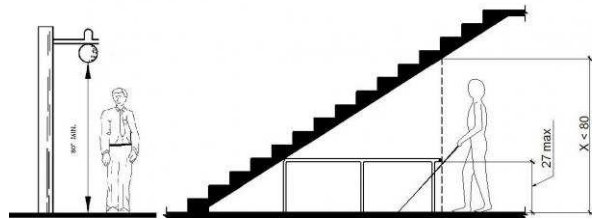
1991 ADAAG Section: 4.4.1*

As Built:

brochures 5", counter
8"

Recommendation:

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



Finding #41 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 42

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2015 ABAAS Section: 404.2.9

2010 ADAS Section: 404.2.9

1991 ADAAG Section: 4.13.11*

As Built:

maintenance from
lobby 9#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 43

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2015 ABAAS Section: 404.2.9

2010 ADAS Section: 404.2.9

1991 ADAAG Section: 4.13.11*

As Built:

records storage 13#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 44

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

director office - door
complies

Recommendation:

None

Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 45

The maneuvering space on the pull side of the door does not adequately extend beyond the latch side of the door.

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

Citation:

2015 ABAAS Section: 404.2.4.1

2010 ADAS Section: 404.2.4.1

1991 ADAAG Section: 4.13.6

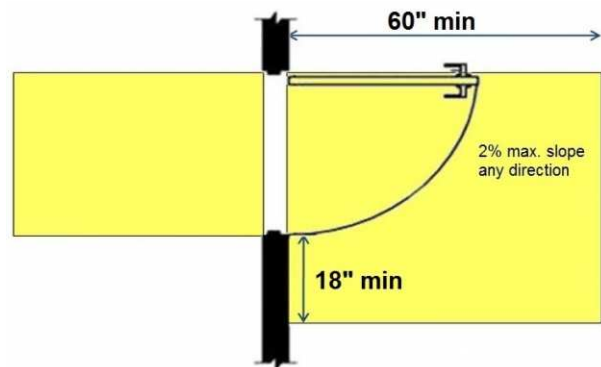
As Built:

copy/mail has
shredder, bins, and
copier 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, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 46

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

ranger 1, ranger 2 - rooms comply

Recommendation:

None

Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 47

The clear floor space required at accessible drinking fountains is not centered on the low fountain.

At "hi-low" type drinking fountains, the 30 inch by 48 inch clear floor space must be centered on the "low" fountain.

Citation:

2015 ABAAS Section: 602.2

2010 ADAS Section: 602.2

1991 ADAAG Section: 4.15.5

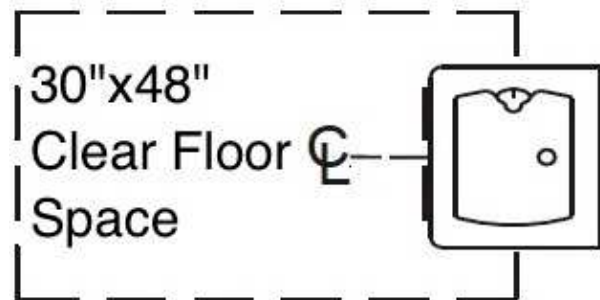
As Built:

low fountain by lobby

CFS not centered

Recommendation:

Remount fountain to provide centered clear floor space.



Finding #47 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7192500000, Long: -91.7294200000

Finding: 48

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

natural resource manager, natural resource management specialist - rooms comply

Recommendation:

None

Conservation HQ and Maintenance

Lat: 41.7192500000, Long: -91.7294200000

Finding: 49

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

operations superintendent, mechanic - rooms comply

Recommendation:

None

Conservation HQ and Maintenance

Lat: 41.7192500000, Long: -91.7294200000

Finding: 50

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

Terry's office - room complies

Recommendation:

None

Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 51

The TV projects 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:

2015 ABAAS Section: 307.2

2010 ADAS Section: 307.2

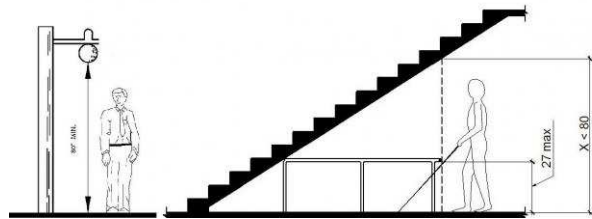
1991 ADAAG Section: 4.4.1*

As Built:

staff room (break room) TV protrudes at angle

Recommendation:

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



Finding #51 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 52

The thermostat is not accessible because there is not adequate clear floor space for either a forward or side approach.

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

Citation:

2015 ABAAS Section: 305.3

2010 ADAS Section: 305.3

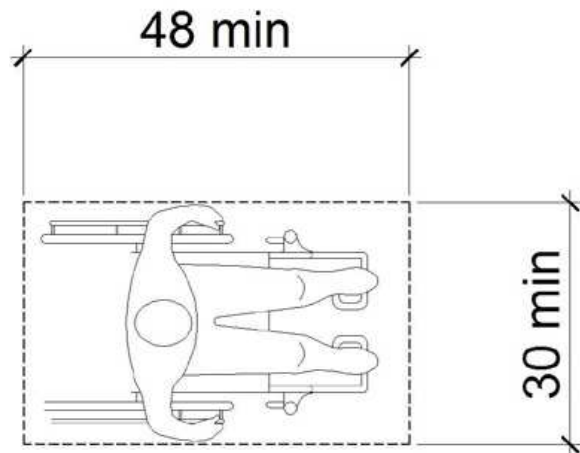
1991 ADAAG Section: 4.2.4.1

As Built:

cons program
manager - thermostat
lacks due to storage

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



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 53

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 ADAAG Section: 4.13.1

As Built:

tornado shelter raised egress door - large CIL intended should debris block other door at floor level, 27" wide, hardware 55.75" aff, 65" high opening

Recommendation:

Leave as is, tornado exit door; designed specific to intent of its use



Finding #53 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 54

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.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

shop from lobby - window high, recessed push side, cabinet in pull side clearance, push force 14#, closes fast

Recommendation:

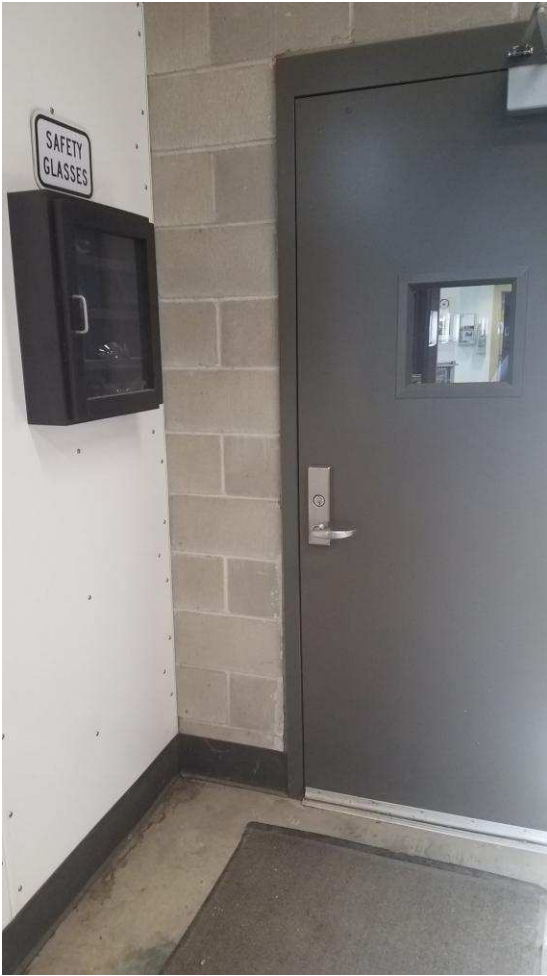
For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors

For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers

For all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff

Finding #54 Continued



Finding #54 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 55

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.

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

shop exit near lobby -
closes fast, storage
push 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, inspect, adjust, and maintain closing speed on door closers



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 56

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.

Exterior doors are recommended to be maintained at 8.5 lbf as a smart practice. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

shop from locker
rooms - window high,
recessed push side,
push force 11#

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, inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice

For all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff



Finding #56 Additional Finding Photos



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 57

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.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

shop corner storage - cabinet in pull side clearance, push force 20#, closes fast

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, inspect, adjust, and maintain 5 lbf to open interior doors

For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 58

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.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

shop middle storage -
push force 20#,
closes fast, storage
push 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, inspect, adjust, and maintain 5 lbf to open interior doors

For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 59

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.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

shop mech/elec-storage pull side clearance, push force 14#, closes fast

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, inspect, adjust, and maintain 5 lbf to open interior doors

For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 60

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2015 ABAAS Section: 404.2.9

2010 ADAS Section: 404.2.9

1991 ADAAG Section: 4.13.11*

As Built:

shop hall to carpentry
- 9#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 61

The door is equipped with a door closer and returns to a closed position too quickly.

Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Citation:

2015 ABAAS Section: 404.2.8.1

2010 ADAS Section: 404.2.8.1

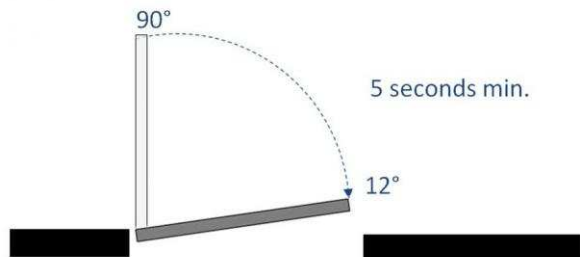
1991 ADAAG Section: 4.13.10*

As Built:

shop exit by
carpentry closes fast

Recommendation:

Inspect, adjust, and maintain closing speed on door closers



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 62

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2015 ABAAS Section: 404.2.9

2010 ADAS Section: 404.2.9

1991 ADAAG Section: 4.13.11*

As Built:

shop to carpenters

shop - 9#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 63

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

Exterior doors are recommended to be maintained at 8.5 lbf as a smart practice. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

Exterior Shop -
carpentry shop exit -
11#, fast

Recommendation:

For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers

For all doors along the public circulation route, inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice

Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 64

Element meets all standards and requirements

Citation:

2010 ADAS Section: 216.2, 703

As Built:

HQ - signage
complies

Recommendation:

None

Conservation HQ and Maintenance

Lat: 41.7185700000, Long: -91.7322100000

Finding: 65

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2015 ABAAS Section: 404.2.9

2010 ADAS Section: 404.2.9

1991 ADAAG Section: 4.13.11*

As Built:

women's locker
room/tornado shelter
entry 11#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Conservation HQ W LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 66

The Accessible Icon Project new ISA has not been adopted or approved by the US Access Board or DOJ. It is recommended to use the standard and uniformly accepted International Symbol of Accessibility (ISA) symbol for all signage and markings requiring an ISA.

The International Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by physically disabled persons.

Citation:

2015 ABAAS Section: 703.7.2.1

2010 ADAS Section: 703.7.2.1

1991 ADAAG Section: 4.30.7(1)

As Built:

lacks symbol of
access at LR/RR, but
all RRs are accessible

Recommendation:

Leave as is, lack of symbol of access; all RR are accessible



Conservation HQ W LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 67

The required 56 inches by 60 inches clear floor space for the water closet has been obstructed by the lavatory.

The clear floor space around the water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.

Citation:

2015 ABAAS Section: 604.3.

2010 ADAS Section: 604.3.1

1991 ADAAG Section: 4.16.2

As Built:

43.5" sink counter in
side clearance

Recommendation:

Relocate lavatory or reduce counter to provide required 60" clearance around toilet



Finding #67 Additional Finding Photos



Conservation HQ W LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 68

The rear grab bar does not extend adequately past the centerline of the toilet on the wall side.

The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on one side and 24 inches minimum on the other side.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2015 ABAAS Section: 604.5.2

2010 ADAS Section: 604.5.2

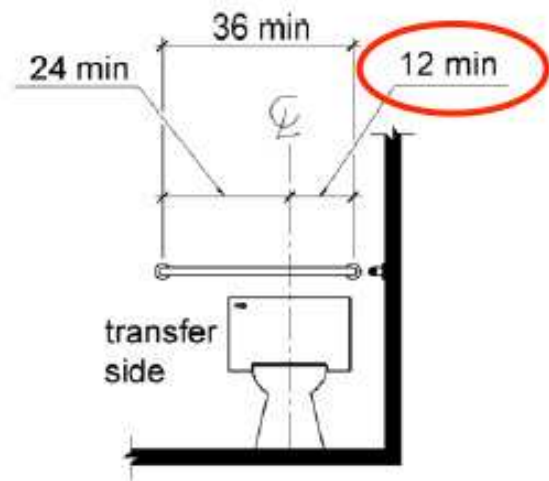
1991 ADAAG Section: 4.17.6

As Built:

continous single bar,
only 19.5" from wide
side

Recommendation:

Extend rear grab bar to behind the toilet, 12" to one side of center and 24" to the other and 33" to 36" aff



Finding #68 Additional Finding Photos



Conservation HQ W LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 69

The hand dryer is not accessible because there is not adequate clear floor space for either a forward or side approach.

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

Citation:

2015 ABAAS Section: 305.3

2010 ADAS Section: 305.3

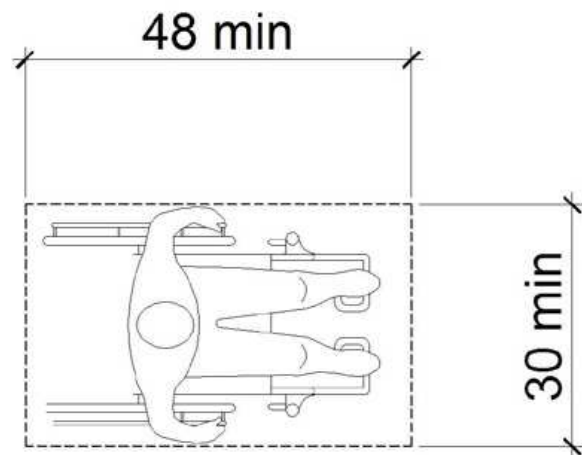
1991 ADAAG Section: 4.2.4.1

As Built:

hand dryer lacks CFS

Recommendation:

Provide required 30" by 48" CFS at operable parts



Conservation HQ W LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 70

The toilet paper is not installed within the compliant range.

Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches 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. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

Citation:

2015 ABAAS Section: 604.7

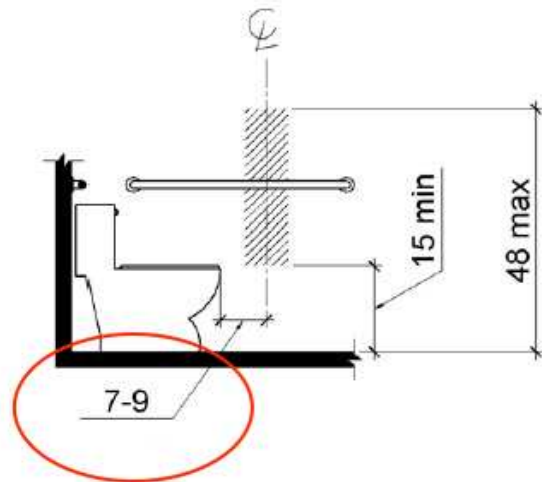
2010 ADAS Section: 604.7

As Built:

too close, about 6"

Recommendation:

Remount toilet paper dispenser max 7" to 9" from front of toilet, 15" to 48" aff and min 12" above or 1.5" below grab bar



Conservation HQ W LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 71

The top rim of the lavatory or the counter is too high.

All lavatories that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

Citation:

2015 ABAAS Section: 606.3

2010 ADAS Section: 606.3

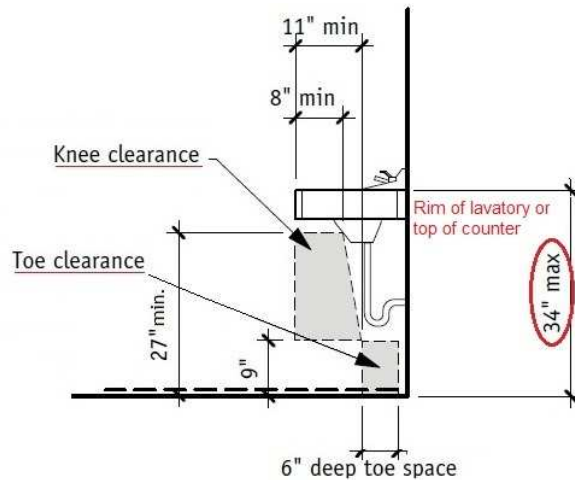
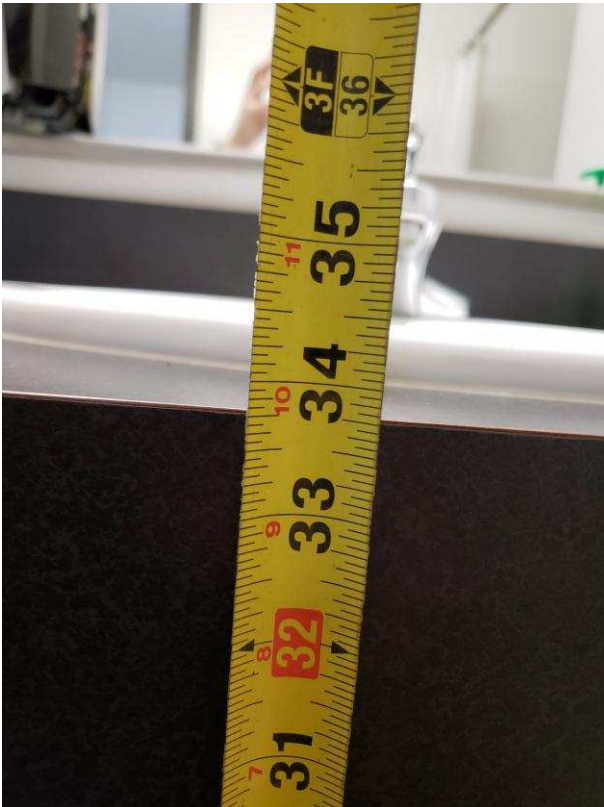
1991 ADAAG Section: 4.19.2

As Built:

34.5" rim height

Recommendation:

Lower sinks to max 34" aff to front of rim



Finding #71 Additional Finding Photos



Conservation HQ W LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 72

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

Citation:

2015 ABAAS Section: 306.3.3

2010 ADAS Section: 306.3.3

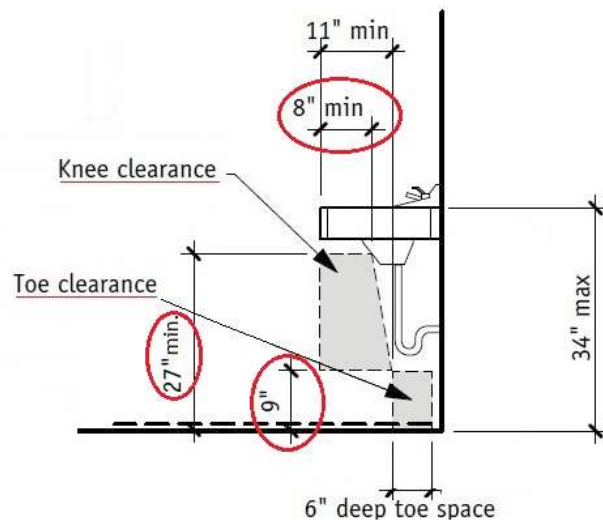
1991 ADAAG Section: 4.19.3

As Built:

storage under sink

Recommendation:

Remove storage for knee clearance under sink



Conservation HQ W LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 73

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

W LR storm shelter - room complies

Recommendation:

None

Conservation HQ W LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 74

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2015 ABAAS Section: 404.2.9

2010 ADAS Section: 404.2.9

1991 ADAAG Section: 4.13.11*

As Built:

maintenance from LR-9#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Conservation HQ W LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 75

The side grab bar is too high.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2015 ABAAS Section: 609.4

2010 ADAS Section: 609.4

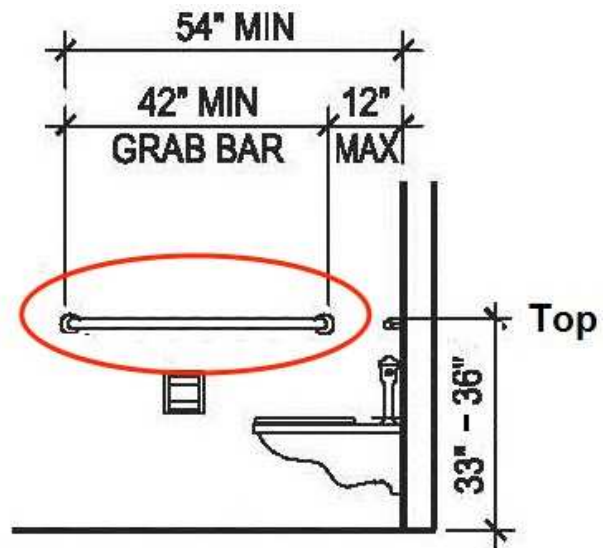
1991 ADAAG Section: 4.17.6

As Built:

36.75"

Recommendation:

Remount grab bars in accessible stall to 33" to 36" aff to the top of the gripping surface



Finding #75 Additional Finding Photos



Conservation HQ Women's LR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 76

The threshold contains changes in level greater than 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2015 ABAAS Section: 303.3

1991 ADAAG Section: 4.3.8, 4.21.7

As Built:

1.25" threshold

Recommendation:

Reduce shower threshold to max .5"



Finding #76 Additional Finding Photos



Conservation HQ Women's LR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 77

The shower rod extends down too close to the route of travel.

Any obstruction that overhangs a route of travel must be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction.

Citation:

2015 ABAAS Section: 307.4

2010 ADAS Section: 307.4

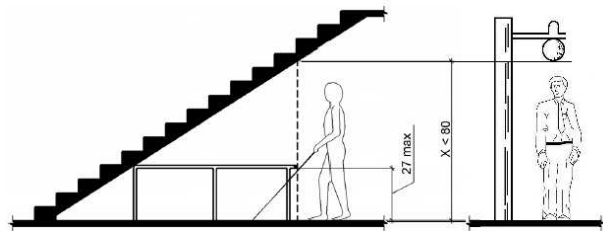
1991 ADAAG Section: 4.4.2

As Built:

shower curtain rod
72.5"

Recommendation:

Raise rod to min 80", or pad object to prevent hazard in overhead clearance along AR



Finding #77 Additional Finding Photos



Conservation HQ Women's LR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 78

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

women's interior toilet
door complies

Recommendation:

None

Conservation HQ Women's LR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 79

The operable parts of controls are not located correctly.

In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall.

Advisory 608.5.2 Standard Roll-In Type Shower Compartments. In standard roll-in type showers without seats, the shower head and operable parts can be located on any of the three walls of the shower without adversely affecting accessibility.

Citation:

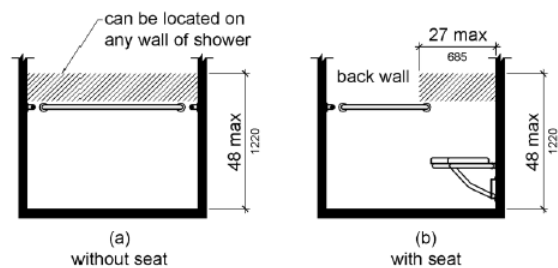
2010 ADAS Section: 608.5.2

As Built:

controls opposite seat wall, 49" bottom mount

Recommendation:

Remount shower controls to the correct location in the roll in shower



Finding #79 Additional Finding Photos



Conservation HQ Women's LR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 80

Standard roll-in type shower compartments shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 60 inches (1525 mm) wide minimum entry on the face of the shower compartment.

Citation:

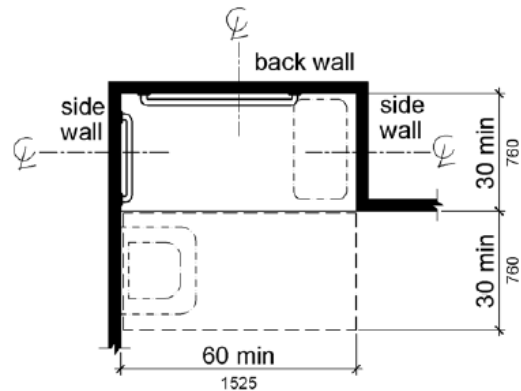
2010 ADAS Section: 608.2.2

As Built:

shower stall only 58" wide

Recommendation:

Enlarge shower stall, if feasible, to compliant dimensions for a roll in shower of 30" deep by 60" wide with a 60" opening



Note: inside finished dimensions measured at the center points of opposing sides

Finding #80 Additional Finding Photos



Conservation HQ Women's LR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 81

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2015 ABAAS Section: 404.2.9

2010 ADAS Section: 404.2.9

1991 ADAAG Section: 4.13.11*

As Built:

women's locker
room/tornado shelter
entry 11#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Conservation HQ M LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 82

The Accessible Icon Project new ISA has not been adopted or approved by the US Access Board or DOJ. It is recommended to use the standard and uniformly accepted International Symbol of Accessibility (ISA) symbol for all signage and markings requiring an ISA.

The International Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by physically disabled persons.

Citation:

2015 ABAAS Section: 703.7.2.1

2010 ADAS Section: 703.7.2.1

1991 ADAAG Section: 4.30.7(1)

As Built:

lacks symbol of
access at LR/RR, but
all RRs are accessible

Recommendation:

Leave as is, lack of symbol of access; all restrooms are accessible



Conservation HQ M LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 83

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2,
403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4,
606.3, 308

As Built:

M LR- room complies

Recommendation:

None

Conservation HQ M LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 84

The rear grab bar does not extend adequately past the centerline of the toilet on the wall side.

The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on one side and 24 inches minimum on the other side.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2015 ABAAS Section: 604.5.2

2010 ADAS Section: 604.5.2

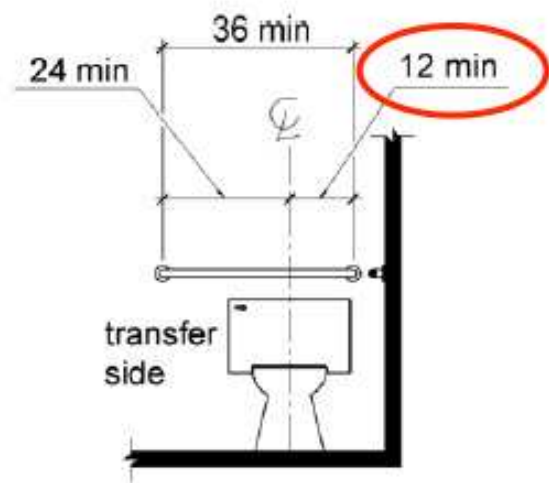
1991 ADAAG Section: 4.17.6

As Built:

continuous single bar, only 20" from wide side

Recommendation:

Extend rear grab bar to behind the toilet, 12" to one side of center and 24" to the other and 33" to 36" aff



Finding #84 Additional Finding Photos



Conservation HQ M LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 85

The hand dryer is mounted too close to the top of the grab bar, minimizing the gripping surface.

Adjacent elements shall be positioned to provide unobstructed use of grab bars. The space between the grab bar and projecting objects above shall be 12 inches minimum.

Citation:

2015 ABAAS Section: 609.3

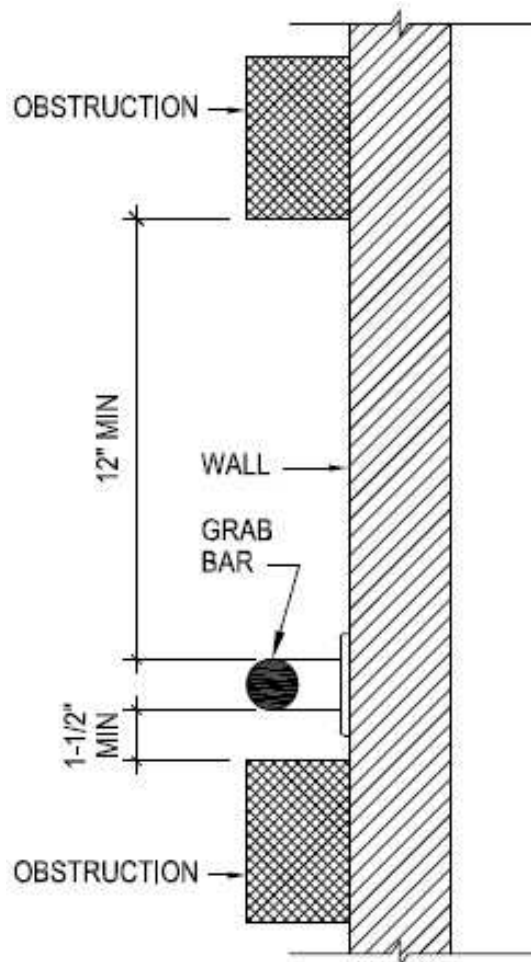
2010 ADAS Section: 609.3

As Built:

hand dryer above grab bar 7"

Recommendation:

Remount hand dryer min 12" above grab bar or in a location that doesn't obstruct bars



Finding #85 Additional Finding Photos



Conservation HQ M LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 86

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

Citation:

2015 ABAAS Section: 306.3.3

2010 ADAS Section: 306.3.3

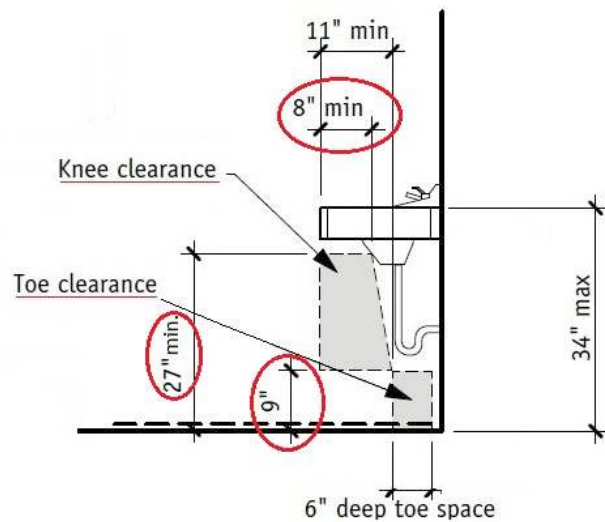
1991 ADAAG Section: 4.19.3

As Built:

storage under sink

Recommendation:

Remove storage under sink for knee clearance



Conservation HQ M LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 87

The top rim of the lavatory or the counter is too high.

All lavatories that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

Citation:

2015 ABAAS Section: 606.3

2010 ADAS Section: 606.3

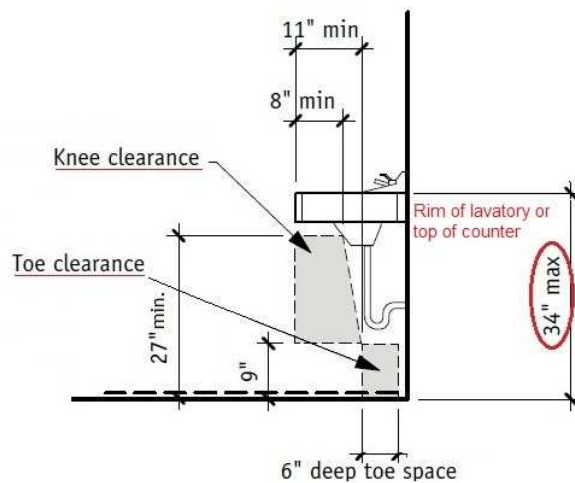
1991 ADAAG Section: 4.19.2

As Built:

34.5" rim height

Recommendation:

Lower sinks to max 34" aff to front of rim



Finding #87 Additional Finding Photos



Conservation HQ M LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 88

The clear floor space only allows for a forward approach and the paper towels are out of reach range.

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 maximum where the reach depth is 20 inches maximum.

Citation:

2015 ABAAS Section: 308.2.2

2010 ADAS Section: 308.2.2

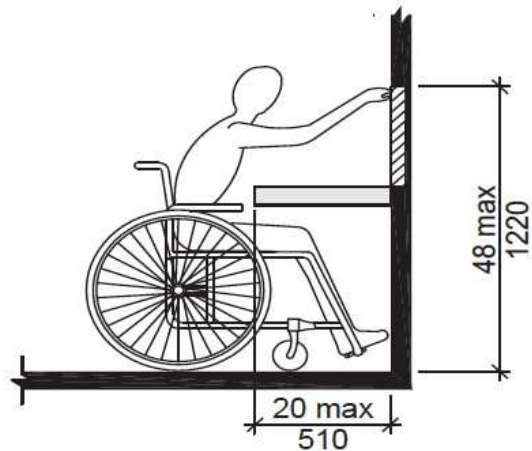
1991 ADAAG Section: 4.2.5

As Built:

paper towel reach
high and greater than
15" away

Recommendation:

Lower paper towels to max 48" aff to the highest operable part



Finding #88 Additional Finding Photos



Conservation HQ M LR/RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 89

The side grab bar is too high.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2015 ABAAS Section: 609.4

2010 ADAS Section: 609.4

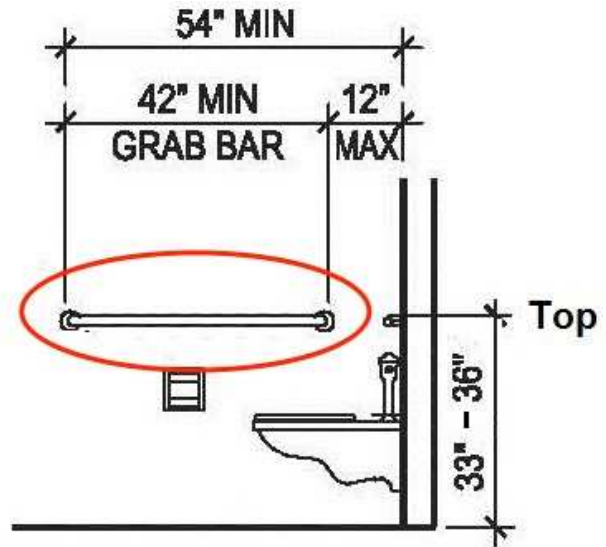
1991 ADAAG Section: 4.17.6

As Built:

36.5"

Recommendation:

Remount grab bars in accessible stall to 33" to 36" aff to the top of the gripping surface



Finding #89 Additional Finding Photos



Conservation HQ Men's LR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 90

Accessible lockers are not provided.

5% but not less than one of each type of locker must be accessible. Lockers of different size are considered different types.

Although not specifically required, it is considered "best practices" that accessible elements be identified to prevent confusion for those needing accessible elements and to indicate to those that do not need accessible elements that they should only be used if others are unavailable.

Citation:

2015 ABAAS Section: F225.2.1

2010 ADAS Section: 225.2.1

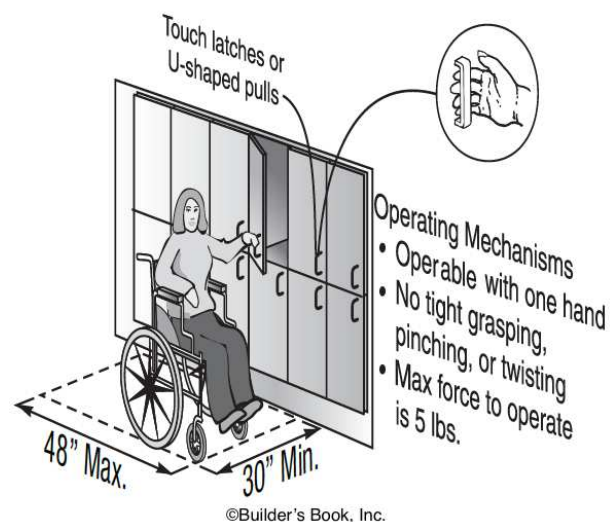
1991 ADAAG Section: 4.1.3

As Built:

none accessible,
shelves and hooks all
over 61"; 0 of 9

Recommendation:

Designate 5% or no less than 1 locker as accessible with accessible hardware. Mount signage with the access symbol. Mount hooks and operating mechanisms max 48" aff.



Finding #90 Additional Finding Photos



Conservation HQ Men's LR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 91

There is no compliant bench in the locker room.

Every accessible dressing room must have seats that are 42 inches long minimum and 20 inches deep minimum and 24 inches deep maximum. The bench shall provide for back support or shall be affixed to a wall along its long dimension. Back support shall be 48 inches long minimum and shall extend from a point 2 inches maximum above the seat surface to a point 18 inches minimum above the seat surface. Back support shall be 2-1/2 inches maximum from the rear edge of the seat measured horizontally.. The bench must be mounted 17 to 19 inches above the finish floor. A clear floor space measuring 30 inches by 48 inches (or 36 inches by 48 inches if located in an alcove) shall be provided alongside the narrow side of the bench to allow a person using a wheelchair to make a side transfer onto the bench.

Citation:

2015 ABAAS Section: 903.4

2010 ADAS Section: 903.4

1991 ADAAG Section: 4.37.1

As Built:

lacks bench in M LR

Recommendation:

Replace bench in dressing area with one having a seat depth of 20" to 24" deep, 42" long, affixed to the wall or having a back and mounted 17" to 19" aff

Conservation HQ Men's LR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 92

The threshold contains changes in level greater than 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2015 ABAAS Section: 303.3

1991 ADAAG Section: 4.3.8, 4.21.7

As Built:

1.25" threshold

Recommendation:

Reduce CIL at shower to max .5"



Conservation HQ Men's LR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 93

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2015 ABAAS Section: 404.2.9

2010 ADAS Section: 404.2.9

1991 ADAAG Section: 4.13.11*

As Built:

men's locker room
entry 6#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Conservation HQ Men's LR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 94

Standard roll-in type shower compartments shall be 30 inches (760 mm) wide minimum by 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides and shall have a 60 inches (1525 mm) wide minimum entry on the face of the shower compartment.

Citation:

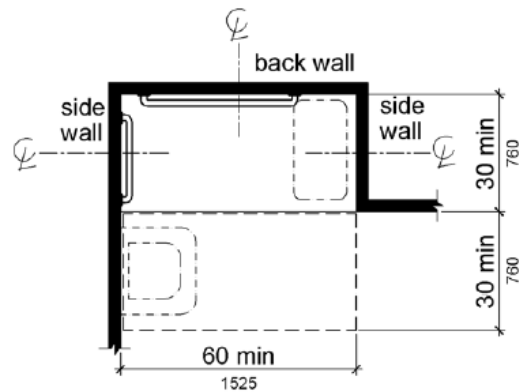
2010 ADAS Section: 608.2.2

As Built:

shower width only 57"

Recommendation:

Enlarge shower stall, if feasible, to compliant dimensions for a roll in shower of 30" deep by 60" wide with a 60" opening



Note: inside finished dimensions measured at the center points of opposing sides

Finding #94 Additional Finding Photos



Conservation HQ Men's LR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 95

The operable parts of controls are not located correctly.

In standard roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor. Where a seat is provided, the controls, faucets, and shower spray unit shall be installed on the back wall adjacent to the seat wall and shall be located 27 inches (685 mm) maximum from the seat wall.

Advisory 608.5.2 Standard Roll-In Type Shower Compartments. In standard roll-in type showers without seats, the shower head and operable parts can be located on any of the three walls of the shower without adversely affecting accessibility.

Citation:

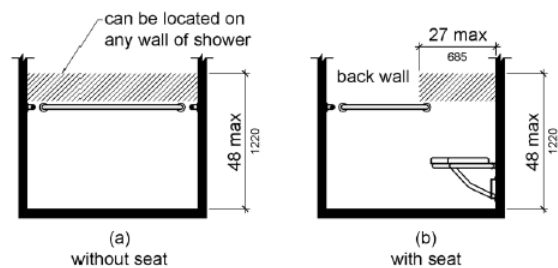
2010 ADAS Section: 608.5.2

As Built:

shower controls
opposite seat wall,
49" bottom mount

Recommendation:

Remount shower controls to the correct location in the roll in shower



Conservation HQ Men's LR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 96

The maneuvering space on the pull side of the door does not adequately extend beyond the latch side of the door.

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

Citation:

2015 ABAAS Section: 404.2.4.1

2010 ADAS Section: 404.2.4.1

1991 ADAAG Section: 4.13.6

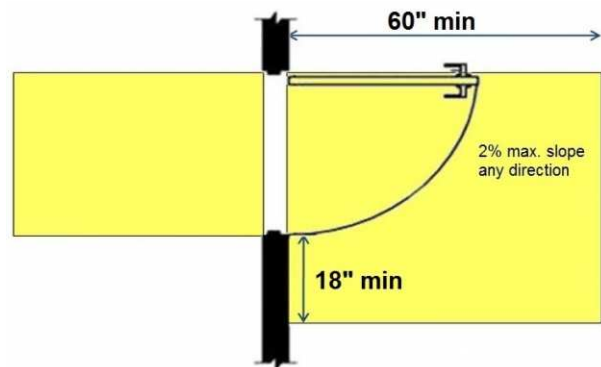
As Built:

men's interior toilet
room lockers 15.5"
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, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



Finding #96 Additional Finding Photos



Conservation HQ Men's LR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 97

The required clear floor space is not wide enough.

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

Citation:

2015 ABAAS Section: 305.3

2010 ADAS Section: 305.3

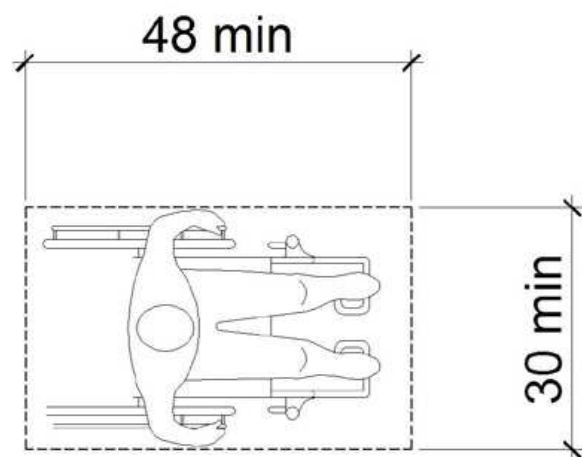
1991 ADAAG Section: 4.2.4.1

As Built:

lacks CFS at shower
due to chair

Recommendation:

Remove objects or widen CFS to min 30" clear width



Conservation HQ Lobby RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 98

The side grab bar is too high.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2015 ABAAS Section: 609.4

2010 ADAS Section: 609.4

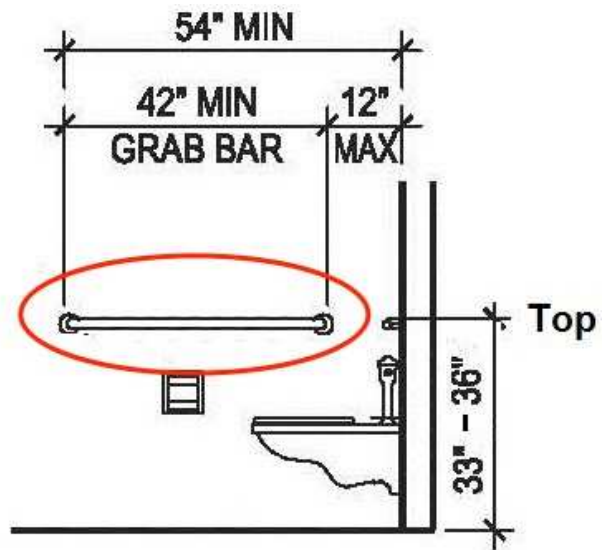
1991 ADAAG Section: 4.17.6

As Built:

side grab bar 36.75"

Recommendation:

Remount grab bars in accessible stall to 33" to 36" aff to the top of the gripping surface



Finding #98 Additional Finding Photos



Conservation HQ Lobby RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 99

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 7 inches from the latch, measured to the leading edge of the door.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

9#, fast

Recommendation:

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors

For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers

Conservation HQ Lobby RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 100

Element meets all standards and requirements

Citation:

2010 ADAS Section: 216.2, 703

As Built:

signage complies

Recommendation:

None

Conservation HQ Lobby RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 101

The top rim of the lavatory or the counter is too high.

All lavatories that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

Citation:

2015 ABAAS Section: 606.3

2010 ADAS Section: 606.3

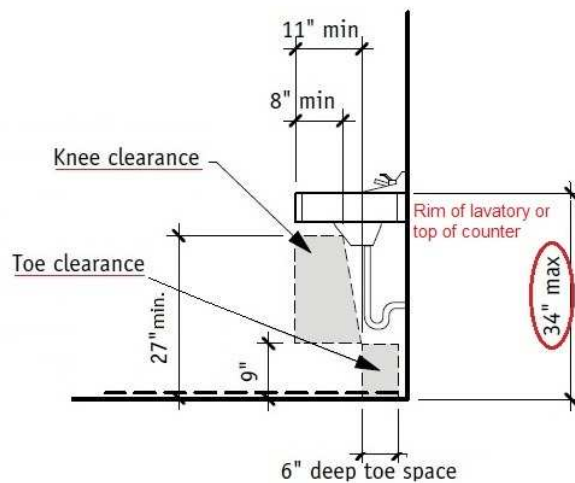
1991 ADAAG Section: 4.19.2

As Built:

35" rim height

Recommendation:

Lower sink to max 34" aff to front of rim



Finding #101 Additional Finding Photos



Conservation HQ Lobby RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 102

The required 56 inches by 60 inches clear floor space for the water closet has been obstructed by the lavatory.

The clear floor space around the water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.

Citation:

2015 ABAAS Section: 604.3.

2010 ADAS Section: 604.3.1

1991 ADAAG Section: 4.16.2

As Built:

42.5" sink counter in
side clearance

Recommendation:

Relocate lavatory or reduce counter to provide required 60" clearance around toilet



Finding #102 Additional Finding Photos



Conservation HQ Lobby RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 103

The rear grab bar does not extend adequately past the centerline of the toilet on the wall side.

The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on one side and 24 inches minimum on the other side.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2015 ABAAS Section: 604.5.2

2010 ADAS Section: 604.5.2

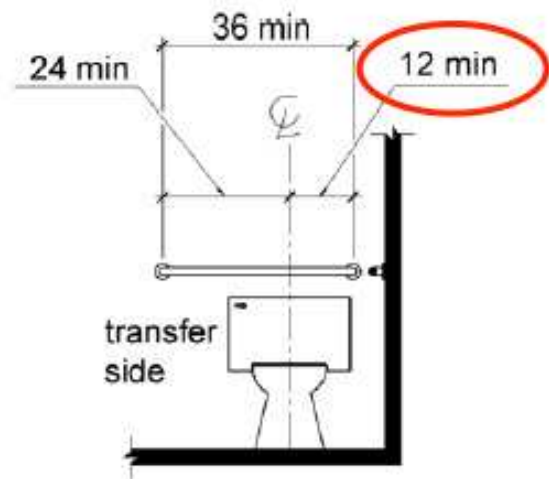
1991 ADAAG Section: 4.17.6

As Built:

continuous single bar, only 19" from wide side

Recommendation:

Extend rear grab bar to behind the toilet, 12" to one side of center and 24" to the other and 33" to 36" aff



Finding #103 Additional Finding Photos



Conservation HQ Lobby RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 104

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

Citation:

2015 ABAAS Section: 306.3.3

2010 ADAS Section: 306.3.3

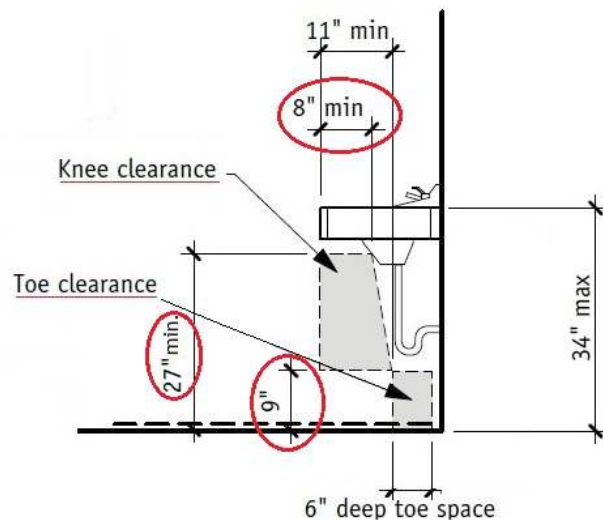
1991 ADAAG Section: 4.19.3

As Built:

garbage can under sink

Recommendation:

Remove storage under sink for knee clearance



Conservation HQ Lobby RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 105

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

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

Citation:

2015 ABAAS Section: 606.2

2010 ADAS Section: 606.2

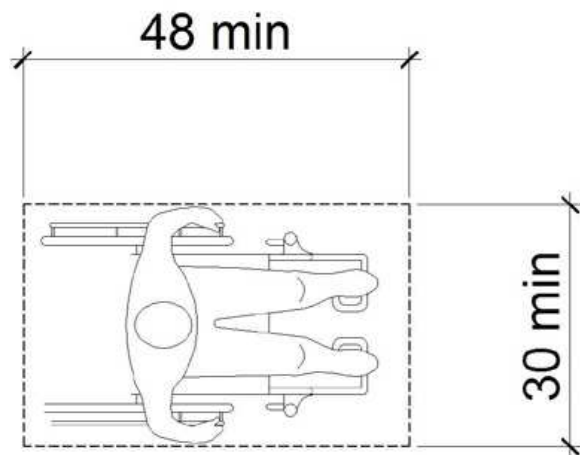
1991 ADAAG Section: 4.19.3

As Built:

hand dryer in CFS of sink

Recommendation:

Relocate hand dryer to an area without obstruction and mount in reach range of 15' to 48" aff



HQ Shop RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 106

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2015 ABAAS Section: 404.2.9

2010 ADAS Section: 404.2.9

1991 ADAAG Section: 4.13.11*

As Built:

9#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



HQ Shop RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 107

The side grab bar is too high.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2015 ABAAS Section: 609.4

2010 ADAS Section: 609.4

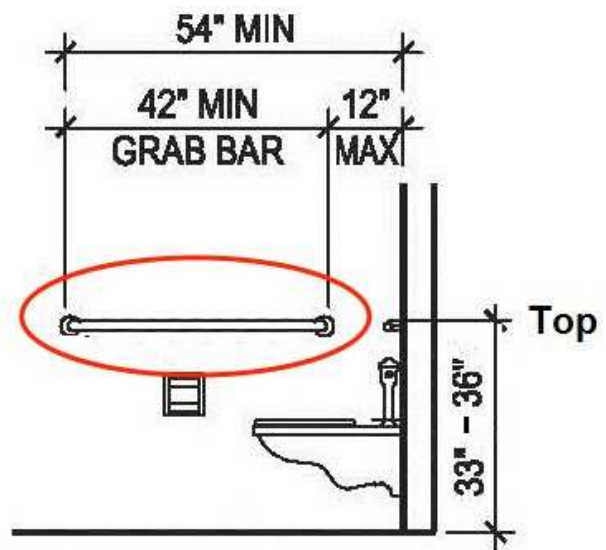
1991 ADAAG Section: 4.17.6

As Built:

side grab bar 36.75"

Recommendation:

Remount grab bars in accessible stall to 33" to 36" aff to the top of the gripping surface



Finding #107 Additional Finding Photos



HQ Shop RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 108

The rear grab bar does not extend adequately past the centerline of the toilet on the wall side.

The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on one side and 24 inches minimum on the other side.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2015 ABAAS Section: 604.5.2

2010 ADAS Section: 604.5.2

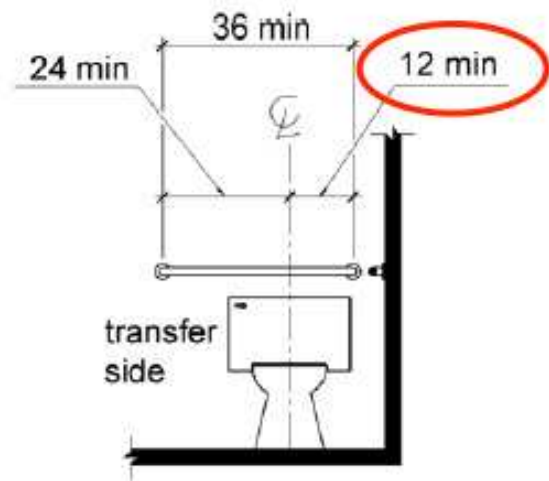
1991 ADAAG Section: 4.17.6

As Built:

continuous single bar, only 19.5" from wide side

Recommendation:

Extend rear grab bar to behind the toilet, 12" to one side of center and 24" to the other and 33" to 36" off



Finding #108 Additional Finding Photos



HQ Shop RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 109

The required 56 inches by 60 inches clear floor space for the water closet has been obstructed by the lavatory.

The clear floor space around the water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.

Citation:

2015 ABAAS Section: 604.3.

2010 ADAS Section: 604.3.1

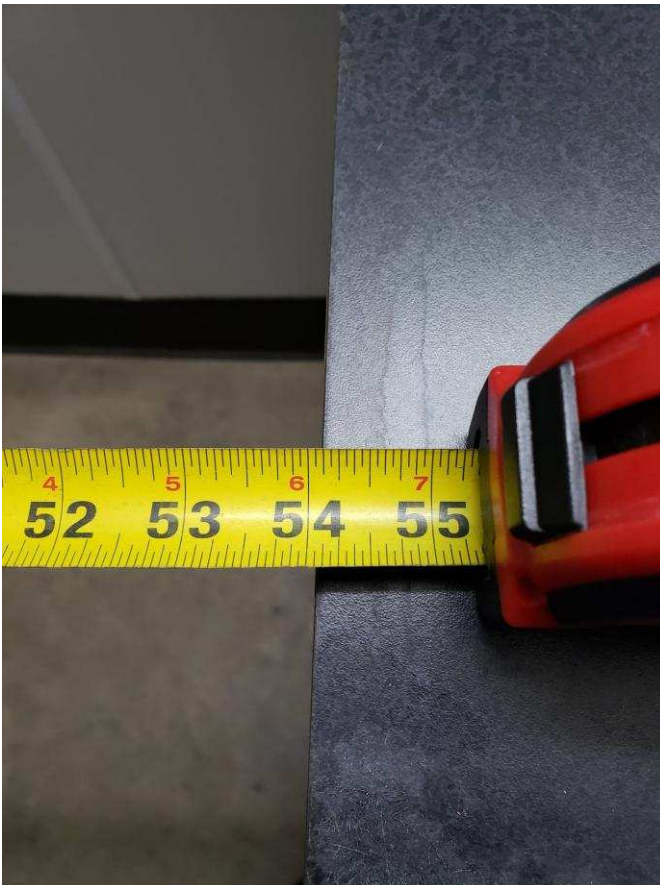
1991 ADAAG Section: 4.16.2

As Built:

54" sink counter in
side clearance

Recommendation:

Relocate lavatory or reduce counter to provide required 60" clearance around toilet



Finding #109 Additional Finding Photos



HQ Shop RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 110

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

The centerline of the toilet must be 16 to 18 inches from the side wall.

Citation:

2015 ABAAS Section: 604.2

2010 ADAS Section: 604.2

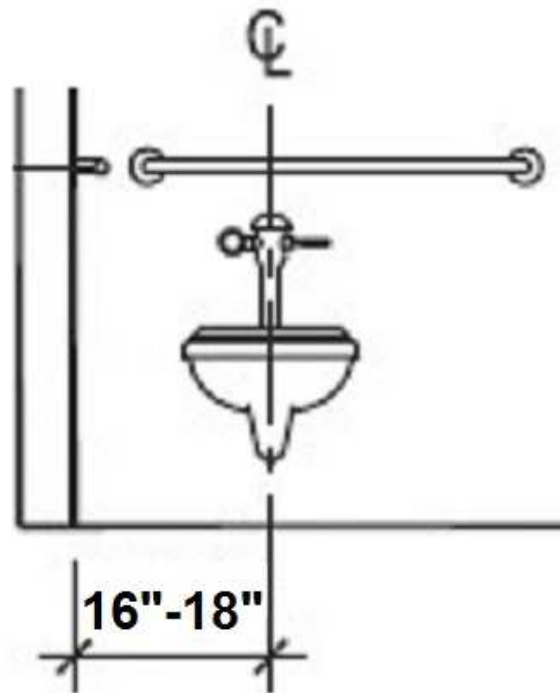
1991 ADAAG Section: 4.17.3*

As Built:

18.5"

Recommendation:

Centerline of toilet is 18.5" from wall, should not exceed 18", leave as is citing construction tolerance



HQ Shop RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 111

The top rim of the lavatory or the counter is too high.

All lavatories that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

Citation:

2015 ABAAS Section: 606.3

2010 ADAS Section: 606.3

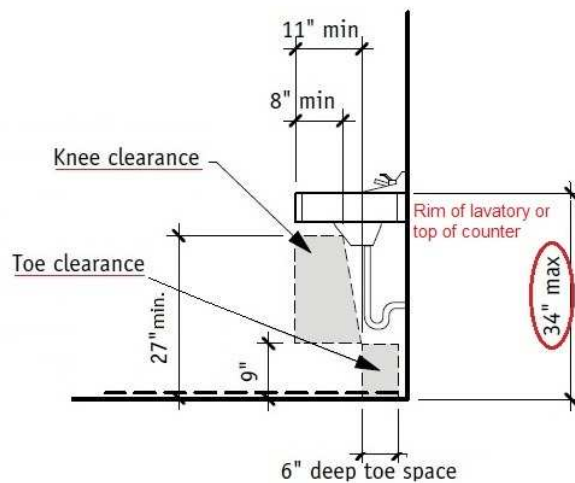
1991 ADAAG Section: 4.19.2

As Built:

34.25" rim height

Recommendation:

Leave as is sink height citing construction tolerance



HQ Shop RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 112

Knee clearance at 27 inches off the floor is not 8 inches minimum deep.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.

Citation:

2015 ABAAS Section: 306.3.3

2010 ADAS Section: 306.3.3

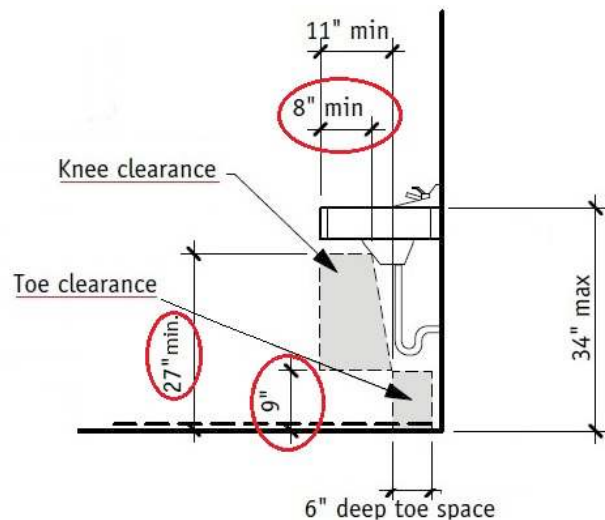
1991 ADAAG Section: 4.19.3

As Built:

storage under sink

Recommendation:

Remove storage from under sink for knee clearance



HQ Shop RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 113

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

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

Citation:

2015 ABAAS Section: 606.2

2010 ADAS Section: 606.2

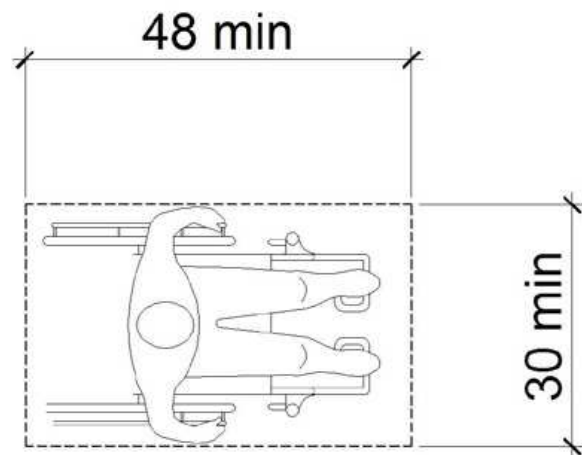
1991 ADAAG Section: 4.19.3

As Built:

hand dryer in CFS of sink

Recommendation:

Relocate hand dryer to an area without obstruction and mount in reach range of 15' to 48" aff



HQ Shop RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 114

The paper towels are 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:

2015 ABAAS Section: 308.1

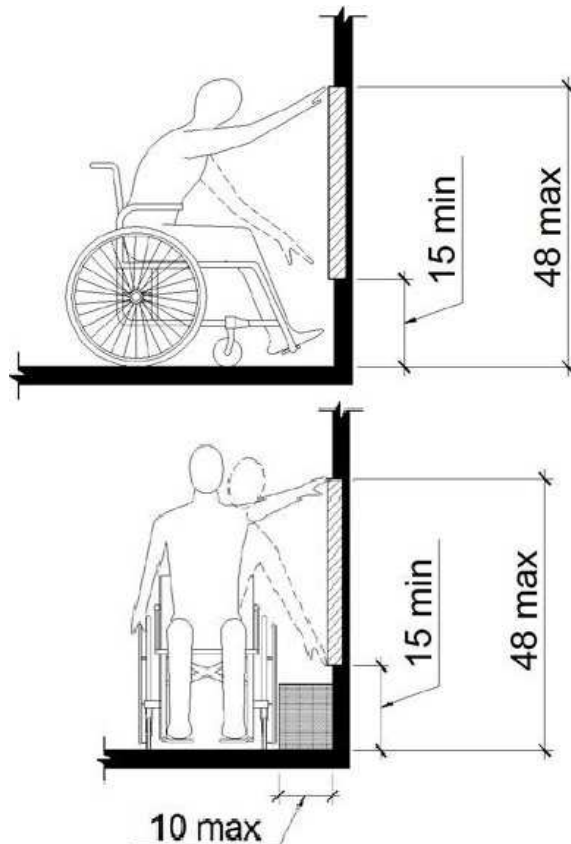
2010 ADAS Section: 308.1

As Built:

paper towels at 55"

Recommendation:

Remount operable parts to be in reach range of 15" min to 48" max



Finding #114 Additional Finding Photos



Maintenance Buildings

Lat: 41.7352200000, Long: -91.7231800000

Finding: 115

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 a total of (XX) parking stalls in the parking lot that could be reasonably associated with this facility. There should be a minimum of (XX) accessible stalls with a minimum of (XX) being designed as van accessible.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

maintenance
buildings- lacks
accessible parking at
any maintenance
building

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 #115 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 116

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 ADAAG Section: 4.13.1

As Built:

water plant building - knob, large CIL

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors; bevel or ramp CIL at door

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 117

The pipe projects 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:

2015 ABAAS Section: 307.2

2010 ADAS Section: 307.2

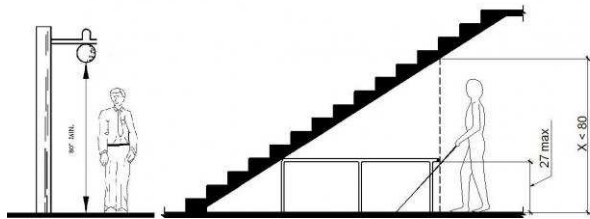
1991 ADAAG Section: 4.4.1*

As Built:

shed- 39.5" high large pipe protruding from shed on exterior

Recommendation:

Raise pipe to 80" or place cane detectable warning or bollard at foot of item



Finding #117 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 118

Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

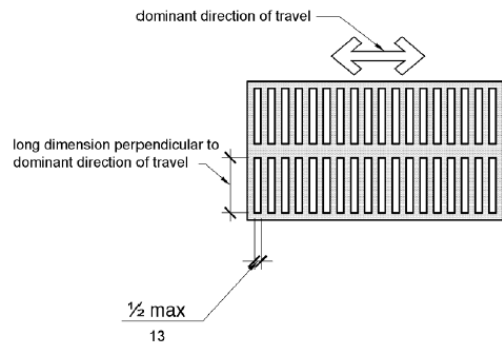
2010 ADAS Section: 302.3

As Built:

mower- floor breaking
between garages and
within larger garage

Recommendation:

Fill or maintain gaps to max .5"



Finding #118 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 119

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 ADAAG Section: 4.13.1

As Built:

mower storage -
knob, large threshold,
CIL

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors; bevel or ramp CIL

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp



Finding #119 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 120

The shelf projects 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:

2015 ABAAS Section: 307.2

2010 ADAS Section: 307.2

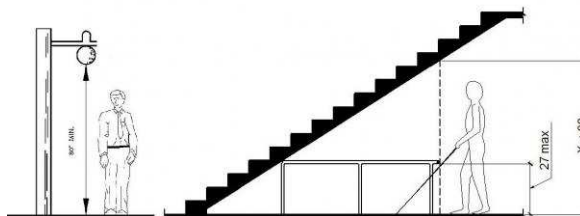
1991 ADAAG Section: 4.4.1*

As Built:

mower- shelf
protrudes

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



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 121

The first aid is not accessible because there is not adequate clear floor space for either a forward or side approach.

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

Citation:

2015 ABAAS Section: 305.3

2010 ADAS Section: 305.3

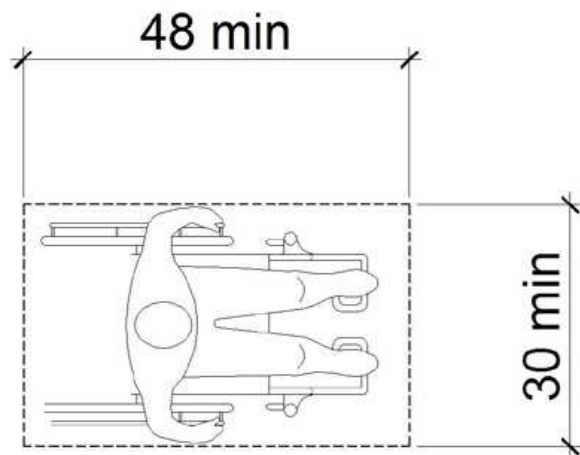
1991 ADAAG Section: 4.2.4.1

As Built:

mower- first aid, its
also high 57"

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



Finding #121 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 122

The route of travel at this location does not provide a minimum width of 36 inches.

The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided that reduced width segments are separated by segments that are 48 inches long minimum and 36 inches wide minimum.

Citation:

2015 ABAAS Section: 403.5.1

2010 ADAS Section: 403.5.1

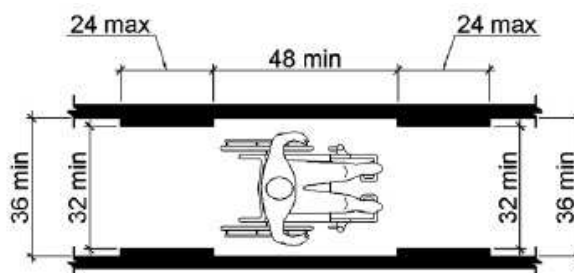
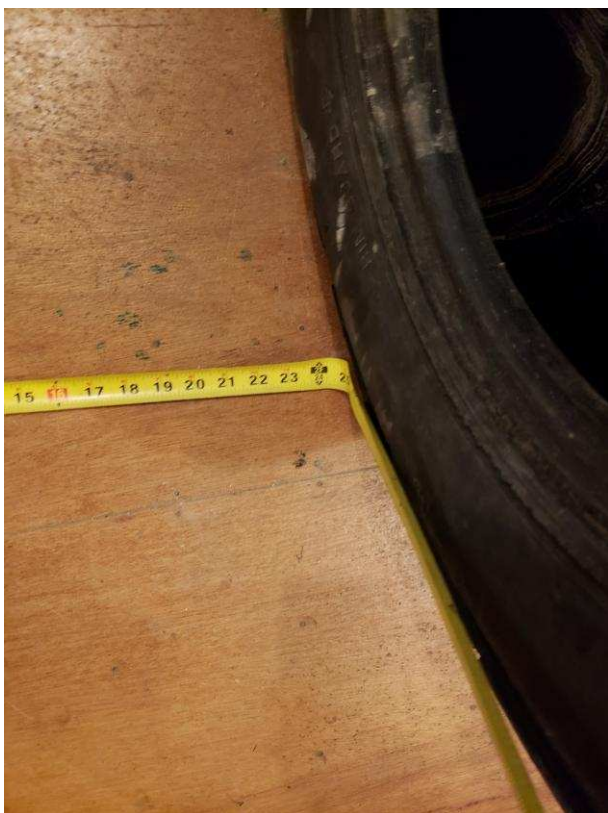
1991 ADAAG Section: 4.3.3

As Built:

side storage- narrows
around storage in
varuous places

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



Finding #122 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 123

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.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

mower storage side
room - knob is high,
slope, window

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors; correct slope in clearance to max 2.08%

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp

For all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff

Finding #123 Continued



Finding #123 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 124

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2,
403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4,
606.3, 308

As Built:

back room - room
complies

Recommendation:

None

Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 125

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 ADAAG Section: 4.13.1

As Built:

storage back room -
30" wide, storage pull
side, lacks hardware

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

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp

Finding #125 Continued



Finding #125 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 126

The stairway only has a handrail on one side.

Stairways must have handrails on both sides.

Handrails and their extensions must be between 34 inches and 38 inches above the stair nosing or ground.

The top handrails shall extend a minimum of 12 inches beyond the top nosing and shall be parallel with the floor or ground surface. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

The orientation of at least one handrail, including the extension, shall be in the direction of the run of the stair and perpendicular to the direction of the stair nosing. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4 inches minimum and 2 inches maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2-1/4 inches maximum. The hand grip portion of handrails shall have a smooth surface with no sharp corners. Gripping surfaces (top or sides) shall be uninterrupted by newel posts, other construction elements or obstructions. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. Handrails projecting from a wall shall have a space of 1-1/2 inches minimum between the wall and the handrail.

Citation:

2015 ABAAS Section: 505.2

2010 ADAS Section: 505.2

1991 ADAAG Section: 4.9.4

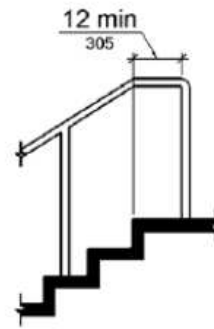
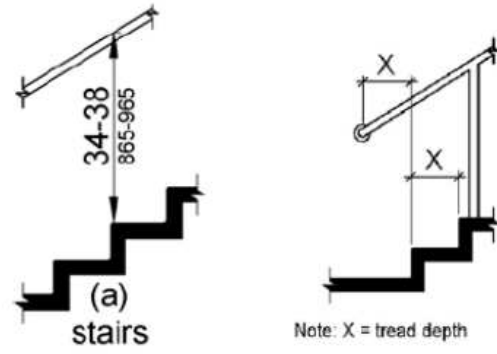
As Built:

upper to lower
garage- lacks handrail
on one side

Recommendation:

Install handrails on both sides of stairway, mounted 34" to 38" aff with top and bottom extensions and having a 1.25" – 2" in diameter, or a non-circular grip that has a perimeter dimension of 4"- 6.25" max

Finding #126 Continued



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 127

The handrail gripping diameter is noncompliant.

Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1 1/4 inches minimum and 2 inches maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2 1/4 inches maximum.

Citation:

2015 ABAAS Section: 505.7

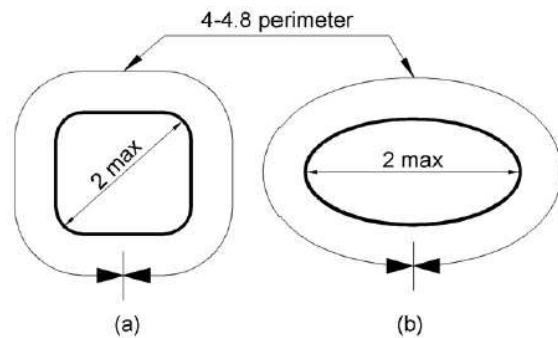
2010 ADAS Section: 505.7

As Built:

upper garage to
lower- too large

Recommendation:

Install handrails on both sides of stairway, mounted 34" to 38" aff with top and bottom extensions and having a 1.25" – 2" in diameter, or a non-circular grip that has a perimeter dimension of 4"- 6.25" max with a min gap of 1.5" between handrail and wall



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 128

The stairway extends down too close to the route of travel.

Any obstruction that overhangs a route of travel must be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction.

Citation:

2015 ABAAS Section: 307.4

2010 ADAS Section: 307.4

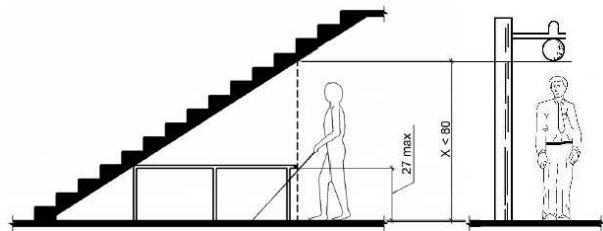
1991 ADAAG Section: 4.4.2

As Built:

lower storage-stairwell causing low ceiling

Recommendation:

Install guardrails to warn patrons of lowered overhead clearance



Maintenance Buildings

Lat: 41.7191800000, Long: -91.7278600000

Finding: 129

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 ADAAG Section: 4.13.1

As Built:

Lower level garage -
stairs push side, knob

Recommendation:

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp

Leave as is lack of push side clearance due to stair; infeasible to correct



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 130

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.

The bottom 10 inches on the push side must be smooth and free of obstructions (hold open devices). Opening hardware must be mounted between 30 and 44 inches above the floor or ground.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

lower level storage - knob, vent and filter on push below 10", 27.5" wide, storage 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 doors with doors having 80" overhead clearance and 32" clear width

For all doors along the public circulation route, provide kick plate on push side of door from floor to 10" aff

Finding #130 Continued



Finding #130 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 131

The hooks 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:

2015 ABAAS Section: 307.2

2010 ADAS Section: 307.2

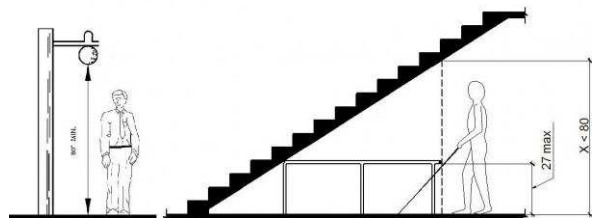
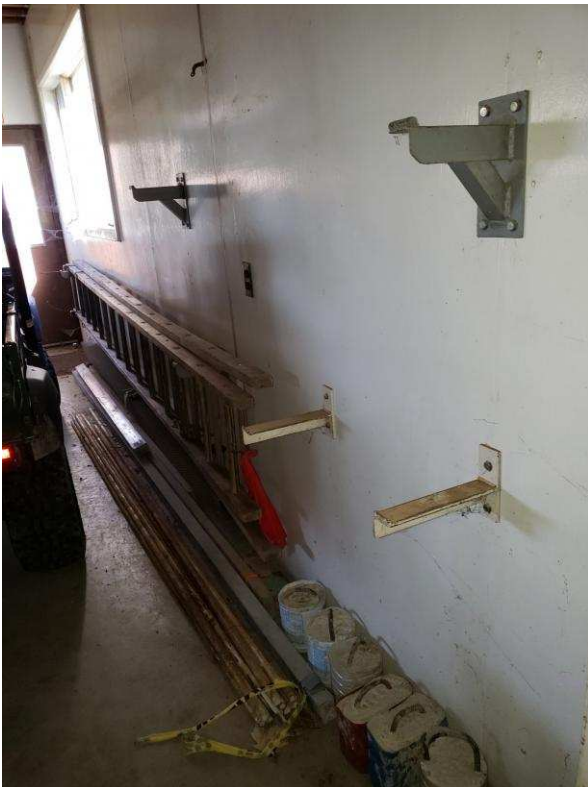
1991 ADAAG Section: 4.4.1*

As Built:

low level- storage
hooks protrude

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



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 132

The electrical controls are 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:

2015 ABAAS Section: 308.1

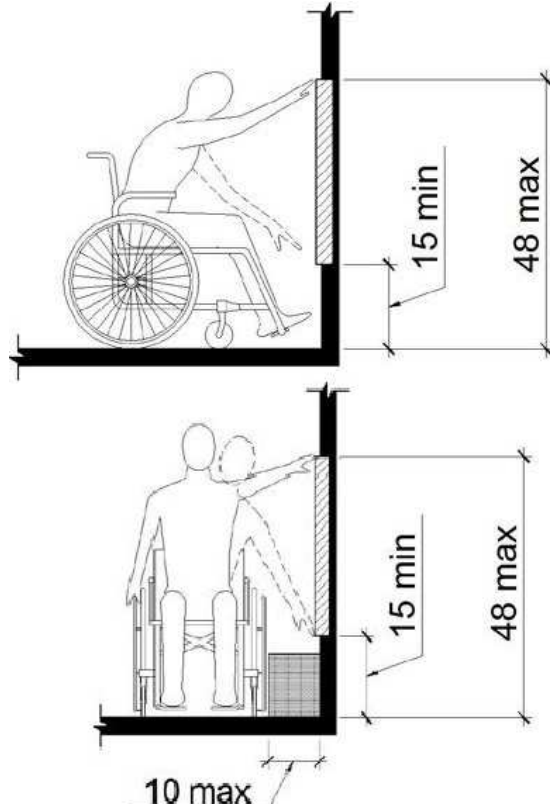
2010 ADAS Section: 308.1

As Built:

lower level- electrical controls 62"

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



Finding #132 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 133

The accessible route contains running slopes greater than 5% and has not been constructed as a ramp (i.e. handrails, wheel guides, etc.).

When the slope in the direction of travel of any walk exceeds 1 unit vertical in 20 units horizontal (5-percent slope), it must be constructed as ramp. Surface cross slopes must not exceed one unit vertical in 48 units. Horizontal (2-percent slope).

Citation:

2015 ABAAS Section: F206.2.4, 403.3

2010 ADAS Section: 206.2.4, 403.3

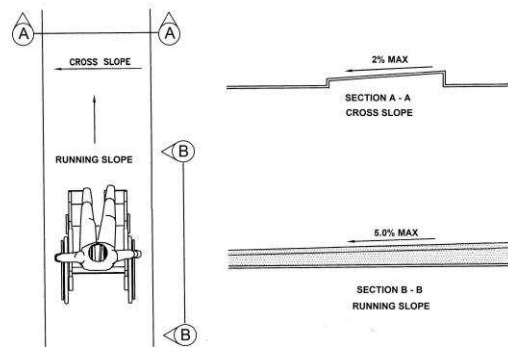
1991 ADAAG Section: 4.3.7

As Built:

lower level- 5.8% at drain

Recommendation:

Correct or repair running slope of AR to max 5%



Finding #133 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 134

The route of travel at this location does not provide a minimum width of 36 inches.

The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided that reduced width segments are separated by segments that are 48 inches long minimum and 36 inches wide minimum.

Citation:

2015 ABAAS Section: 403.5.1

2010 ADAS Section: 403.5.1

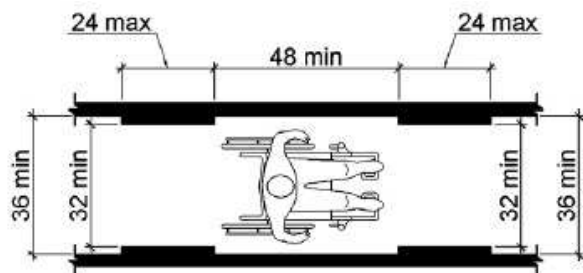
1991 ADAAG Section: 4.3.3

As Built:

gas shed- narrows
around room due to
concrete walls

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



Finding #134 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 135

The garage door openers 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:

2015 ABAAS Section: 308.1

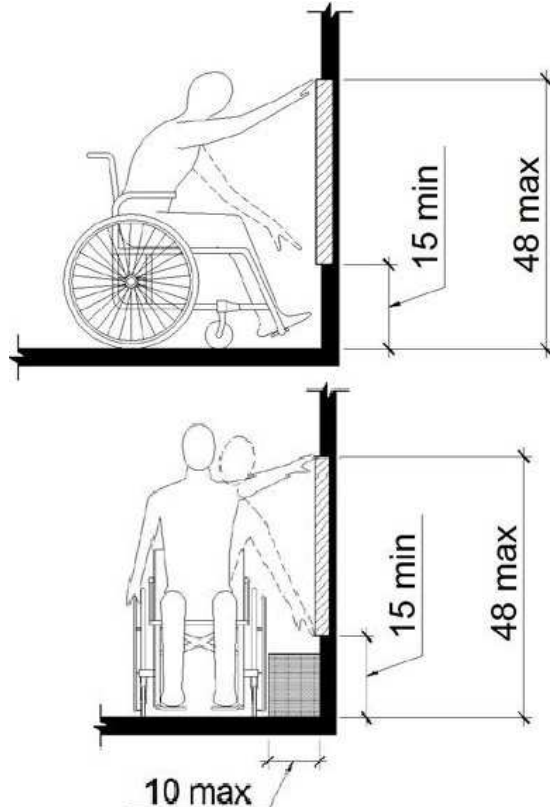
2010 ADAS Section: 308.1

As Built:

gas shed- 58" garage buttons

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



Finding #135 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 136

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).

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

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 ADAAG Section: 4.13.1

As Built:

lower level entry -
knob, CIL, 29.5" wide

Recommendation:

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, repair, bevel, or ramp CILs at door entries to max .25"

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

Finding #136 Continued



Finding #136 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 137

The threshold is greater than 1/2 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.

Citation:

2015 ABAAS Section: 404.2.5

2010 ADAS Section: 404.2.5

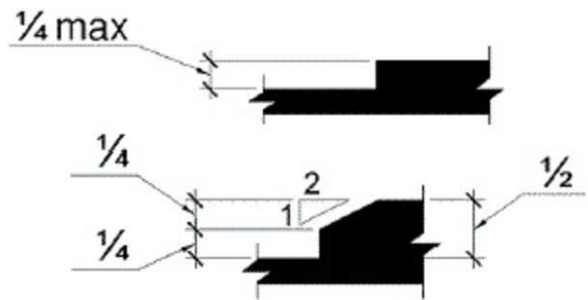
1991 ADAAG Section: 4.13.8*

As Built:

gas shed - 1.25"

Recommendation:

Repair, bevel, or ramp CIL at door entries to max .25"; or provide beveled threshold



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 138

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:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

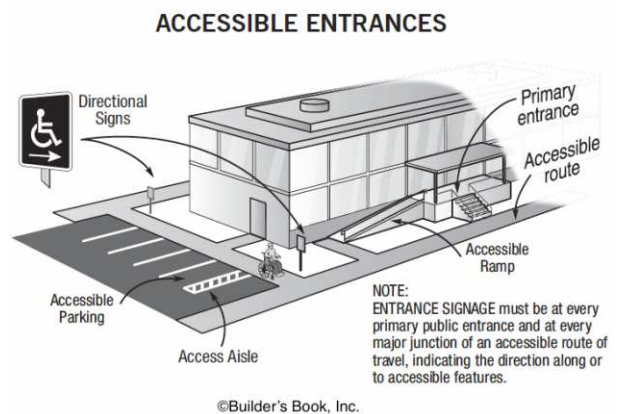
1991 ADAAG Section: 4.1.2

As Built:

surface is stones and loose gravel between buildings, high running slopes

Recommendation:

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



Finding #138 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 139

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 ADAAG Section: 4.13.1

As Built:

large mower shed -
7.1% exterior, 11.2%
interior slope, CIL at
pad, lacks AR, knob

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors; correct slope in doorway clearance to max 2.08% and repair CIL

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp



Finding #139 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 140

The first aid 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:

2015 ABAAS Section: 308.1

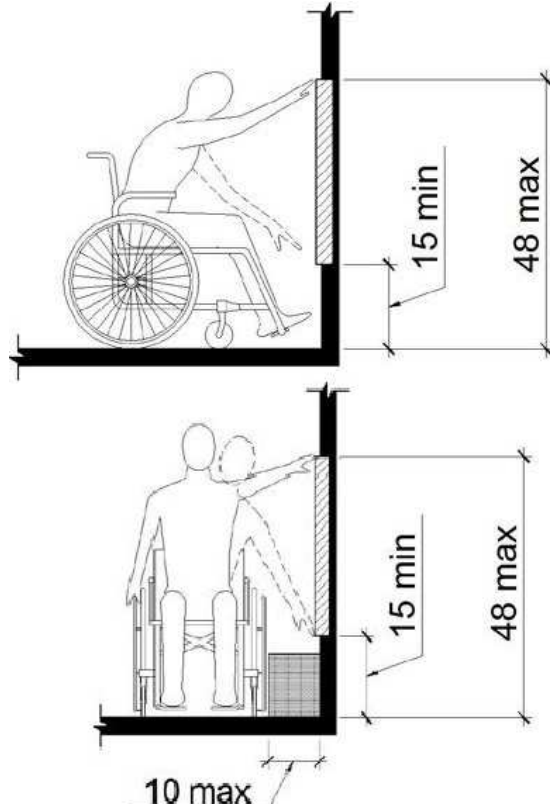
2010 ADAS Section: 308.1

As Built:

large mower shed-
first aid high 70" and
lacks CFS

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



Finding #140 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 141

There is a change in level greater than 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2015 ABAAS Section: 303.3

2010 ADAS Section: 303.3

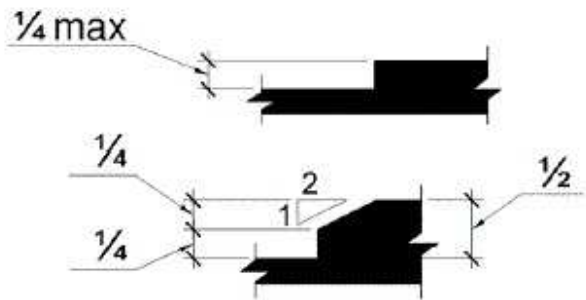
1991 ADAAG Section: 4.3.8

As Built:

large mower shed- 3"
CIL between two
sections

Recommendation:

Repair, bevel or ramp CIL along AR to max .25"



Finding #141 Additional Finding Photos



Maintenance Buildings

Lat: 41.7185700000, Long: -91.7322100000

Finding: 142

The fuel pump 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:

2015 ABAAS Section: 308.1

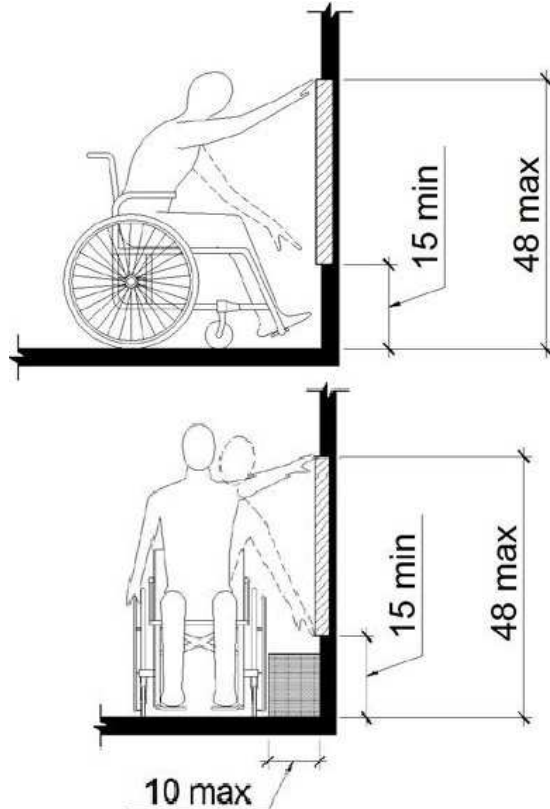
2010 ADAS Section: 308.1

As Built:

fuel pumps 58"

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



Finding #142 Additional Finding Photos



Bluebird Shelter

Lat: 41.7352100000, Long: -91.7232600000

Finding: 143

Element meets all standards and requirements

Citation:

2015 ABAAS Section: 1011.4, F245

As Built:

29 tables 3
accessible, compliant

Recommendation:

None



Bluebird Shelter

Lat: 41.7352100000, Long: -91.7232600000

Finding: 144

The total number of drinking fountains are not equally divided between those that are accessible to wheelchair users and those that are available to standing persons.

Where more than two are provided, 50 percent of the total number of drinking fountains provided shall be accessible to wheelchair users and 50 percent available to standing persons.

Citation:

2015 ABAAS Section: F211.3

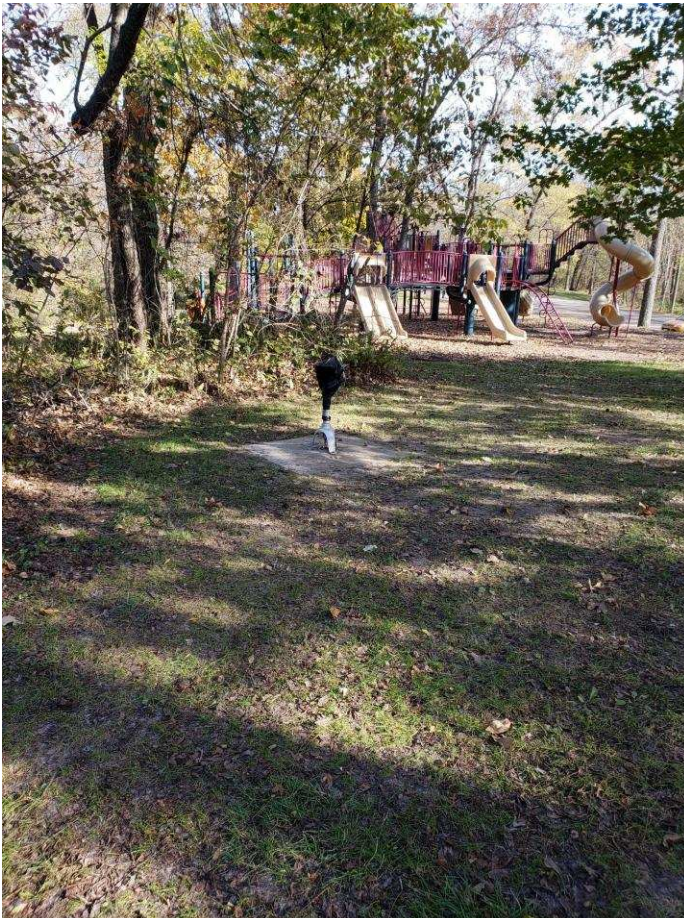
2010 ADAS Section: 211.3

As Built:

low bowl only, no
route

Recommendation:

Replace fountains to provide 50/50 split between hi and lo bowl fountains, create and AR to the new fountain



Bluebird Shelter

Lat: 41.7352100000, Long: -91.7232600000

Finding: 145

There is no accessible route to the horseshoe court

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

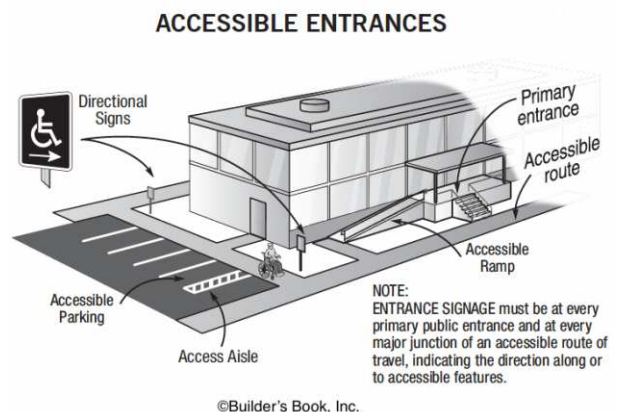
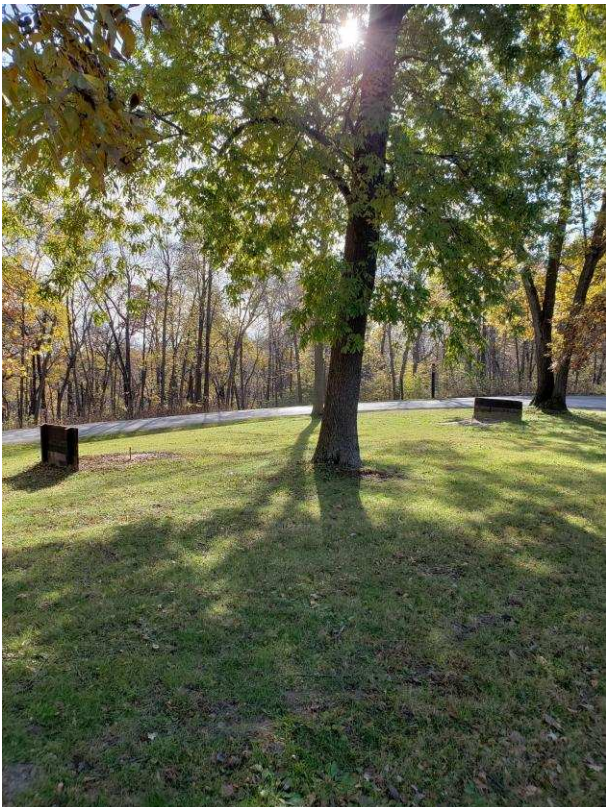
1991 ADAAG Section: 4.1.2

As Built:

no route to
horseshoes

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to horseshoes



Bluebird Shelter

Lat: 41.7185699000, Long: -91.7322104000

Finding: 146

There is no accessible route to the shelter.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

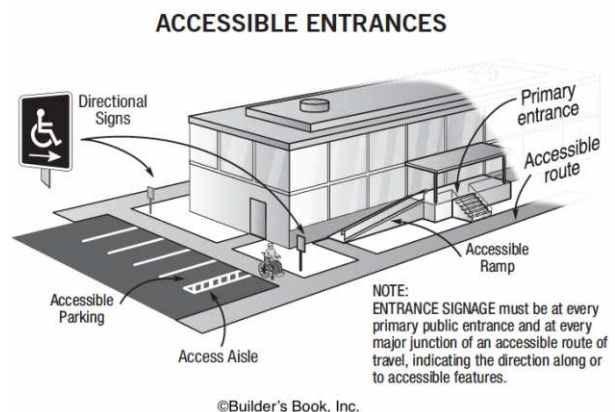
1991 ADAAG Section: 4.1.2

As Built:

There is no accessible route to the shelter

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to the shelter.



Hickory Hill Playground

Lat: 41.7352100000, Long: -91.7232600000

Finding: 147

The accessible route contains running slopes greater than 5 percent across the width of the walk and has not been constructed as a ramp (i.e. handrails, wheel guides, etc.).

When the slope in the direction of travel of any walk exceeds 1 unit vertical in 20 units horizontal (5-percent slope), it must be constructed as ramp. Surface cross slopes must not exceed one unit vertical in 48 units. Horizontal (2-percent slope).

Citation:

2015 ABAAS Section: 403.3

2010 ADAS Section: 403.3

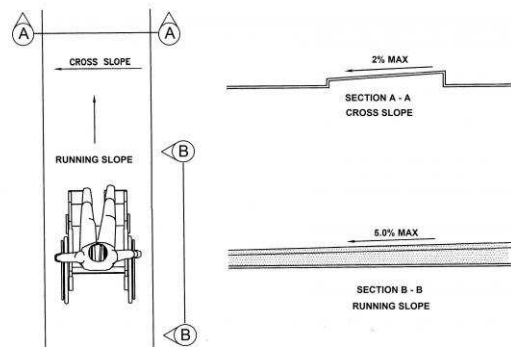
1991 ADAAG Section: 4.3.7

As Built:

6.5% running slope to play area

Recommendation:

Correct slope of exterior route to play area to max 5%



Finding #147 Additional Finding Photos



Hickory Hill Playground

Lat: 41.7185700000, Long: -91.7322100000

Finding: 148

Compliance with ASTM F 1951 for accessibility for ground surfaces on accessible routes, clear floor or ground spaces, and turning spaces has not been determined.

Ground surfaces shall comply with ASTM F 1951. Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951.

Citation:

2010 ADAS Section: 1008.2.6.1

As Built:

debris in the surface,
doesn't appear to be
EWF

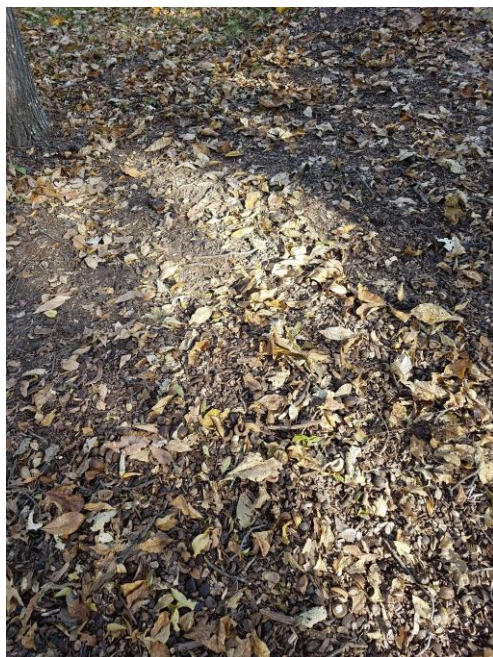
Recommendation:

Frequently inspect and regularly maintain accessible portions of play area surface that are comprised of loose fill such as EWF so that surface is level with other surfaces

Establish protocols for regular and frequent inspection and maintenance of accessible playground surface

Fill and compact EWF surface so that it maintains its accessibility characteristics

Replace existing surface with an accessible surface such as EWF, PIP or tiles, with compliant slopes and CILs



Finding #148 Additional Finding Photos



Hickory Hill Playground

Lat: 41.7185700000, Long: -91.7322100000

Finding: 149

The transfer platform is not within the compliant range above the ground.

The height of transfer platforms shall be 11 inches minimum and 18 inches maximum measured to the top of the surface from the ground or floor surface.

Citation:

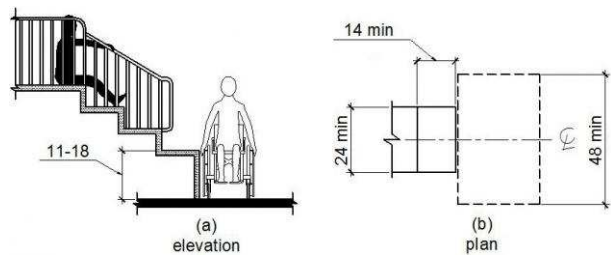
2010 ADAS Section: 1008.3.1.2

As Built:

20.25" due to low fill

Recommendation:

Lower platform on transfer system to 11" to 18" aff, in the alternative, add and maintain surface fill level to achieve the same



Hickory Hill Playground

Lat: 41.7185700000, Long: -91.7322100000

Finding: 150

Element meets all standards and requirements

Citation:

2010 ADAS Section: 240.2.2, 1008.4

As Built:

EPC's comply - 18
EPC's, 14 on AR, 2
not usable by seated
individuals, OH bars,
OH triangle bars, disc
climber, dbl slide,
single slide, fire poke,
u bar climber,
steering wheel,
ladder, tunnel slide,
dbk d har clubber,
wavy slide, X har
climber, climb wall,
(no AR) straight slide,
wavy slide, wavy u
bar climber, tall spiral
slide

Recommendation:

None



Finding #150 Additional Finding Photos



Hickory Hill Playground

Lat: 41.7185700000, Long: -91.7322100000

Finding: 151

There are not enough accessible ground level play components based on the number of elevated play components.

There should be a minimum of six accessible ground level play components including 3 that are different types.

Citation:

2010 ADAS Section: 240.2.1.2

As Built:

lacks 1 type, chin up bar, 4 belt swings, 2 buckets

Recommendation:

Add one more types of GLPCs such as spinners or rockers, to meet incentive scoping



Table 240.2.1.2 Number and Types of Ground Level Play Components Required to be on Accessible Routes

Number of Elevated Play Components Provided	Minimum Number of Ground Level Play Components Required to be on an Accessible Route	Minimum Number of Different Types of Ground Level Play Components Required to be on an Accessible Route
1	Not applicable	Not applicable
2 to 4	1	1
5 to 7	2	2
8 to 10	3	3
11 to 13	4	3
14 to 16	5	3
17 to 19	6	3
20 to 22	7	4
23 to 25	8	4
26 and over	8, plus 1 for each additional 3, or fraction thereof, over 25	5

Finding #151 Additional Finding Photos



Hickory Hill Playground

Lat: 41.7185700000, Long: -91.7322100000

Finding: 152

The entry point or seat is not within the compliant range above the ground.

The height of transfer platforms shall be 11 inches minimum and 18 inches maximum measured to the top of the surface from the ground or floor surface.

Citation:

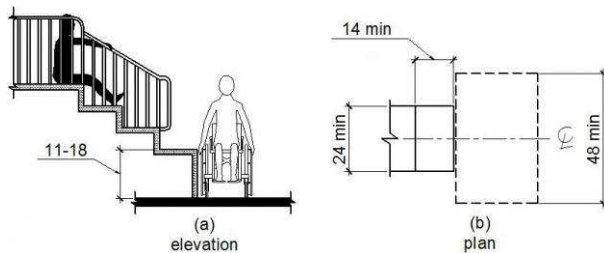
2010 ADAS Section: 1008.4.4

As Built:

all swings high

Recommendation:

Lower or adjust entry point to play component to 11" to 24" aff



Finding #152 Additional Finding Photos



Hickory Hill Playground

Lat: 41.7185700000, Long: -91.7322100000

Finding: 153

There are not enough outdoor constructed features with mobility features located in the common uses and public use areas.

Where provided in common use and public use areas that serve picnic units with mobility features, at least 20 percent, but not less than one, of each type of outdoor constructed feature must be provided at each location.

Citation:

2015 ABAAS Section: F245.3

As Built:

4 benches, seats high

Recommendation:

Raise fill and level for CFS adjacent to at least one bench as a smart practice



Finding #153 Additional Finding Photos



Hickory Hill Playground

Lat: 41.7352100000, Long: -91.7232600000

Finding: 154

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2010 ADAS Section: 303.3, 303.2

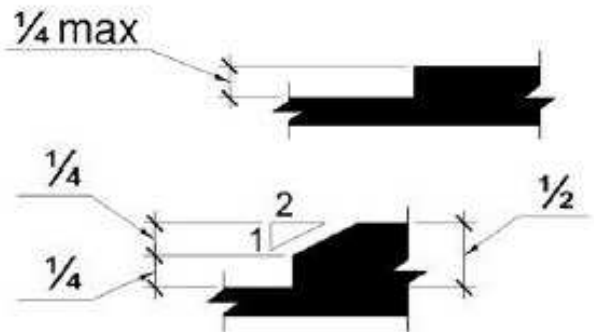
1991 ADAAG Section: 4.5.2

As Built:

2" change in level at playground

Recommendation:

Repair, bevel or ramp CIL along AR



Finding #154 Additional Finding Photos



Hickory Hill Playground

Lat: 41.7206500000, Long: -91.7266900000

Finding: 155

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

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

Citation:

2015 ABAAS Section: 403.3

2010 ADAS Section: 403.3

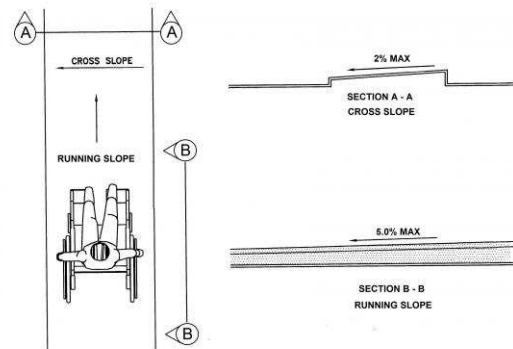
1991 ADAAG Section: 4.3.7

As Built:

3.2% cross slope to play area

Recommendation:

Correct or repair cross slope to max 2.08%



Finding #155 Additional Finding Photos



Hickory Hill Playground

Lat: 41.7352100000, Long: -91.7232600000

Finding: 156

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

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

Citation:

2015 ABAAS Section: 403.3

2010 ADAS Section: 403.3

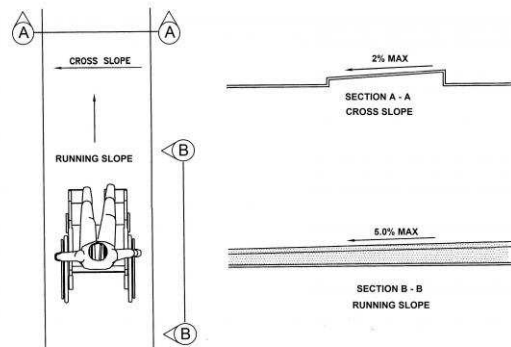
1991 ADAAG Section: 4.3.7

As Built:

4.7% to play area

Recommendation:

Correct or repair cross slope along AR to max 2.08%



Finding #156 Additional Finding Photos



Hickory Hill Playground

Lat: 41.7185700000, Long: -91.7322100000

Finding: 157

There are not enough accessible stalls for each covered and uncovered parking facility/lot.

Accessible parking stalls have been provided in the "uncovered" (no roof) areas of the parking facility/lot, however there are other public parking stalls provided which have "covered" (roofs) which provide protection from the elements such as weather and sun. Accessible parking stalls have not been provided for the areas providing covered parking.

Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

2 stalls in unmarked lot, would estimate 75 or more

Recommendation:

Lot has approximately 75 stalls; Create one or more 8' accessible parking stalls, with one 5' adjacent access aisle, with proper signage and striping

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

Hickory Hill Playground

Lat: 41.7352100000, Long: -91.7232600000

Finding: 158

The cross slopes (narrow dimension) and/or running slopes (long dimension) of the accessible stall exceeds 2%.

The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.

Citation:

2015 ABAAS Section: 502.4

2010 ADAS Section: 502.4

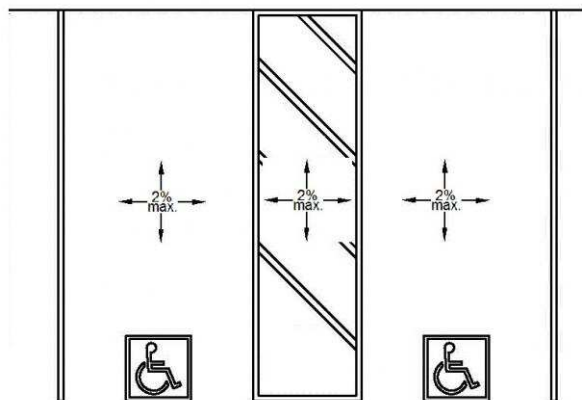
1991 ADAAG Section: 4.6.3*

As Built:

4.7% and low signage,
no striping

Recommendation:

Correct or repair slope of stall to max 2.08% in any direction; repaint stalls to be 8' and 5' and raise signs to min 60" above the surface



Finding #158 Additional Finding Photos



Hickory Hill Playground

Lat: 41.7352100000, Long: -91.7232600000

Finding: 159

The cross slopes (narrow dimension) and/or running slopes (long dimension) of the accessible stall exceeds 2%.

The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.

Citation:

2015 ABAAS Section: 502.4

2010 ADAS Section: 502.4

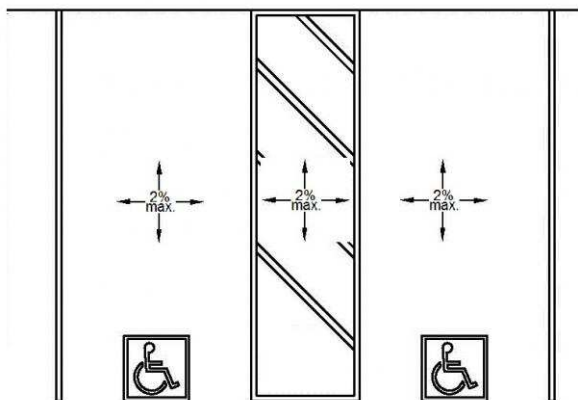
1991 ADAAG Section: 4.6.3*

As Built:

5.1%, low signage and no striping

Recommendation:

Correct or repair slope of stall to max 2.08% in any direction; repaint stalls to be 8' and 5' and raise signs to min 60" above the surface



Finding #159 Additional Finding Photos



Hickory Hills Picnic Area

Lat: 41.7185700000, Long: -91.7322100000

Finding: 160

There is no accessible route to the grills.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

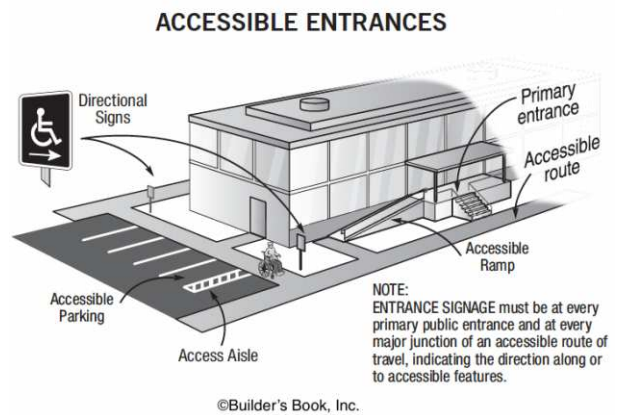
1991 ADAAG Section: 4.1.2

As Built:

no AR to 7 grills in
Hickory picnic area

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to at least one grill; in the alternative, leave as is and designate other shelters/picnic areas as accessible



Finding #160 Additional Finding Photos



Hickory Hills Picnic Area

Lat: 41.7185700000, Long: -91.7322100000

Finding: 161

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.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

Hickory parking lot at picnic areas lacks accessible 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; in the alternative, leave as is and designate other shelters/picnic areas as accessible



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

Deer Run Shelter

Lat: 41.7352100000, Long: -91.7232600000

Finding: 162

There is no accessible route to the shelter.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

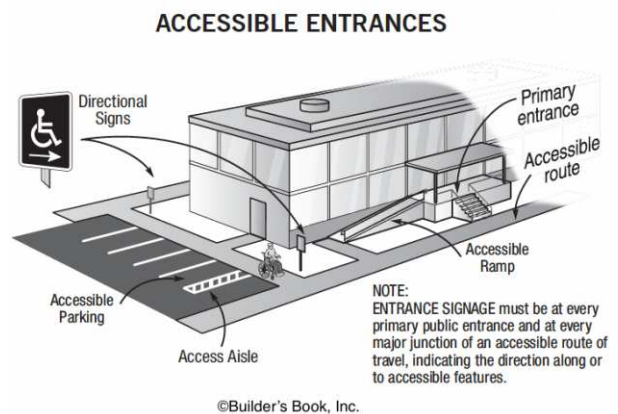
1991 ADAAG Section: 4.1.2

As Built:

no route to shelter

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to shelter; in the alternative, leave as is and designate other shelters/picnic areas as accessible



Deer Run Shelter

Lat: 41.7352100000, Long: -91.7232600000

Finding: 163

Picnic tables shall provide at least one wheelchair space for each 24 linear feet (7320 mm) of usable table surface perimeter. Wheelchair spaces shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum. Wheelchair spaces shall be positioned for a forward approach to the table and provide knee and toe clearance complying with 306 under the table

Citation:

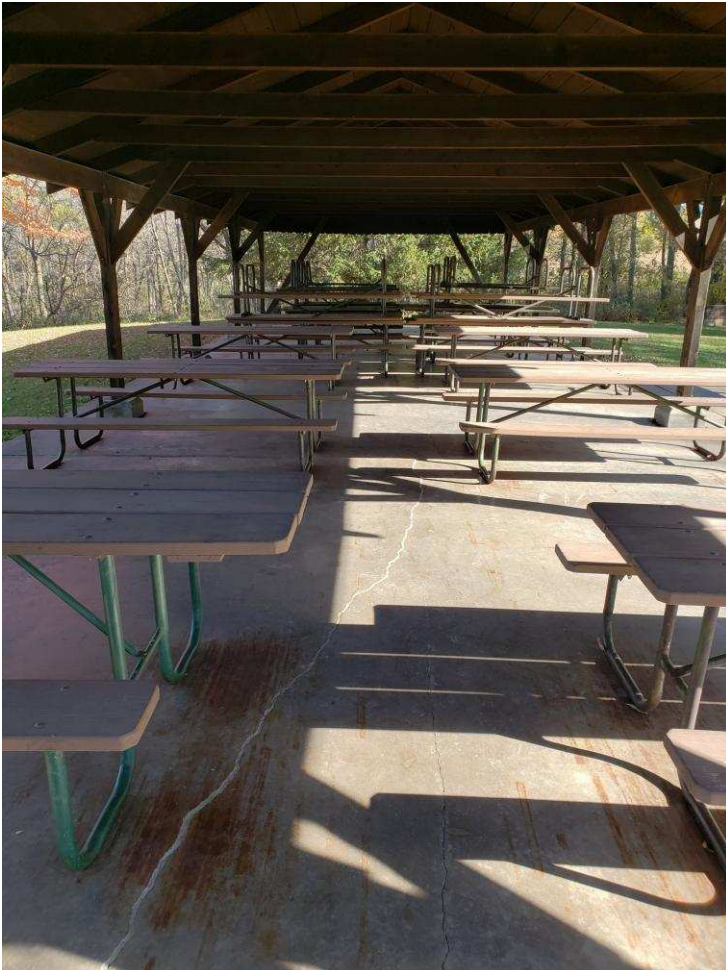
2015 ABAAS Section: 1011.4.2

As Built:

20 tables 1 accessible

Recommendation:

Replace picnic table with one of an accessible design as a smart practice



Deer Run Shelter

Lat: 41.7352100000, Long: -91.7232600000

Finding: 164

There is no accessible route to the horseshoe court.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

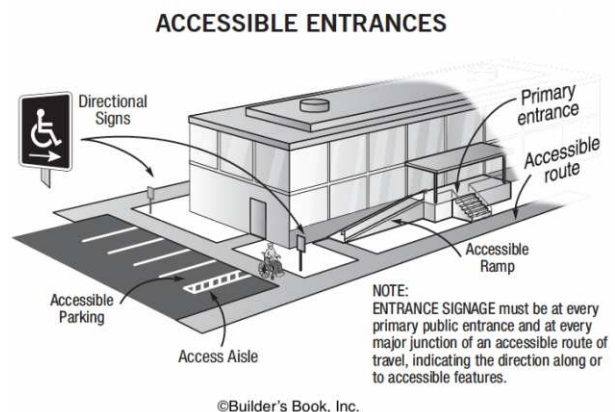
1991 ADAAG Section: 4.1.2

As Built:

no route to
horseshoes

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to horseshoes; in the alternative, leave as is and designate other shelters/picnic areas as accessible



Deer Run Shelter

Lat: 41.7352100000, Long: -91.7232600000

Finding: 165

The total number of drinking fountains are not equally divided between those that are accessible to wheelchair users and those that are available to standing persons.

Where more than two are provided, 50 percent of the total number of drinking fountains provided shall be accessible to wheelchair users and 50 percent available to standing persons.

Citation:

2015 ABAAS Section: F211.3

2010 ADAS Section: 211.3

As Built:

low bowl only, no
route

Recommendation:

Replace fountain to provide 50/50 split between hi and lo bowl fountains; in the alternative, leave as is and designate other shelters/picnic areas as accessible



Deer Run Shelter

Lat: 41.7352100000, Long: -91.7232600000

Finding: 166

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.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

Deer Run shelter -
lacks accessible
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; in the alternative, leave as is and designate other shelters/picnic areas as accessible



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 #166 Additional Finding Photos



Deer Run M RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 167

There is no accessible route to the restroom.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

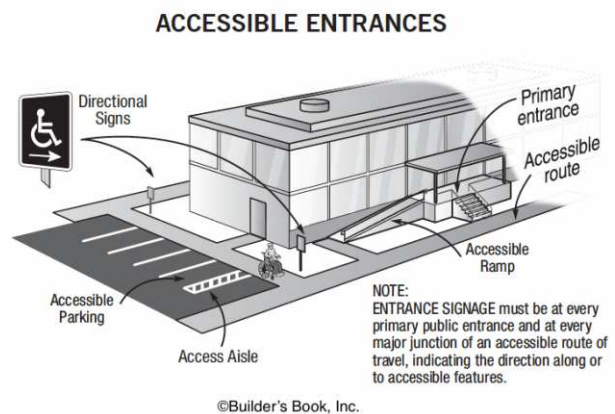
1991 ADAAG Section: 4.1.2

As Built:

no AR to RR

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to restroom.



Deer Run M RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 168

This restroom is not accessible.

Where existing toilet rooms or bathing rooms do not comply, directional signs indicating the location of the nearest accessible toilet room or bathing room within the facility shall be provided. Signs shall include the International Symbol of Accessibility.

Where existing toilet rooms or bathing rooms do comply, the accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Accessibility. Where clustered single user toilet rooms or bathing facilities are permitted, accessible toilet rooms or bathing facilities shall be identified by the International Symbol of Accessibility unless all toilet rooms and bathing facilities are accessible.

Citation:

2015 ABAAS Section: F216.8

2010 ADAS Section: 216.8

1991 ADAAG Section: 4.1.3

As Built:

lacks directional
signage

Recommendation:

Restroom not accessible, acquire and mount signage directing patrons to accessible restroom



Deer Run M RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 169

The restrooms 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 60 inches maneuvering space on the pull side
- The entry door encroach into the required clear floor space for fixtures.
- Door opening pressure was measured at greater than 5 pounds.
- Grab bars are 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 at the floor drains.

Citation:

2015 ABAAS Section: 603.1

2010 ADAS Section: 603.1

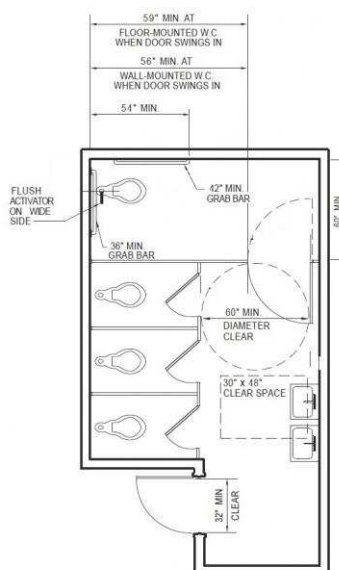
1991 ADAAG Section: 4.17.1

As Built:

lacks accessible stalls

Recommendation:

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



Finding #169 Additional Finding Photos



Deer Run W RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 170

There is no accessible route to the restroom.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

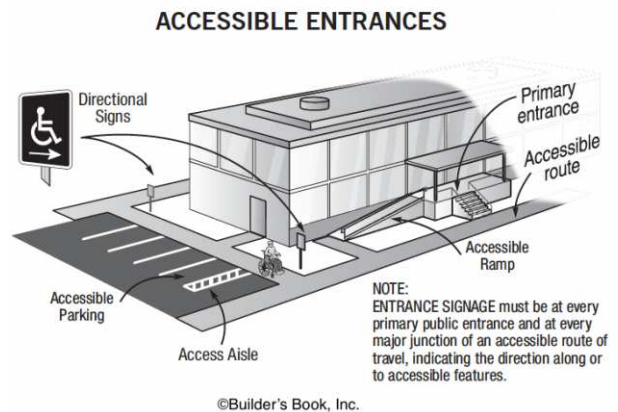
1991 ADAAG Section: 4.1.2

As Built:

no AR to RR

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to restroom; see previous finding for men's



Deer Run W RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 171

This restroom is not accessible.

Where existing toilet rooms or bathing rooms do not comply, directional signs indicating the location of the nearest accessible toilet room or bathing room within the facility shall be provided. Signs shall include the International Symbol of Accessibility.

Where existing toilet rooms or bathing rooms do comply), the accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Where clustered single user toilet rooms or bathing facilities are permitted, accessible toilet rooms or bathing facilities shall be identified by the International Symbol of Accessibility unless all toilet rooms and bathing facilities are accessible.

Citation:

2015 ABAAS Section: F216.8

2010 ADAS Section: 216.8

1991 ADAAG Section: 4.1.3

As Built:

lacks directional signage

Recommendation:

Restroom not accessible, acquire and mount signage directing patrons to accessible restroom



Deer Run W RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 172

The restrooms 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 60 inches maneuvering space on the pull side
- The entry door encroach into the required clear floor space for fixtures.
- Door opening pressure was measured at greater than 5 pounds.
- Grab bars are 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 at the floor drains.

Citation:

2015 ABAAS Section: 603.1

2010 ADAS Section: 603.1

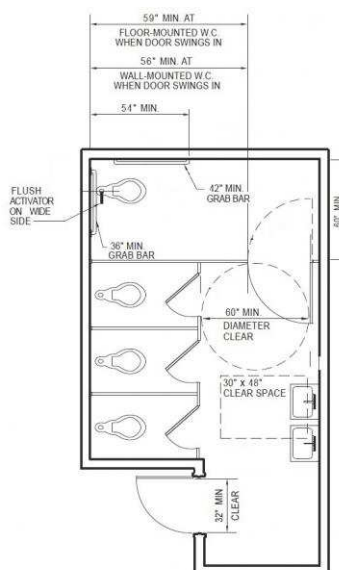
1991 ADAAG Section: 4.17.1

As Built:

lacks accessible stalls

Recommendation:

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



Finding #172 Additional Finding Photos



Bob White Shelter

Lat: 41.7185700000, Long: -91.7322100000

Finding: 173

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.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

Bob white- no accessible parking

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 #173 Additional Finding Photos



Bob White Shelter

Lat: 41.7185700000, Long: -91.7322100000

Finding: 174

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

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

Citation:

2015 ABAAS Section: 403.3

2010 ADAS Section: 403.3

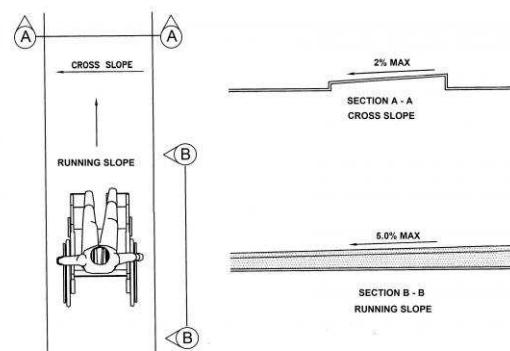
1991 ADAAG Section: 4.3.7

As Built:

2.4% from parking to shelter

Recommendation:

Correct or repair cross slope along AR to max 2.08%



Finding #174 Additional Finding Photos



Bob White Shelter

Lat: 41.7185700000, Long: -91.7322100000

Finding: 175

Where picnic facilities contain more than two picnic units, at least 20 percent, but not less than two, of the picnic units shall provide mobility features complying with F245.2

Citation:

2015 ABAAS Section: F245.2.2

As Built:

only 1 of 12 picnic tables are accessible

Recommendation:

Replace picnic table with one of an accessible design as a smart practice



Bob White Shelter

Lat: 41.7185700000, Long: -91.7322100000

Finding: 176

Element meets all standards and requirements

Citation:

2010 ADAS Section: 206.2.2

As Built:

1 grill complies

Recommendation:

None



Bob White Shelter

Lat: 41.7185700000, Long: -91.7322100000

Finding: 177

There is no accessible route to the benches.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

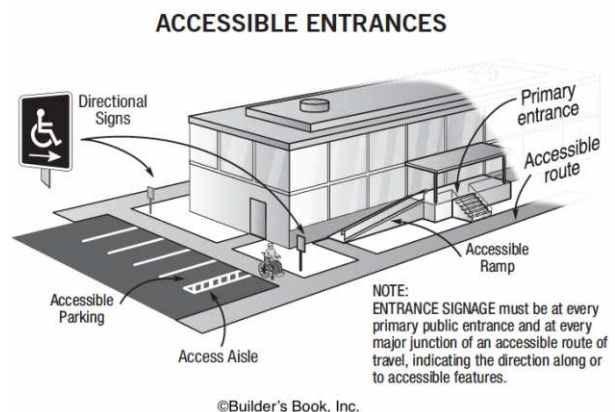
1991 ADAAG Section: 4.1.2

As Built:

0 of 2 benches have
AR

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to at least one



Bob White Shelter

Lat: 41.7185700000, Long: -91.7322100000

Finding: 178

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2010 ADAS Section: 303.3, 303.2

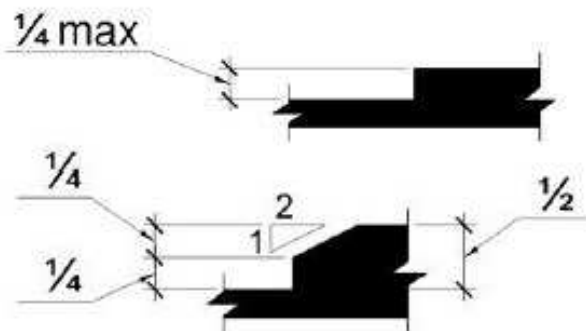
1991 ADAAG Section: 4.5.2

As Built:

within shelter .75"

Recommendation:

Repair, bevel or ramp CIL along AR



Finding #178 Additional Finding Photos



Bob White Men's RR

Lat: 41.7250700000, Long: -91.7260400000

Finding: 179

There are not enough accessible toilet compartments. 5% and a minimum of 1 toilet compartment must be wheelchair accessible

The room contains 2 toilet compartments. A minimum of 1 must be wheelchair accessible .

Citation:

2015 ABAAS Section: F213.3.1

2010 ADAS Section: 213.3.1

As Built:

restroom lacks
accessible features, 1
stall, 1 urinal, stall too
small to be compliant,
sign not compliant

Recommendation:

Create a wheelchair accessible stall with grab bars and fixtures mounted in correct locations and at correct heights



Finding #179 Additional Finding Photos



Bob White Men's RR

Lat: 41.7251800000, Long: -91.7259400000

Finding: 180

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

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 ADAAG Section: 4.13.1

As Built:

CIL, small hardware

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, replace hardware with lever hardware or hardware operable without a tight pinch or grasp



Finding #180 Additional Finding Photos



Bob White Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 181

The public/common use restrooms serving the facility are not on an accessible route.

Bathing and toilet facilities that serve buildings, facilities or portions of buildings or facilities that are required to be accessible to persons with disabilities, shall be on an accessible route.

Citation:

2015 ABAAS Section: F247.4.4

2010 ADAS Section: 213.1

1991 ADAAG Section: 4.1.3

As Built:

Bob White- grass only
route to RRs

Recommendation:

Create AR with crushed and compacted stone or similar outdoor material from parking or sidewalk to restroom



Bob White Women's RR

Lat: 41.7251700000, Long: -91.7259400000

Finding: 182

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

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 ADAAG Section: 4.13.1

As Built:

CIL, small hardware

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, replace hardware with lever hardware or hardware operable without a tight pinch or grasp



Finding #182 Additional Finding Photos



Bob White Women's RR

Lat: 41.7251700000, Long: -91.7259600000

Finding: 183

There are not enough accessible toilet compartments. 5% and a minimum of 1 toilet compartment must be wheelchair accessible

The room contains (XX) toilet compartments. A minimum of (XX) must be wheelchair accessible .

Citation:

2015 ABAAS Section: F213.3.1

2010 ADAS Section: 213.3.1

As Built:

restroom lacks
accessible features, 1
of 2 stalls with grab
bars, stall too small to
be compliant, sign
fails

Recommendation:

Create a wheelchair accessible stall with grab bars and fixtures mounted in correct locations and at correct heights



Finding #183 Additional Finding Photos



Beach

Lat: 41.7352100000, Long: -91.7232600000

Finding: 184

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 a total of (XX) parking stalls in the parking lot that could be reasonably associated with this facility. There should be a minimum of (XX) accessible stalls with a minimum of (XX) being designed as van accessible.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

Beach lot lacks accessible 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 #184 Additional Finding Photos



Beach

Lat: 41.7185700000, Long: -91.7322100000

Finding: 185

The running slope of walking surfaces shall not be steeper than 1:20.

Citation:

2010 ADAS Section: 403.3

As Built:

17%, 17.5%, very steep path to beach area

Recommendation:

Correct running slope along the AR to max 5%



Finding #185 Additional Finding Photos



Beach

Lat: 41.7185700000, Long: -91.7322100000

Finding: 186

There is no accessible route to the sand play area.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

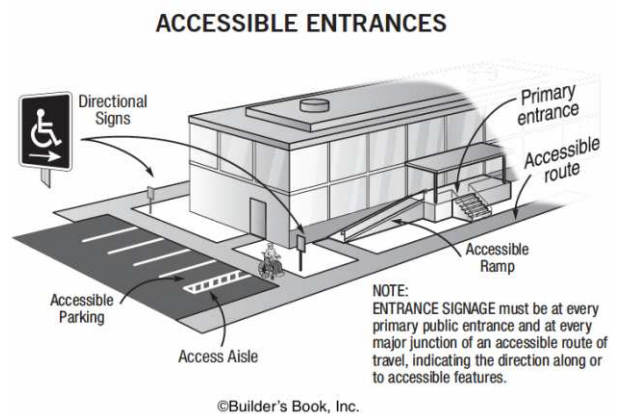
1991 ADAAG Section: 4.1.2

As Built:

no AR to sand play

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to the sand play area.



Beach

Lat: 41.7185700000, Long: -91.7322100000

Finding: 187

The total number of drinking fountains are not equally divided between those that are accessible to wheelchair users and those that are available to standing persons.

Where more than two are provided, 50 percent of the total number of drinking fountains provided shall be accessible to wheelchair users and 50 percent available to standing persons.

Citation:

2015 ABAAS Section: F211.3

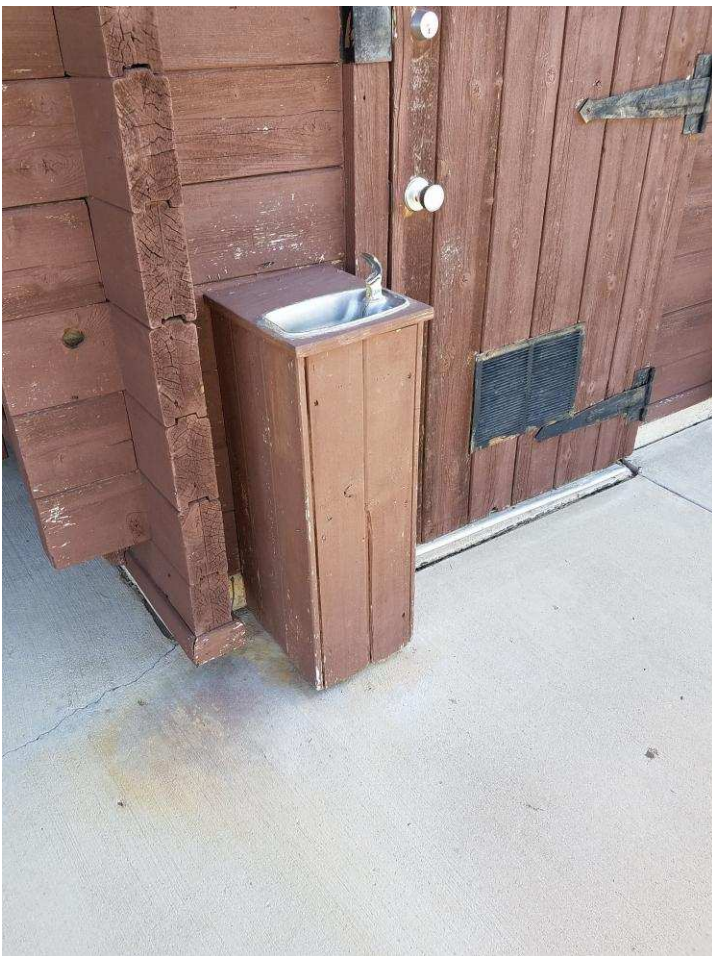
2010 ADAS Section: 211.3

As Built:

lacks compliant
fountains, 34" to
spout

Recommendation:

Replace one fountains to provide 50/50 split between hi and lo bowl fountains



Finding #187 Additional Finding Photos



Beach Men's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 188

There are no accessible fitting and/or dressing rooms.

Where fitting or dressing rooms are provided for male or female customers, patients, employees or the general public, 5 percent, but never less than one, of dressings rooms for each type of use in each cluster of dressing rooms shall be accessible and located on an accessible route.

Citation:

2015 ABAAS Section: F222.1

2010 ADAS Section: 222.1

1991 ADAAG Section: 4.1.3

As Built:

4 of 4 not accessible
47x55

Recommendation:

Renovate locker rooms/dressing rooms to provide accessible changing areas, showers and lockers



Beach Men's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 189

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).

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

6 doors all narrow

Recommendation:

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

Beach Men's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 190

There are not enough accessible toilet compartments. 5% and a minimum of 1 toilet compartment must be wheelchair accessible

Citation:

2015 ABAAS Section: F213.3.1

2010 ADAS Section: 213.3.1

As Built:

none of the stalls are accessible

Recommendation:

Create a wheelchair accessible stall with grab bars and fixtures mounted in correct locations and at correct heights



Finding #190 Additional Finding Photos



Beach Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 191

There are no accessible fitting and/or dressing rooms.

Where fitting or dressing rooms are provided for male or female customers, patients, employees or the general public, 5 percent, but never less than one, of dressings rooms for each type of use in each cluster of dressing rooms shall be accessible and located on an accessible route.

Citation:

2015 ABAAS Section: F222.1

2010 ADAS Section: 222.1

1991 ADAAG Section: 4.1.3

As Built:

4 dressing rooms, too small, no compliant bench, 45.5" by 57"

Recommendation:

Renovate locker rooms/dressing rooms to provide accessible changing areas, showers and lockers



Finding #191 Additional Finding Photos



Beach Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 192

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 ADAAG Section: 4.13.1

As Built:

21" wide, small
hardware on 4
dressing rooms

Recommendation:

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

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp



Finding #192 Additional Finding Photos



Beach Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 193

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).

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

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 ADAAG Section: 4.13.1

As Built:

2 RR Doors, 21" wide,
small hardware, fast
spring hinge

Recommendation:

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, inspect, adjust, and maintain closing speed on door closers

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp

Finding #193 Continued



Finding #193 Additional Finding Photos



Beach Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 194

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

Citation:

2015 ABAAS Section: 603.1

2010 ADAS Section: 603.1

1991 ADAAG Section: 4.17.1

As Built:

2 RR at beach, not accessible

Recommendation:

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



Finding #194 Additional Finding Photos



Anglers' Area

Lat: 41.7185700000, Long: -91.7322100000

Finding: 195

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.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

Angler- no accessible parking yet, looks like it is to be painted

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

Anglers' Area

Lat: 41.7185700000, Long: -91.7322100000

Finding: 196

All new construction must follow the 2010 Standards for Accessible design.

Citation:

2015 ABAAS Section: Recommended

2010 ADAS Section: Recommended

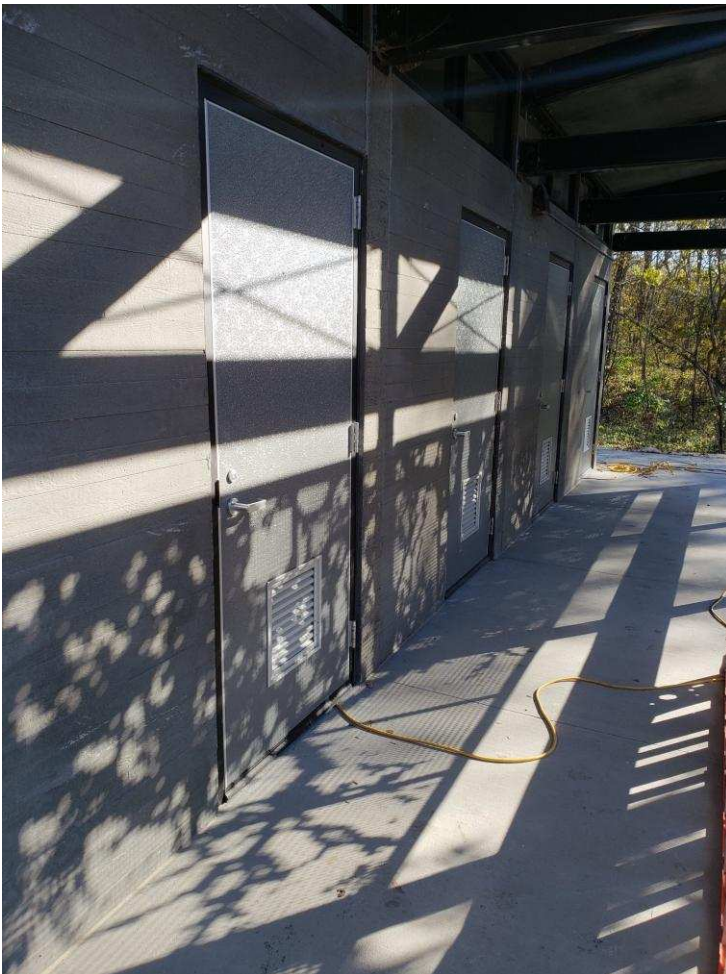
1991 ADAAG Section: Recommended

As Built:

Currently 4 new restrooms under construction at boat launch area

Recommendation:

Assure upon completion that all accessible features meet the 2010 Standards



Finding #196 Additional Finding Photos



Anglers' Area

Lat: 41.7185700000, Long: -91.7322100000

Finding: 197

The public/common use restrooms serving the facility are not on an accessible route.

Bathing and toilet facilities that serve buildings, facilities or portions of buildings or facilities that are required to be accessible to persons with disabilities, shall be on an accessible route.

Citation:

2015 ABAAS Section: F247.4.4

2010 ADAS Section: 213.1

1991 ADAAG Section: 4.1.3

As Built:

Boat Launch- grass
only route to old RRs

Recommendation:

Create AR with crushed and compacted stone or similar outdoor material from parking or sidewalk to restroom



Anglers' Area

Lat: 41.7185700000, Long: -91.7322100000

Finding: 198

There is no accessible route to the grills.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

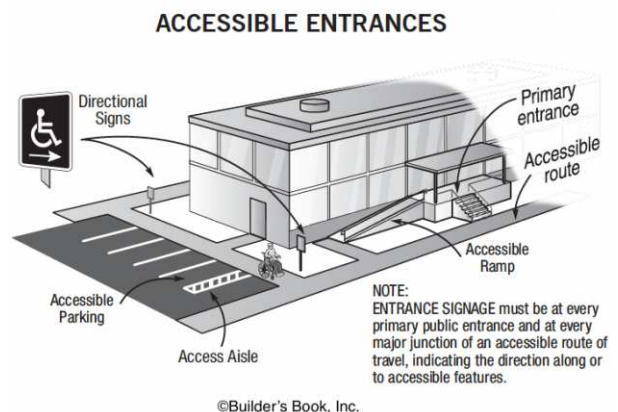
1991 ADAAG Section: 4.1.2

As Built:

lacks AR to both grills
around the boat
launch areas; surface
height is ok but in
grass

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to at least one grill.



Finding #198 Additional Finding Photos



Anglers' Area

Lat: 41.7185700000, Long: -91.7322100000

Wheel: N/A, Direction: N/A

Finding: 199

Element meets all standards and requirements

Citation:

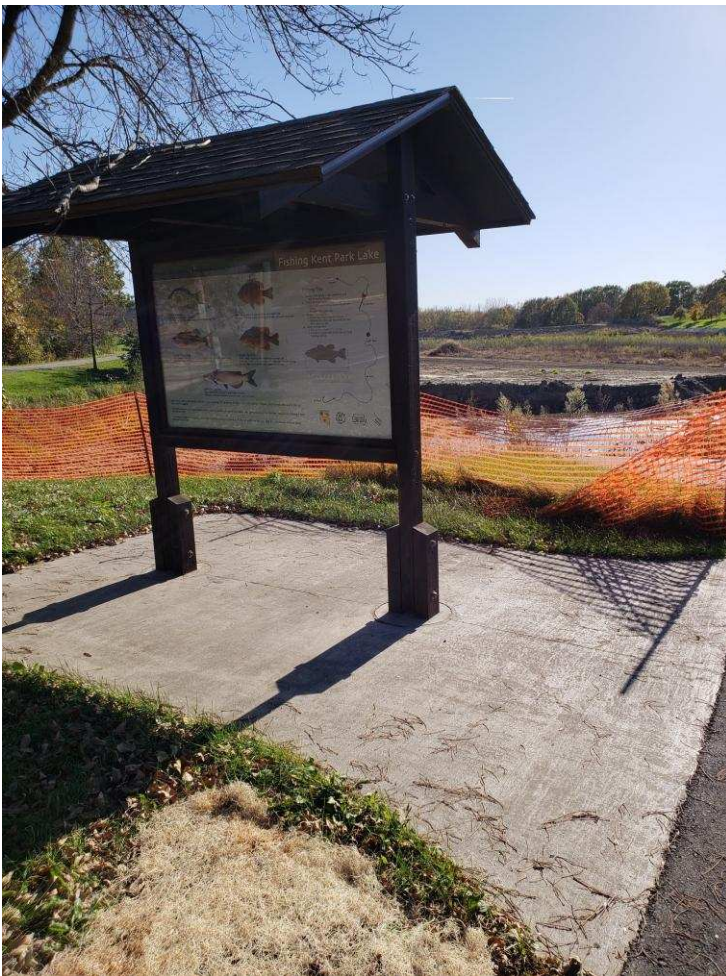
2010 ADAS Section: 206.2.2

As Built:

**fishing sign good at
boat launch**

Recommendation:

None



Anglers' Area

Lat: 41.7185700000, Long: -91.7322100000

Wheel: N/A, Direction: N/A

Finding: 200

Element meets all standards and requirements

Citation:

2010 ADAS Section: 206.2.2

As Built:

boat launch okay

Recommendation:

None



Finding #200 Additional Finding Photos



Anglers' Area

Lat: 41.7185700000, Long: -91.7322100000

Finding: 201

All new construction must follow the 2010 Standards for Accessible Design.

Citation:

2015 ABAAS Section: Recommended

2010 ADAS Section: Recommended

1991 ADAAG Section: Recommended

As Built:

fishing pier under construction, unable to audit

Recommendation:

Upon completion, assure fishing pier meets the 2010 Standards.



Anglers Old Mens RR

Lat: 41.7268500000, Long: -91.7284900000

Finding: 202

There are not enough accessible toilet compartments. 5% and a minimum of 1 toilet compartment must be wheelchair accessible

The room contains 2 toilet compartments. A minimum of 1 must be wheelchair accessible .

Citation:

2015 ABAAS Section: F213.3.1

2010 ADAS Section: 213.3.1

As Built:

restroom lacks
accessible features, 1
stall, 1 urinal, stall too
small to be compliant,
sign not compliant

Recommendation:

Leave as is, and mount signage directing patrons to the newly constructed restrooms.



Finding #202 Additional Finding Photos



Anglers Old Mens RR

Lat: 41.7269700000, Long: -91.7285800000

Finding: 203

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 ADAAG Section: 4.13.1

As Built:

CIL, small hardware

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors; repair change in level at doorway

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp



Finding #203 Additional Finding Photos



Anglers Old Women's RR

Lat: 41.7269500000, Long: -91.7286100000

Finding: 204

There are not enough accessible toilet compartments. 5% and a minimum of 1 toilet compartment must be wheelchair accessible

The room contains 2 toilet compartments. A minimum of 1 must be wheelchair accessible .

Citation:

2015 ABAAS Section: F213.3.1

2010 ADAS Section: 213.3.1

As Built:

restroom lacks
accessible features, 1
of 2 stalls with grab
bars, stall too small to
be compliant, sign
fails

Recommendation:

Leave as is, and mount signage directing patrons to the newly constructed restrooms.



Finding #204 Additional Finding Photos



Red Haw Shelter

Lat: 41.7185700000, Long: -91.7322100000

Finding: 205

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.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

Red Haw- no accessible parking

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

Red Haw Shelter

Lat: 41.7352100000, Long: -91.7232600000

Finding: 206

There is no accessible route to the grill.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

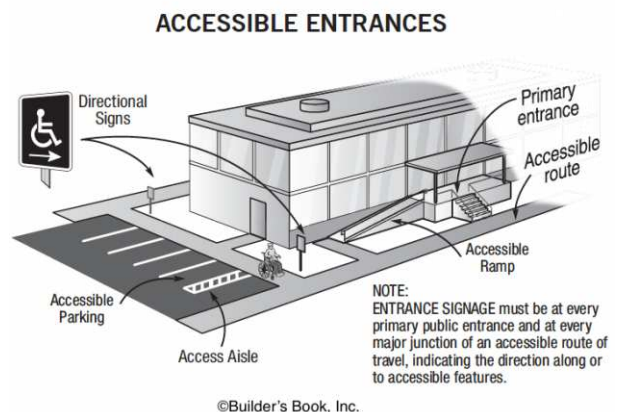
1991 ADAAG Section: 4.1.2

As Built:

no route to grill

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to grill



Red Haw Shelter

Lat: 41.7185700000, Long: -91.7322100000

Finding: 207

Where provided, cooking surfaces shall be 15 inches (380 mm) minimum and 34 inches (865 mm) maximum above the ground

Citation:

2015 ABAAS Section: 1011.5.2

As Built:

Grill surface too high
40.5"

Recommendation:

Replace or lower grill to max height of cooking surface 34"



Finding #207 Additional Finding Photos



Red Haw Shelter

Lat: 41.7185700000, Long: -91.7322100000

Finding: 208

Where picnic facilities contain more than two picnic units, at least 20 percent, but not less than two, of the picnic units shall provide mobility features complying with F245.2

Citation:

2015 ABAAS Section: F245.2.2

As Built:

only 1 of 12 picnic tables are accessible

Recommendation:

Replace picnic table with one of an accessible design as a smart practice



Finding #208 Additional Finding Photos



Red Haw Shelter

Lat: 41.7185700000, Long: -91.7322100000

Finding: 209

The running slope of walking surfaces shall not be steeper than 1:20.

Citation:

2010 ADAS Section: 403.3

As Built:

8.1%, 7.2%, and 6%
from pull up area to
shelter

Recommendation:

Correct running slope along the AR to max 5%



Finding #209 Additional Finding Photos



Red Haw Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 210

There are not enough accessible toilet compartments. 5% and a minimum of 1 toilet compartment must be wheelchair accessible

Citation:

2015 ABAAS Section: F213.3.1

2010 ADAS Section: 213.3.1

As Built:

restroom lacks
accessible features, 1
stall, 1 urinal, stall too
small to be compliant,
sign fails

Recommendation:

Create a wheelchair accessible stall with grab bars and fixtures mounted in correct locations and at correct heights



Finding #210 Additional Finding Photos



Red Haw Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 211

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

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 ADAAG Section: 4.13.1

As Built:

2.5" CIL, small
hardware

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, replace hardware with lever hardware or hardware operable without a tight pinch or grasp



Finding #211 Additional Finding Photos



Red Haw Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 212

There are not enough accessible toilet compartments. 5% and a minimum of 1 toilet compartment must be wheelchair accessible

The room contains 2 toilet compartments. A minimum of 1 must be wheelchair accessible .

Citation:

2015 ABAAS Section: F213.3.1

2010 ADAS Section: 213.3.1

As Built:

restroom lacks
accessible features, 1
of 2 stalls with grab
bars, stall too small to
be compliant, sign
fails

Recommendation:

Create a wheelchair accessible stall with grab bars and fixtures mounted in correct locations and at correct heights



Finding #212 Additional Finding Photos



Red Haw Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 213

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

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 ADAAG Section: 4.13.1

As Built:

2.5" CIL, small
hardware

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, replace hardware with lever hardware or hardware operable without a tight pinch or grasp



Finding #213 Additional Finding Photos



Red Haw Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 214

The public/common use restrooms serving the facility are not on an accessible route.

Bathing and toilet facilities that serve buildings, facilities or portions of buildings or facilities that are required to be accessible to persons with disabilities, shall be on an accessible route.

Citation:

2015 ABAAS Section: F247.4.4

2010 ADAS Section: 213.1

1991 ADAAG Section: 4.1.3

As Built:

Red Haw- steep grass hill only route

Recommendation:

Create AR with crushed and compacted stone or similar outdoor material from parking or sidewalk to restroom



Youth Group Campground

Lat: 41.7185700000, Long: -91.7322100000

Finding: 215

There is no accessible route to the fountain.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

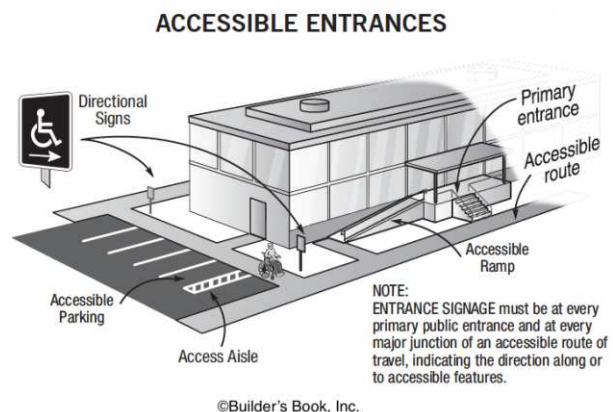
1991 ADAAG Section: 4.1.2

As Built:

No AR to drinking fountain, single bowl

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to drinking fountain and replace with a high low bowl



Youth Group Campground

Lat: 41.7185700000, Long: -91.7322100000

Finding: 216

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.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

parking lot lack
accessible 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 #216 Additional Finding Photos



Youth Group Campground

Lat: 41.7185700000, Long: -91.7322100000

Finding: 217

There is no accessible route to the camp sites

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

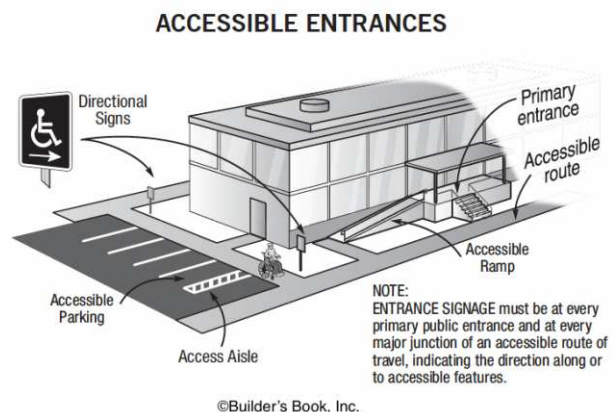
1991 ADAAG Section: 4.1.2

As Built:

lacks accessible
group camp site, no
AR, no accessible
features, 5 sites

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to one group camp site



Finding #217 Additional Finding Photos



Youth Group Campground

Lat: 41.7185700000, Long: -91.7322100000

Finding: 218

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 ADAAG Section: 4.13.1

As Built:

Yth lodge - knob, 2"
gap

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors; correct or fill gap at doorway to max .5"

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp



Finding #218 Additional Finding Photos



Youth Group Campground

Lat: 41.7185700000, Long: -91.7322100000

Finding: 219

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.

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

Exterior doors are recommended to be maintained at 8.5 lbf as a smart practice. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater.

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 ADAAG Section: 4.13.1

As Built:

Yth lodge, back exit -
knob, fast, 12#, 2" CIL

Recommendation:

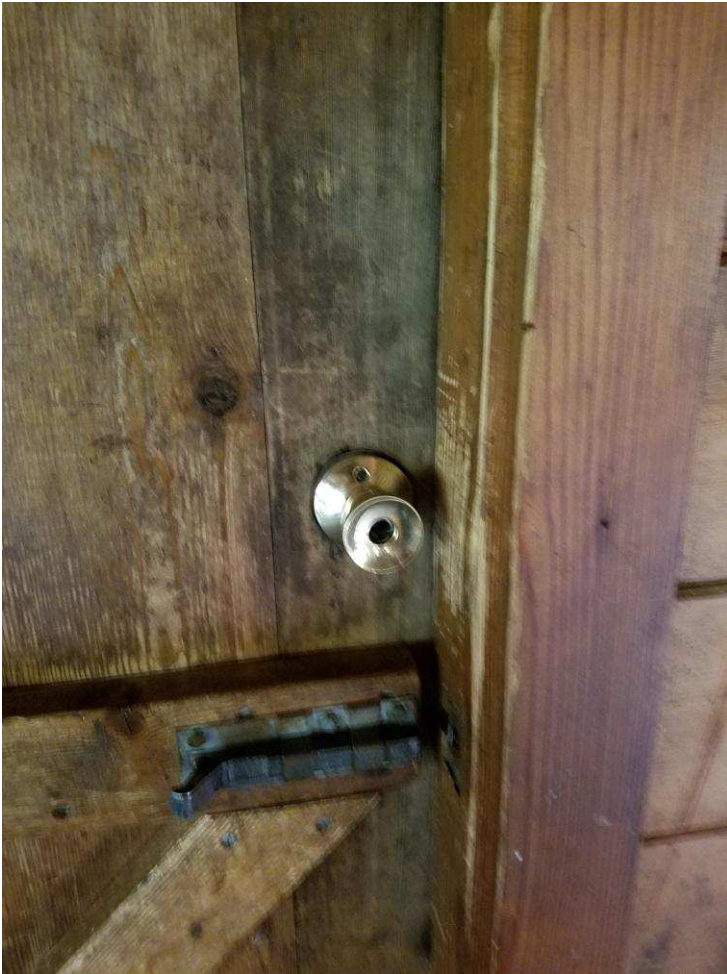
For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors; repair or bevel CIL at doorway to max .25"

For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers

For all doors along the public circulation route, inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp

Finding #219 Continued



Finding #219 Additional Finding Photos



Youth Group Campground

Lat: 41.7352100000, Long: -91.7232600000

Finding: 220

There are no accessible tables.

At least 5% of each type in each functional area of dining surfaces must be accessible and must be dispersed throughout the space or facility containing dining surfaces. An accessible table must be on an accessible route (36 inches minimum) and have knee and toe spaces at least 27 inches high, 30 inches wide and 19 inches deep. The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.

Citation:

2015 ABAAS Section: F226.1

2010 ADAS Section: 226.1

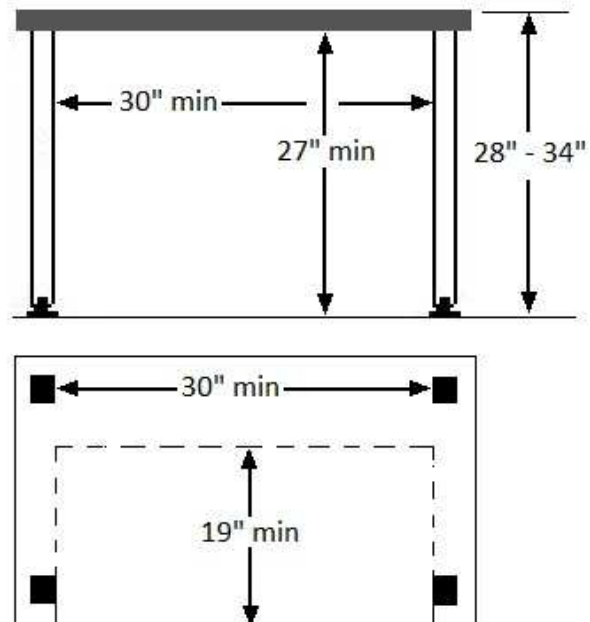
1991 ADAAG Section: 5.1*

As Built:

shelter has 14 tables,
1 accessible

Recommendation:

Replace 5% of the tables with ones providing the required knee and toe clearances



Youth Group Campground

Lat: 41.7352100000, Long: -91.7232600000

Finding: 221

The building entrance is not located on an accessible route.

When a building, or portion of a building, is required to be accessible, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances and between the building and the public way.

All walks, halls, corridors, aisles, skywalks, tunnels, and other spaces that are part of an accessible route must comply. An accessible route of travel must not pass through kitchens, storage rooms, restrooms, closets or other spaces used for similar purposes. At least one accessible route within the boundary of the site must be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance they serve.

The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements.

Citation:

2015 ABAAS Section: F206.2.1

2010 ADAS Section: 206.2.1

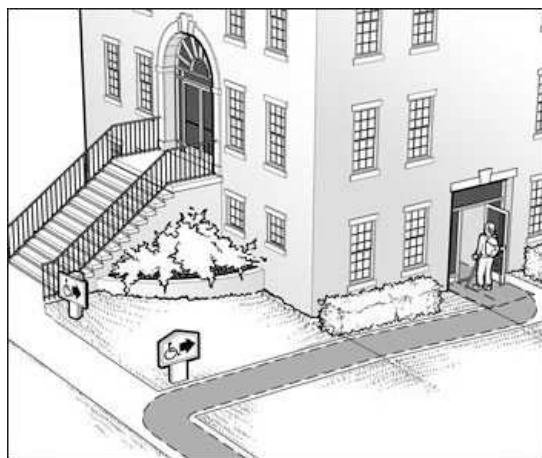
1991 ADAAG Section: 4.1.2

As Built:

no route to youth
campground shelter

Recommendation:

Create AR with crushed and compacted stone or similar outdoor material from parking or sidewalk to building entrance



Youth Group Campground

Lat: 41.7352100000, Long: -91.7232600000

Finding: 222

The building entrance is not located on an accessible route.

When a building, or portion of a building, is required to be accessible, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances and between the building and the public way.

All walks, halls, corridors, aisles, skywalks, tunnels, and other spaces that are part of an accessible route must comply. An accessible route of travel must not pass through kitchens, storage rooms, restrooms, closets or other spaces used for similar purposes. At least one accessible route within the boundary of the site must be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance they serve.

The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements.

Citation:

2015 ABAAS Section: F206.2.1

2010 ADAS Section: 206.2.1

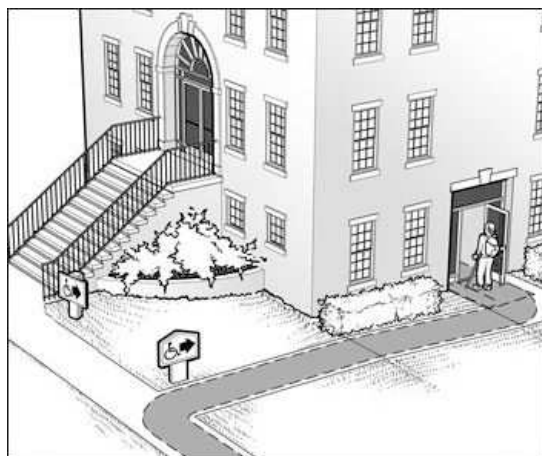
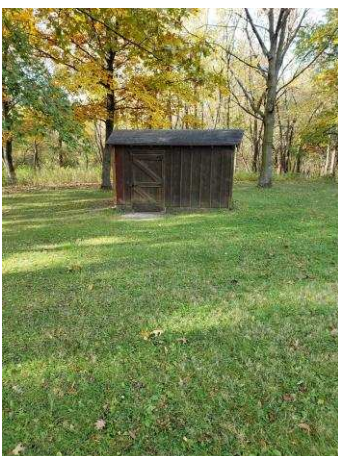
1991 ADAAG Section: 4.1.2

As Built:

no route to firewood shed

Recommendation:

Create AR with crushed and compacted stone or similar outdoor material from parking or sidewalk to building entrance



Youth Group Campground

Lat: 41.7352100000, Long: -91.7232600000

Finding: 223

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).

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.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

4.5" change in level.
68" height at shed
door

Recommendation:

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, repair, bevel, or ramp CILs at door entries to max .25"



Finding #223 Additional Finding Photos



Youth Group Campground

Lat: 41.7352100000, Long: -91.7232600000

Finding: 224

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

Youth Lodge - room complies

Recommendation:

None

Youth Group Camp Men's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 225

There are not enough accessible toilet compartments. 5% and a minimum of 1 toilet compartment must be wheelchair accessible

The room contains 2 toilet compartments. A minimum of 1 must be wheelchair accessible .

Citation:

2015 ABAAS Section: F213.3.1

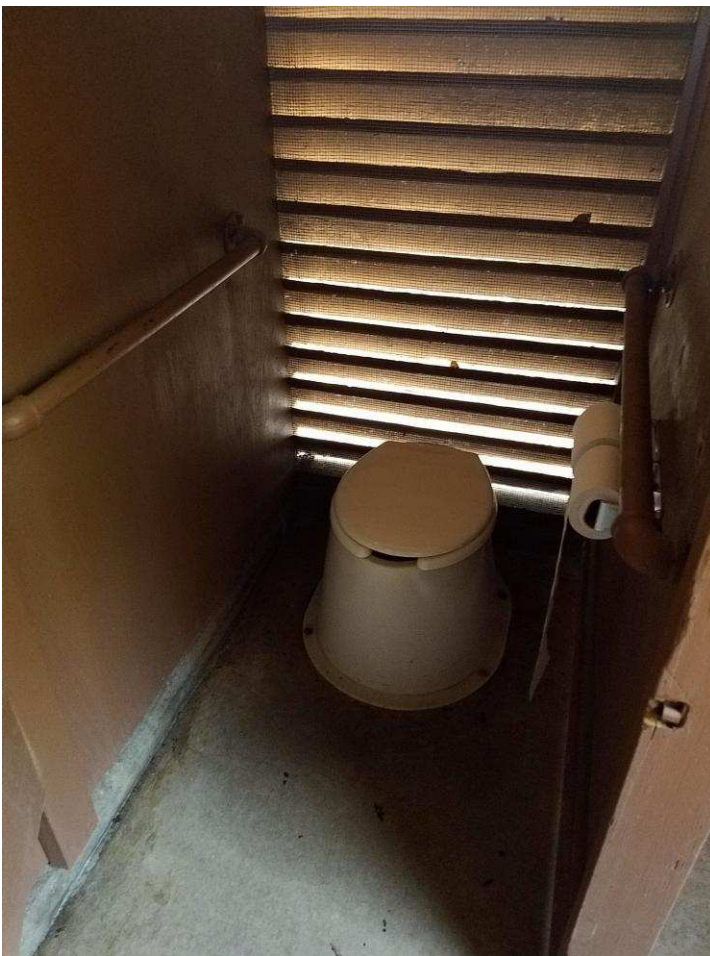
2010 ADAS Section: 213.3.1

As Built:

lacks accessible stalls

Recommendation:

Create a wheelchair accessible stall with grab bars and fixtures mounted in correct locations and at correct heights



Finding #225 Additional Finding Photos



Youth Group Camp Men's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 226

There is no accessible route to the restrooms.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

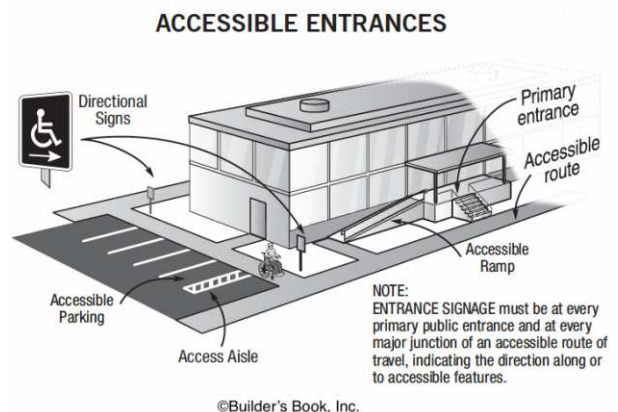
1991 ADAAG Section: 4.1.2

As Built:

no AR to RR

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to restroom



Youth Group Camp Men's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 227

This restroom is not accessible.

Where existing toilet rooms or bathing rooms do not comply, directional signs indicating the location of the nearest accessible toilet room or bathing room within the facility shall be provided. Signs shall include the International Symbol of Accessibility.

Where existing toilet rooms or bathing rooms do comply), the accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Accessibility. Where clustered single user toilet rooms or bathing facilities are permitted, accessible toilet rooms or bathing facilities shall be identified by the International Symbol of Accessibility unless all toilet rooms and bathing facilities are accessible.

Citation:

2015 ABAAS Section: F216.8

2010 ADAS Section: 216.8

1991 ADAAG Section: 4.1.3

As Built:

lacks directional
signage

Recommendation:

Restroom not accessible, acquire and mount signage directing patrons to accessible restroom until renovations occur



Youth Group Camp Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 228

There are not enough accessible toilet compartments. 5% and a minimum of 1 toilet compartment must be wheelchair accessible

The room contains (XX) toilet compartments. A minimum of (XX) must be wheelchair accessible .

Citation:

2015 ABAAS Section: F213.3.1

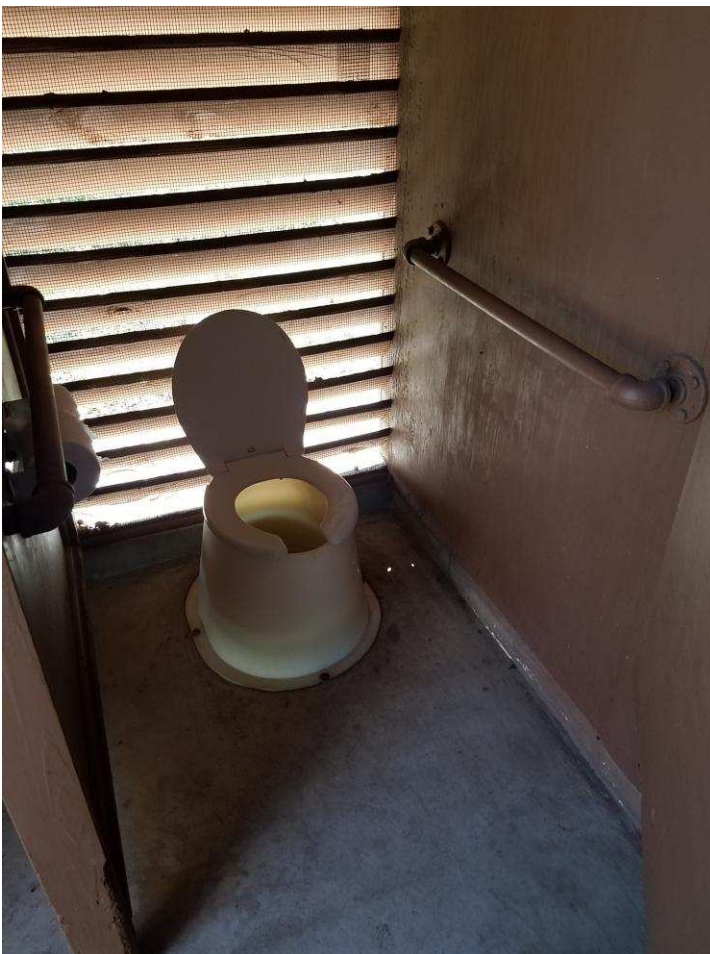
2010 ADAS Section: 213.3.1

As Built:

lacks accessible stalls

Recommendation:

Create a wheelchair accessible stall with grab bars and fixtures mounted in correct locations and at correct heights



Finding #228 Additional Finding Photos



Youth Group Camp Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 229

There is no accessible route to the restroom building

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

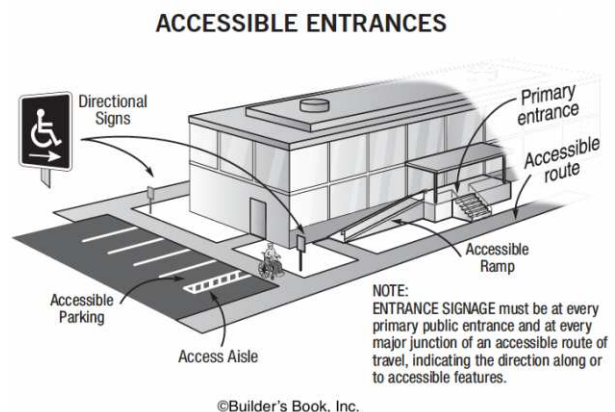
1991 ADAAG Section: 4.1.2

As Built:

no AR to RR

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to restroom



Youth Group Camp Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 230

This restroom is not accessible.

Where existing toilet rooms or bathing rooms do not comply, directional signs indicating the location of the nearest accessible toilet room or bathing room within the facility shall be provided. Signs shall include the International Symbol of Accessibility.

Where existing toilet rooms or bathing rooms do comply, the accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Accessibility. Where clustered single user toilet rooms or bathing facilities are permitted, accessible toilet rooms or bathing facilities shall be identified by the International Symbol of Accessibility unless all toilet rooms and bathing facilities are accessible.

Citation:

2015 ABAAS Section: F216.8

2010 ADAS Section: 216.8

1991 ADAAG Section: 4.1.3

As Built:

lacks directional
signage

Recommendation:

Restroom not accessible, acquire and mount signage directing patrons to accessible restroom until renovations occur



Campground

Lat: 41.7352200000, Long: -91.7231800000

Finding: 231

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.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

visitor parking, no acc 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 #231 Additional Finding Photos



Campground

Lat: 41.7352200000, Long: -91.7231800000

Finding: 232

There is no accessible route to the electrical building

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

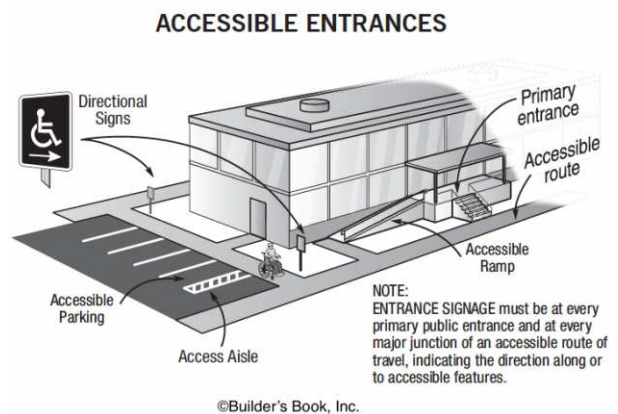
1991 ADAAG Section: 4.1.2

As Built:

no AR to electrical building at visitor lot

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to building



Campground

Lat: 41.7352200000, Long: -91.7231800000

Finding: 233

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2010 ADAS Section: 303.3, 303.2

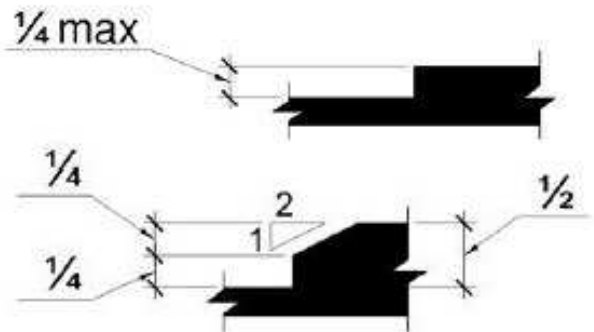
1991 ADAAG Section: 4.5.2

As Built:

1.25" to self-registration

Recommendation:

Repair, bevel or ramp CIL along AR



Finding #233 Additional Finding Photos



Campground

Lat: 41.7352200000, Long: -91.7231800000

Finding: 234

The surface of parking spaces and pull-up spaces shall be firm and stable.

The slope of the surface of parking spaces and pull-up spaces shall not be steeper than 1:48 in any direction.

EXCEPTION: Where the surface is other than asphalt, concrete, or boards, slopes not steeper than 1:20 shall be permitted when necessary for drainage.

Citation:

2015 ABAAS Section: 1012.4, 1012.5, 1012.5
EXCEPTION

As Built:

gravel surface, steep
slopes, 4.5% cross in
58

Recommendation:

Correct surface of parking spaces to be firm and stable with slopes max of 2.08% or 5% for surfaces other than concrete, asphalt or boards as a smart practice.



Finding #234 Additional Finding Photos



Campground

Lat: 41.7352200000, Long: -91.7231800000

Finding: 235

There are no accessible tables.

At least 5% of each type in each functional area of dining surfaces must be accessible and must be dispersed throughout the space or facility containing dining surfaces. An accessible table must be on an accessible route (36 inches minimum) and have knee and toe spaces at least 27 inches high, 30 inches wide and 19 inches deep. The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.

Citation:

2015 ABAAS Section: F226.1

2010 ADAS Section: 226.1

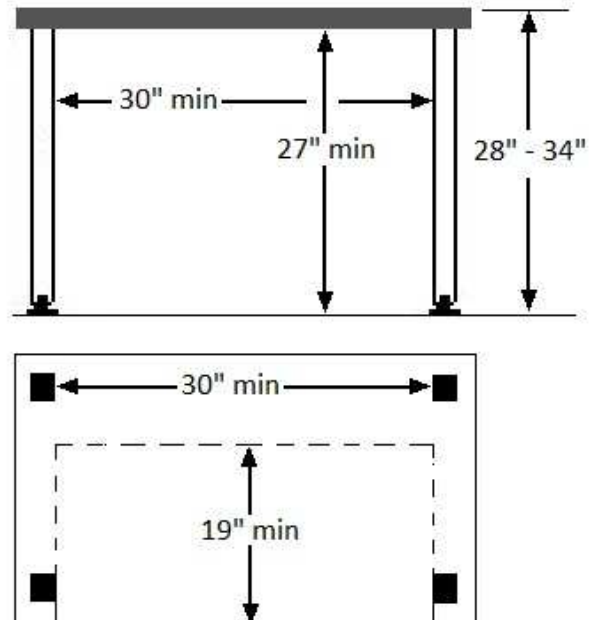
1991 ADAAG Section: 5.1*

As Built:

table ok, placed in slope st both sites

Recommendation:

Place accessible tables on a firm and stable surface having level CFS at usable side



Finding #235 Additional Finding Photos



Campground

Lat: 41.7352200000, Long: -91.7231800000

Finding: 236

48 inches (1220 mm) by 48 inches (1220 mm) on all usable sides of the fire ring, grill, fireplace, and woodstove

Center the space on each usable side of the grill, fireplace, and woodstove

Citation:

2015 ABAAS Section: 1011.2

As Built:

Grills: 16% slope in
CGS at 58, 12.5% at
58

Recommendation:

Provide required 48" clear ground space centered along usable side of fire ring, grill, fireplace, or woodstove as a smart practice



Finding #236 Additional Finding Photos



Campground

Lat: 41.7352200000, Long: -91.7231800000

Finding: 237

Parking spaces for vehicles, other than recreational vehicles, shall be 16 feet (4880 mm) wide minimum.

EXCEPTION: Where two adjacent parking spaces are provided for vehicles, other than recreational vehicles, one parking space shall be permitted to be 8 feet (2440 mm) wide minimum

Citation:

2015 ABAAS Section: 1012.3, 1012.3
EXCEPTION

As Built:

13'8" and gravel, 6.5%
slope

Recommendation:

Correct parking spaces for other vehicles to be 16' or 8' and 8' for two adjacent spaces and resurface with firm and stable material as a smart practice.



Finding #237 Additional Finding Photos



Campground

Lat: 41.7352200000, Long: -91.7231800000

Finding: 238

The accessible route contains loose gravel and/or surfaces that do not provide for a stable, firm slip resistant surface.

Citation:

2015 ABAAS Section: 302.1

2010 ADAS Section: 302.1

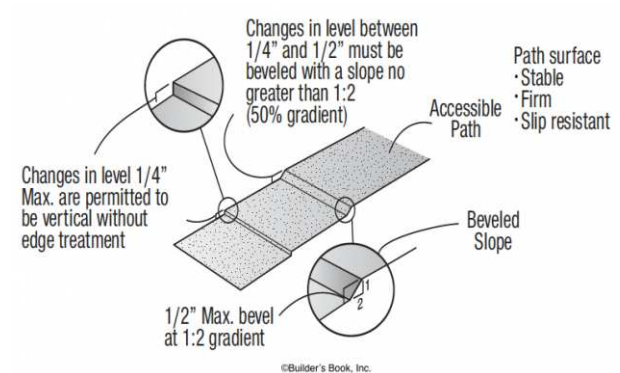
1991 ADAAG Section: 4.5.1*

As Built:

route to S loop
shower house in
disrepair

Recommendation:

Resurface AR where deterioration occurs



Campground

Lat: 41.7352200000, Long: -91.7231800000

Finding: 239

The landing on the pull side of the doors does not extend far enough on the latch side.

Doors with a front approach must have a landing on the pull side that is a minimum of 60 inches in depth perpendicular to the door in a close position by a minimum width dimension of 18 inches plus the door width. The additional 18 inches must extend past the door on the latch side. The entire landing must be free of obstructions and must be flat (2% max. slope is considered flat in any direction).

Citation:

2015 ABAAS Section: 404.2.4.1

2010 ADAS Section: 404.2.4.1

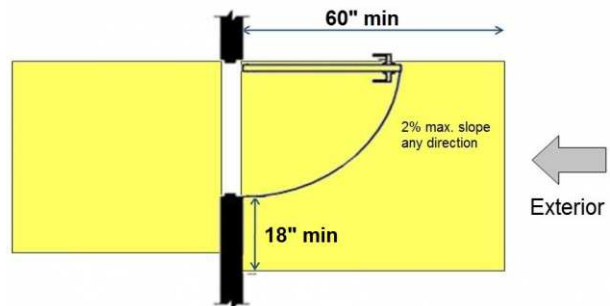
1991 ADAAG Section: 4.13.6

As Built:

13" to edge of cement pad at both

Recommendation:

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



Finding #239 Additional Finding Photos



Campground

Lat: 41.7352200000, Long: -91.7231800000

Wheel: N/A, Direction: N/A

Finding: 240

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

**storm shelter int
shower doors good**

Recommendation:

None

Campground

Lat: 41.7352200000, Long: -91.7231800000

Finding: 241

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

S loop storm shelter - room complies

Recommendation:

None

Campground

Lat: 41.7327500000, Long: -91.7260100000

Finding: 242

There is no accessible route to the wood shed

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

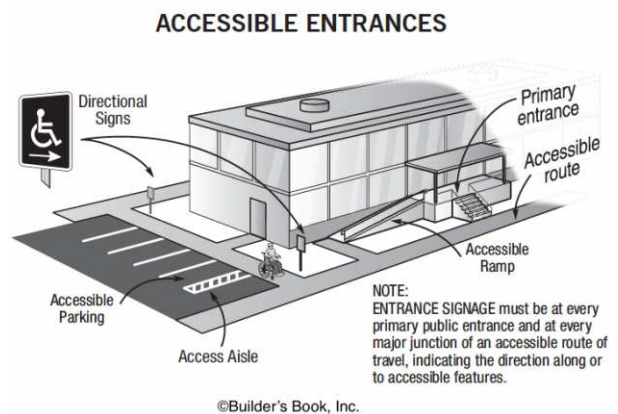
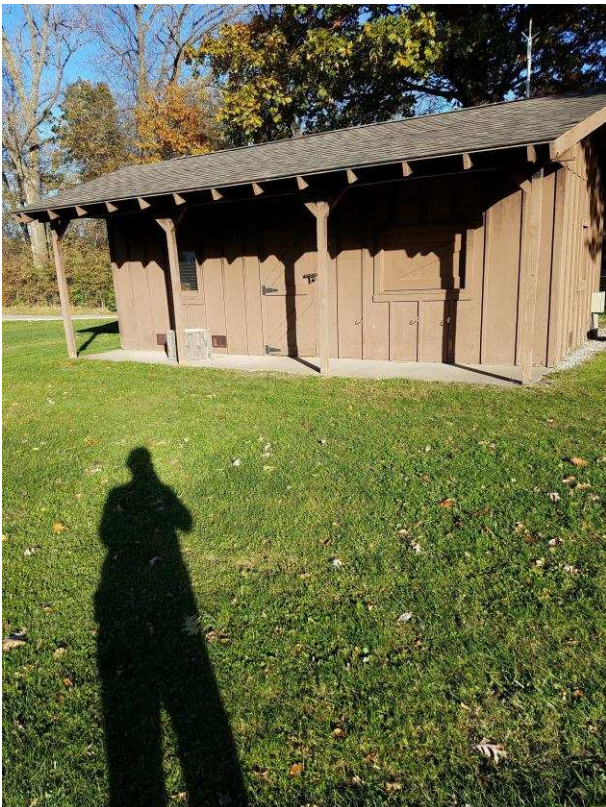
1991 ADAAG Section: 4.1.2

As Built:

lacks route to wood shed

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to the wood shed



Campground

Lat: 41.7185700000, Long: -91.7322100000

Finding: 243

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.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

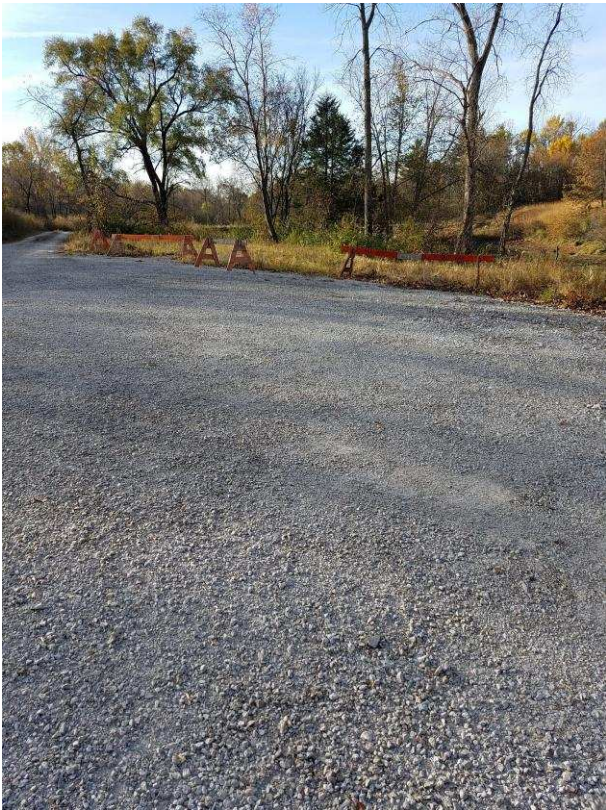
1991 ADAAG Section: 4.1.2

As Built:

lower parking lot,
gravel, no accessible
parking

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 #243 Additional Finding Photos



Campground Playground

Lat: 41.7327500000, Long: -91.7260100000

Wheel: N/A, Direction: N/A

Finding: 244

Element meets all standards and requirements

Citation:

2010 ADAS Section: 206, 402, 403

As Built:

**Rout to play area
complies**

Recommendation:

None

Campground Playground

Lat: 41.7327500000, Long: -91.7260100000

Wheel: N/A, Direction: N/A

Finding: 245

Element meets all standards and requirements

Citation:

2010 ADAS Section: 1008.2, 1008.3

As Built:

**transfer system
complies**

Recommendation:

None

Campground Playground

Lat: 41.7327500000, Long: -91.7260100000

Finding: 246

Element meets all standards and requirements

Citation:

2010 ADAS Section: 240.2.2, 1008.4

As Built:

EPC's - 7 of 7 on AR,
circle OH, OH triangle
bars not usable by
seated ind, steering
wheel, slide, chain
ladder straight slide,
circle bars all good

Recommendation:

None



Finding #246 Additional Finding Photos



Campground Playground

Lat: 41.7327500000, Long: -91.7260100000

Finding: 247

Compliance with ASTM F 1951 for accessibility for ground surfaces on accessible routes, clear floor or ground spaces, and turning spaces has not been determined.

Ground surfaces shall comply with ASTM F 1951. Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951.

Citation:

2010 ADAS Section: 1008.2.6.1

As Built:

sand surface

Recommendation:

Replace existing surface with an accessible surface such as EWF, PIP or tiles, with compliant slopes and CILs



Campground Playground

Lat: 41.7327500000, Long: -91.7260100000

Finding: 248

The accessible route to the ground level play component(s) is not wide enough.

At ground level play components, the clear width of accessible routes shall be 60 inches minimum.

Citation:

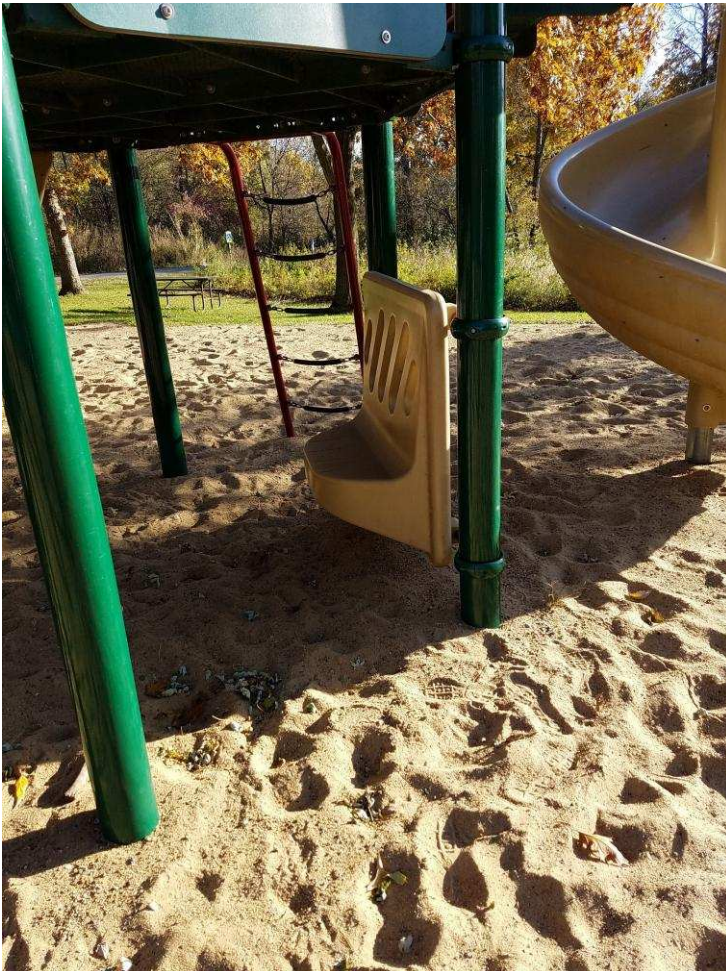
2010 ADAS Section: 1008.2.4.1

As Built:

no AR due to sand surface; 2 belt swings, 2 buckets, bench

Recommendation:

See previous finding for AR to GLPC's



Finding #248 Additional Finding Photos



Campground Playground

Lat: 41.7327500000, Long: -91.7260100000

Finding: 249

There is no accessible route to the table and benches.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

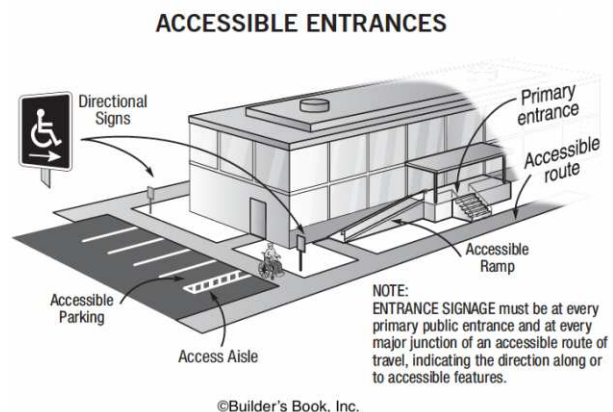
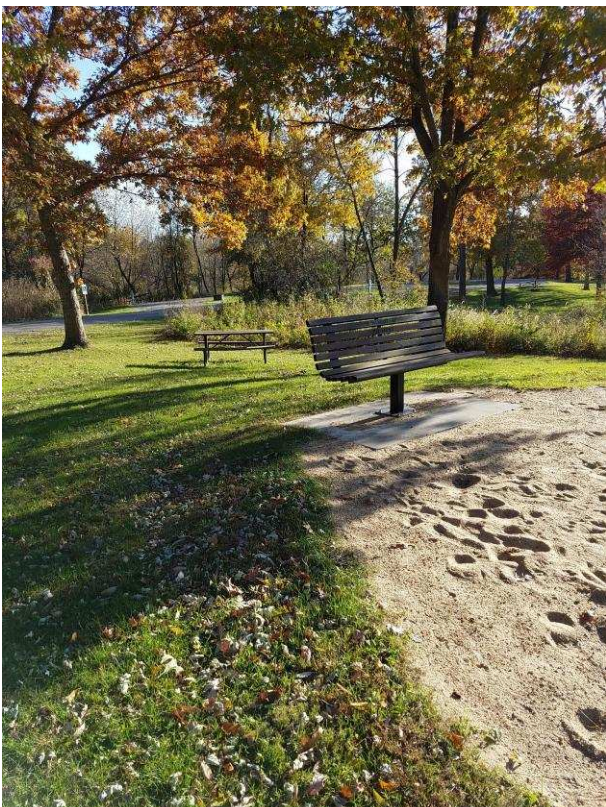
1991 ADAAG Section: 4.1.2

As Built:

no route to 2
benches, 2 tables

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to at least one bench and relocate table to be on a firm and stable surface adjacent to an AR



Finding #249 Additional Finding Photos



Campground Playground Men's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 250

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.

Exterior doors are recommended to be maintained at 8.5 lbf as a smart practice. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater.

Citation:

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

1991 ADAAG Section: 4.13.1

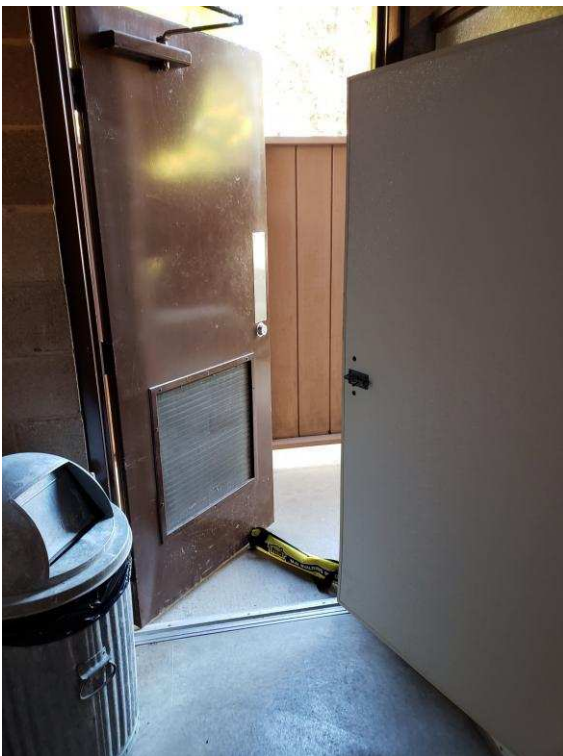
As Built:

stall door and
garbage in clearance,
14# push

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, inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice



Campground Playground Men's RR

Lat: 41.7327600000, Long: -91.7258300000

Finding: 251

The tactile sign is incorrectly located.

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.

Citation:

2015 ABAAS Section: 703.4.2

2010 ADAS Section: 703.4.2

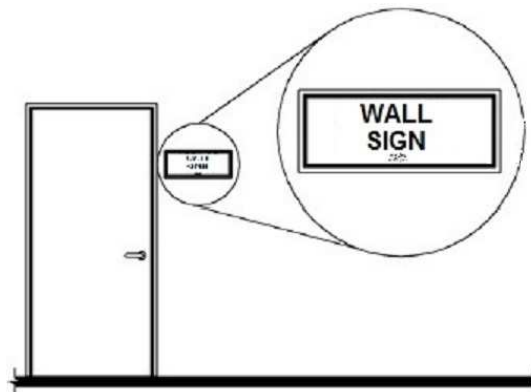
1991 ADAAG Section: 4.30.6

As Built:

sign over door

Recommendation:

Mount signage at all permanent rooms/spaces having Braille and the international symbol of accessibility, mounted 48" to baseline of lowest character and 60" to the baseline of the highest character sign and on the latch side of the door



Campground Playground Men's RR

Lat: 41.7327500000, Long: -91.7260100000

Finding: 252

Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.

Citation:

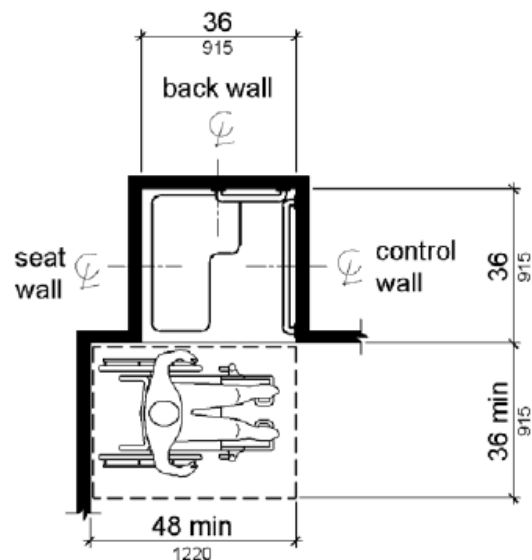
2010 ADAS Section: 608.2.1

As Built:

shower dimensions
46.5" x 49.5"

Recommendation:

Reduce transfer shower to compliant 36" by 36" clear inside dimension



Note: inside finished dimensions measured at the center points of opposing sides

Finding #252 Additional Finding Photos



Campground Playground Men's RR

Lat: 41.7327500000, Long: -91.7260100000

Finding: 253

There is no hand held sprayer unit.

The sprayer unit must have a 59 inches hose and be mounted 48 inches maximum to the top of mounting bracket off the floor. The shower spray unit shall have an on/off control with a non-positive shutoff. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars.

Citation:

2015 ABAAS Section: 608.6

2010 ADAS Section: 608.6

1991 ADAAG Section: 4.21.6

As Built:

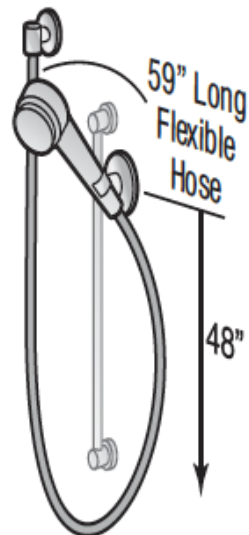
shower lacks hand held unit

Recommendation:

Replace shower control with a compliant lever control with a shower head on a 59" hose and usable as hand held



SHOWER SPRAY UNIT



Water Temperature: 120° F Max.

Top of mounting bracket: 48" Max. above the shower floor.

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Campground Playground Men's RR

Lat: 41.7327500000, Long: -91.7260100000

Finding: 254

The shower seat is not located on the correct wall.

A seat in a standard roll-in shower compartment shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches of the compartment entry.

The top of the seat shall be 17 inches minimum and 19 inches maximum above the bathroom finish floor.

Citation:

2015 ABAAS Section: 610.3

2010 ADAS Section: 610.3

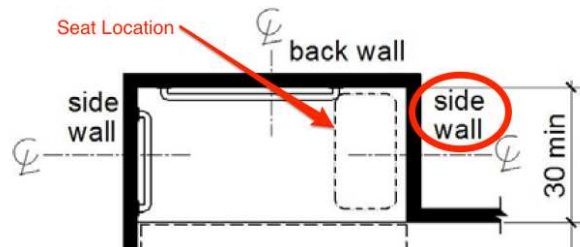
1991 ADAAG Section: 4.21.3

As Built:

seat 24" high, too far from front

Recommendation:

Remount shower seat to the correct location and height in the shower



Campground Playground Men's RR

Lat: 41.7327500000, Long: -91.7260100000

Finding: 255

Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.

Citation:

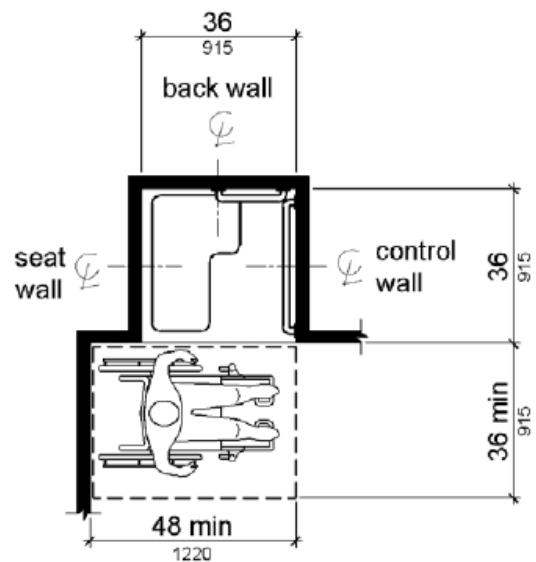
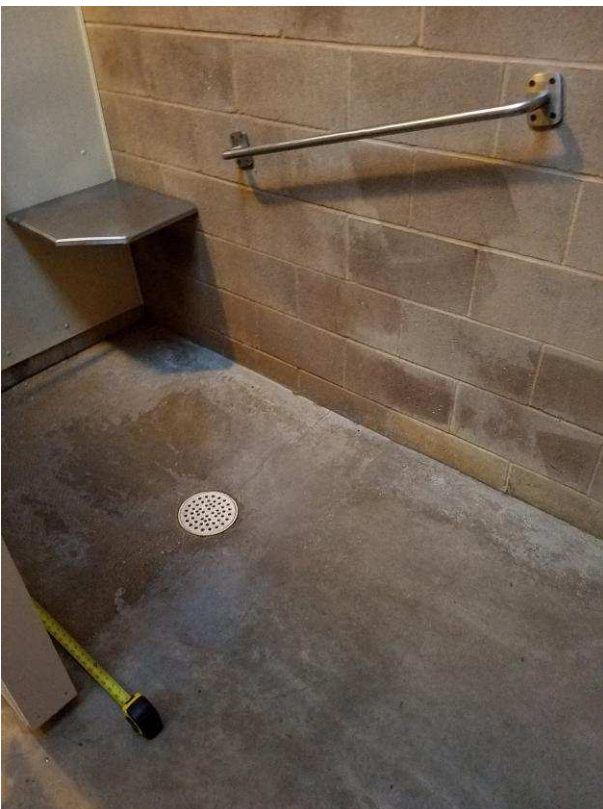
2010 ADAS Section: 608.2.1

As Built:

lacks extended CFS behind seat

Recommendation:

Provide appropriate CFS on the exterior of the transfer shower



Note: inside finished dimensions measured at the center points of opposing sides

Campground Playground Men's RR

Lat: 41.7327500000, Long: -91.7260100000

Finding: 256

Standard Roll-In Type Shower Compartments. Where a seat is provided in standard roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where a seat is not provided in standard roll-in type shower compartments, grab bars shall be provided on three walls. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall farthest from the compartment entry. Grab bars shall not be provided above the seat. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface.

Citation:

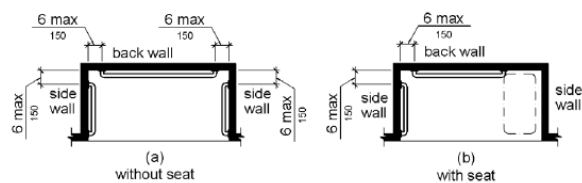
2010 ADAS Section: 609.4, 608.3.2, 608.3.3

As Built:

2.75" to wall on rear bar

Recommendation:

Remount grab bars to the correct location in the shower, mounted 33" to 36" aff and max 6" from adjacent walls and having max gap of 1.5"



Finding #256 Additional Finding Photos



Campground Playground Men's RR

Lat: 41.7327500000, Long: -91.7260100000

Finding: 257

Shower controls are in the incorrect location

In transfer type shower compartments, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the seat 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor and shall be located on the control wall 15 inches (380 mm) maximum from the centerline of the seat toward the shower opening.

Citation:

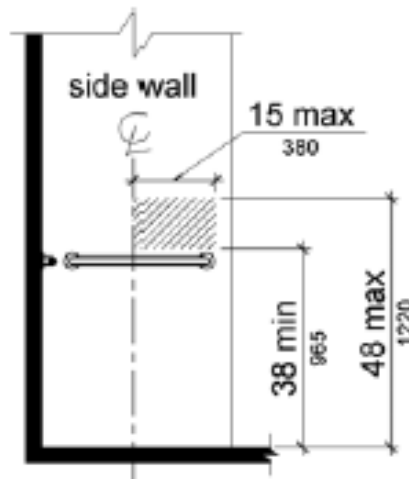
2010 ADAS Section: 608.5.1

As Built:

controls on back wall and 50"

Recommendation:

Remount shower controls to the correct location in the transfer shower



Finding #257 Additional Finding Photos



Campground Playground Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 258

The bench is not wide enough.

Benches shall have seats that are 48 inches long minimum and 20 inches deep minimum and 24 inches deep maximum.

Citation:

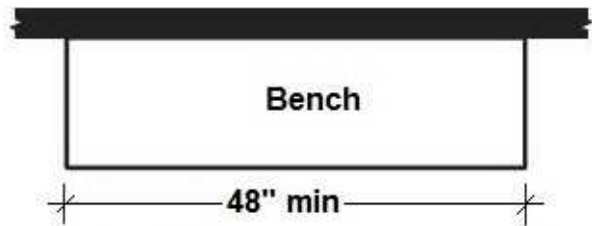
2010 ADAS Section: 903.3

As Built:

bench seat 15.25"
deep

Recommendation:

Replace bench in dressing area with one having a seat depth of 20" to 24" deep, 42" long, affixed to the wall or having a back and mounted 17" to 19" aff



Finding #258 Additional Finding Photos



Campground Playground Men's RR

Lat: 41.7325400000, Long: -91.7258800000

Finding: 259

The faucet controls require twisting of the wrist.

Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lb. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

Citation:

2015 ABAAS Section: 606.4

2010 ADAS Section: 606.4

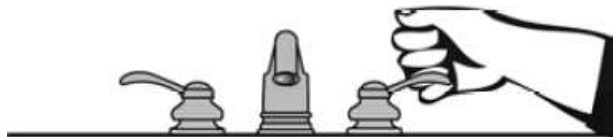
1991 ADAAG Section: 4.19.5

As Built:

sink has knob
controls

Recommendation:

Replace knob hardware with lever hardware



Campground Playground Men's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 260

The locking/latching hardware is not accessible.

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.

Citation:

2015 ABAAS Section: 604.8.1.2

2010 ADAS Section: 604.8.1.2

1991 ADAAG Section: 4.13.9*

As Built:

stall door has small exterior hardware

Recommendation:

Replace or install exterior stall hardware that is operable without a tight pinch or grasp



Campground Playground Men's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 261

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

The centerline of the toilet must be 16 to 18 inches from the side wall.

Citation:

2015 ABAAS Section: 604.2

2010 ADAS Section: 604.2

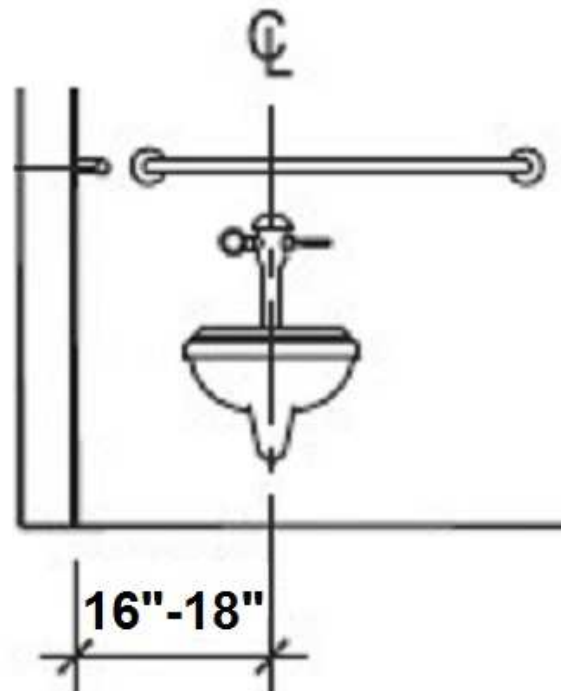
1991 ADAAG Section: 4.17.3*

As Built:

toilet centerline 24" to wall

Recommendation:

Remount toilet to 16" to 18" from the side wall to centerline



Finding #261 Additional Finding Photos



Campground Playground Men's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 262

The toilet stall is not deep enough.

Wheelchair accessible compartments shall be 56 inches deep minimum measured from the back wall for wall hung water closets.

Citation:

2015 ABAAS Section: 604.8.1.1

2010 ADAS Section: 604.8.1.1

1991 ADAAG Section: 4.17.3*

As Built:

stall 44" deep

Recommendation:

Widen accessible stalls to min. 60" clear width, 56" depth



Finding #262 Additional Finding Photos



Campground Playground Women's RR

Lat: 41.7326200000, Long: -91.7258700000

Finding: 263

The tactile sign is incorrectly located.

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.

Citation:

2015 ABAAS Section: 703.4.2

2010 ADAS Section: 703.4.2

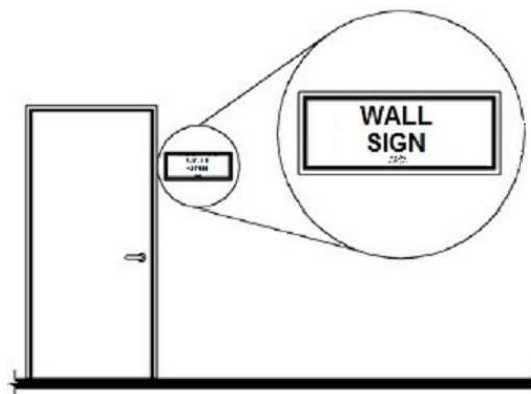
1991 ADAAG Section: 4.30.6

As Built:

Sign mounted over the door

Recommendation:

Mount signage at all permanent rooms/spaces having Braille and the international symbol of accessibility, mounted 48" to baseline of lowest character and 60" to the baseline of the highest character sign and on the latch side of the door



Campground Playground Women's RR

Lat: 41.7325800000, Long: -91.7258700000

Finding: 264

The door opening contains projections into the required door maneuvering clearances.

Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

Citation:

2015 ABAAS Section: 404.2.4

2010 ADAS Section: 404.2.4

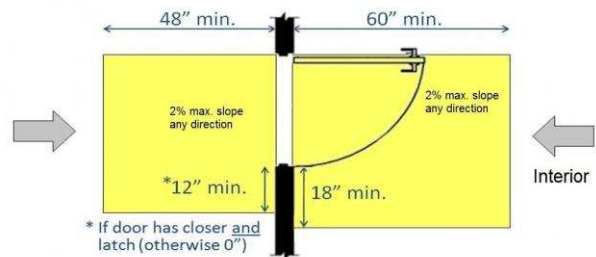
1991 ADAAG Section: 4.13.6

As Built:

garbage in door clearance

Recommendation:

Relocate garbage to be out of clear width of door.



Campground Playground Women's RR

Lat: 41.7325600000, Long: -91.7258700000

Finding: 265

The restrooms 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 60 inches maneuvering space on the pull side
- The entry door encroach into the required clear floor space for fixtures.
- Door opening pressure was measured at greater than 5 pounds.
- Grab bars are 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 at the floor drains.

Citation:

2015 ABAAS Section: 603.1

2010 ADAS Section: 603.1

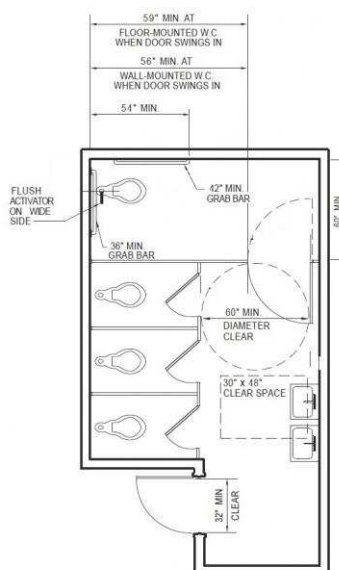
1991 ADAAG Section: 4.17.1

As Built:

stall 44" deep, 77"
wide , toilet paper too
close

Recommendation:

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



Finding #265 Additional Finding Photos



Campground Playground Women's RR

Lat: 41.7327500000, Long: -91.7260100000

Finding: 266

Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.

Citation:

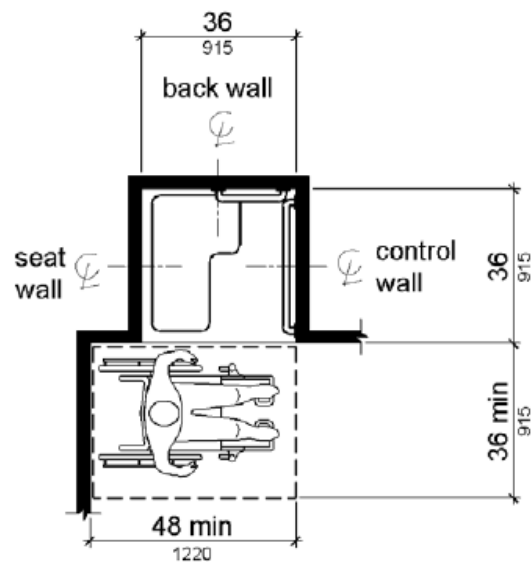
2010 ADAS Section: 608.2.1

As Built:

shower dimensions
46" x 48"

Recommendation:

Reduce transfer shower to compliant 36" by 36" clear inside dimension



Note: inside finished dimensions measured at the center points of opposing sides

Finding #266 Additional Finding Photos



Campground Playground Women's RR

Lat: 41.7327500000, Long: -91.7260100000

Finding: 267

There is no hand held sprayer unit.

The sprayer unit must have a 59 inches hose and be mounted 48 inches maximum to the top of mounting bracket off the floor. The shower spray unit shall have an on/off control with a non-positive shutoff. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars.

Citation:

2015 ABAAS Section: 608.6

2010 ADAS Section: 608.6

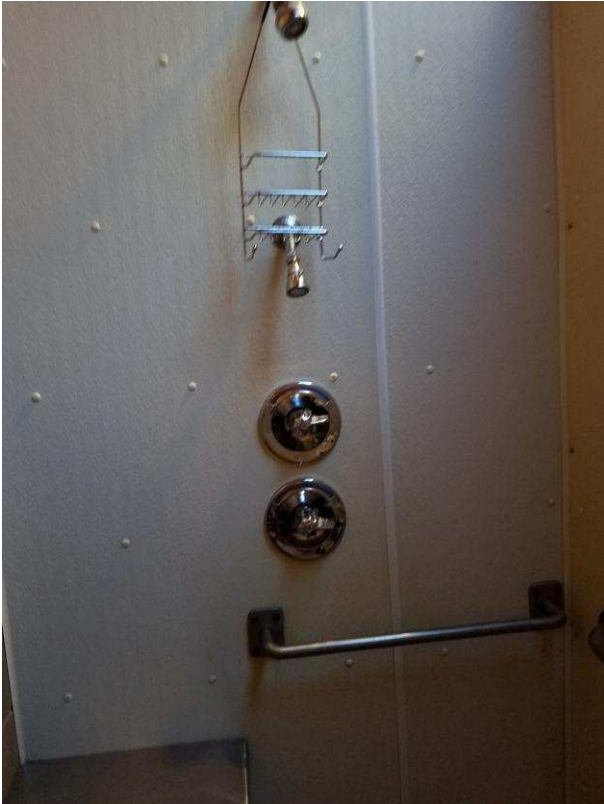
1991 ADAAG Section: 4.21.6

As Built:

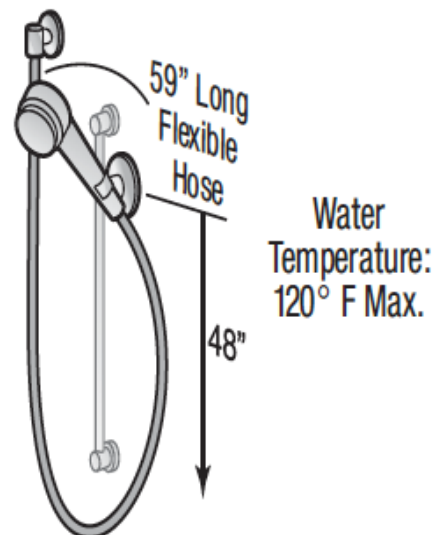
shower lacks hand held unit

Recommendation:

Replace shower control with a compliant lever control with a shower head on a 59" hose and usable as hand held



SHOWER SPRAY UNIT



Top of mounting bracket: 48" Max. above the shower floor.

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Campground Playground Women's RR

Lat: 41.7327500000, Long: -91.7260100000

Finding: 268

The shower seat is not located on the correct wall.

A seat in a standard roll-in shower compartment shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches of the compartment entry.

The top of the seat shall be 17 inches minimum and 19 inches maximum above the bathroom finish floor.

Citation:

2015 ABAAS Section: 610.3

2010 ADAS Section: 610.3

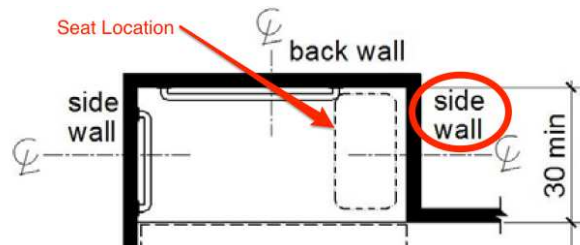
1991 ADAAG Section: 4.21.3

As Built:

seat 24" high, too far from front

Recommendation:

Remount shower seat to the correct location and height in the shower



Finding #268 Additional Finding Photos



Campground Playground Women's RR

Lat: 41.7327500000, Long: -91.7260100000

Finding: 269

Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions measured at the center points of opposing sides and shall have a 36 inch (915 mm) wide minimum entry on the face of the shower compartment. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided.

Citation:

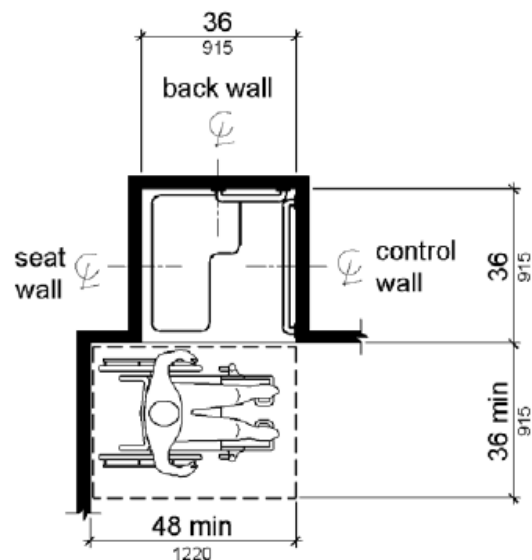
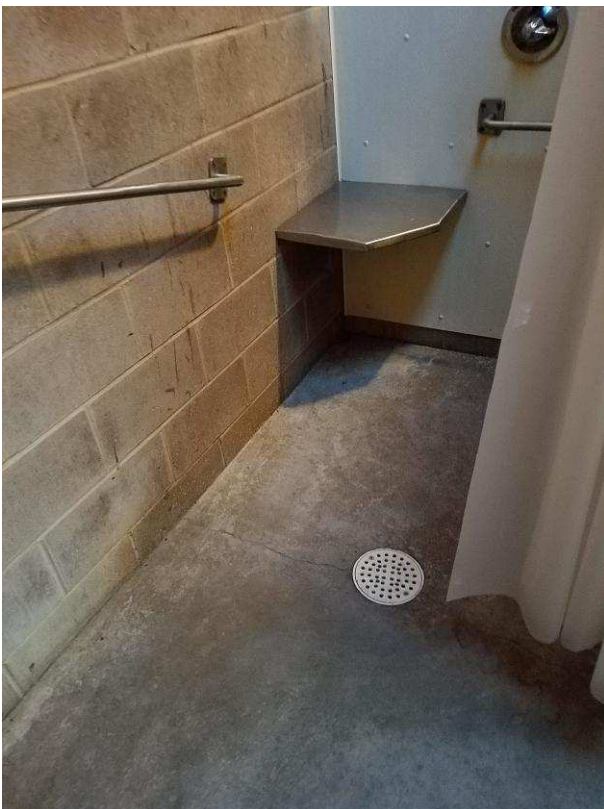
2010 ADAS Section: 608.2.1

As Built:

shower lacks transfer clearance

Recommendation:

Provide appropriate CFS on the exterior of the transfer shower



Note: inside finished dimensions measured at the center points of opposing sides

Campground Playground Women's RR

Lat: 41.7327500000, Long: -91.7260100000

Finding: 270

Standard Roll-In Type Shower Compartments. Where a seat is provided in standard roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where a seat is not provided in standard roll-in type shower compartments, grab bars shall be provided on three walls. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall farthest from the compartment entry. Grab bars shall not be provided above the seat. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface.

Citation:

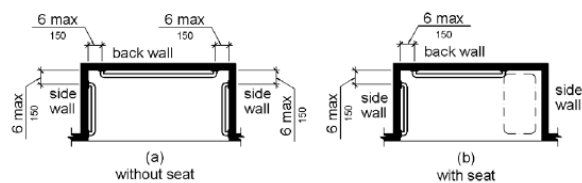
2010 ADAS Section: 609.4, 608.3.2, 608.3.3

As Built:

2.75" to wall on rear bar

Recommendation:

Remount grab bars to the correct location in the shower, mounted 33" to 36" aff and max 6" from adjacent walls, having max gap of 1.5"



Finding #270 Additional Finding Photos



Campground Playground Women's RR

Lat: 41.7327500000, Long: -91.7260100000

Finding: 271

Shower controls are in the incorrect location

In transfer type shower compartments, the controls, faucets, and shower spray unit shall be installed on the side wall opposite the seat 38 inches (965 mm) minimum and 48 inches (1220 mm) maximum above the shower floor and shall be located on the control wall 15 inches (380 mm) maximum from the centerline of the seat toward the shower opening.

Citation:

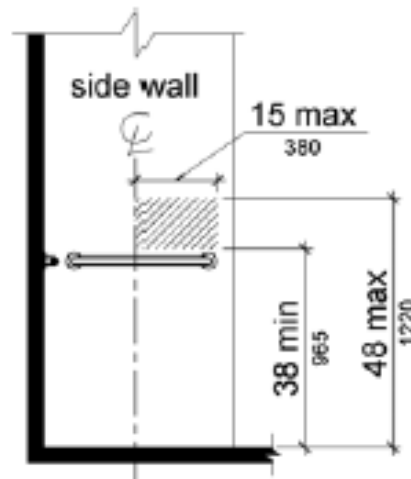
2010 ADAS Section: 608.5.1

As Built:

shower controls on back wall and 50.5"

Recommendation:

Remount shower controls to the correct location in the transfer shower



Finding #271 Additional Finding Photos



Campground Playground Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 272

The bench is not wide enough.

Benches shall have seats that are 48 inches long minimum and 20 inches deep minimum and 24 inches deep maximum.

Citation:

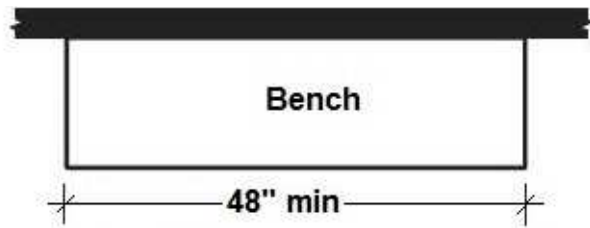
2010 ADAS Section: 903.3

As Built:

bench 15.25" deep

Recommendation:

Replace bench in dressing area with one having a seat depth of 20" to 24" deep, 42" long, affixed to the wall or having a back and mounted 17" to 19" aff



Finding #272 Additional Finding Photos



Campground Playground Women's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 273

The faucet controls require twisting of the wrist.

Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 lb. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

Citation:

2015 ABAAS Section: 606.4

2010 ADAS Section: 606.4

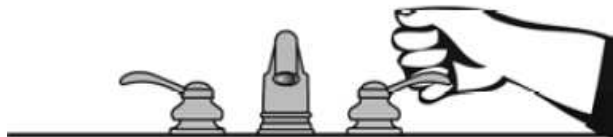
1991 ADAAG Section: 4.19.5

As Built:

sink has knob
controls

Recommendation:

Replace sink control with level controls



Campground Playground Women's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 274

The locking/latching hardware is not accessible.

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.

Citation:

2015 ABAAS Section: 604.8.1.2

2010 ADAS Section: 604.8.1.2

1991 ADAAG Section: 4.13.9*

As Built:

small handle on stall

Recommendation:

Replace or install exterior stall hardware that is operable without a tight pinch or grasp



Campground Playground Women's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 275

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

The centerline of the toilet must be 16 to 18 inches from the side wall.

Citation:

2015 ABAAS Section: 604.2

2010 ADAS Section: 604.2

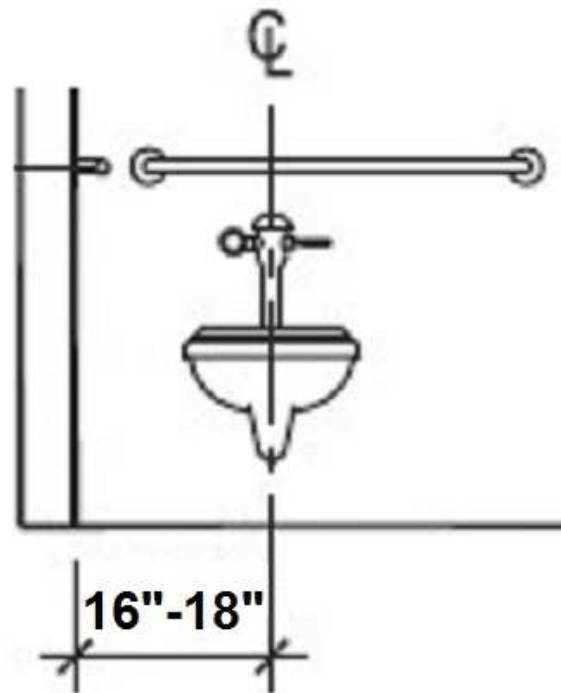
1991 ADAAG Section: 4.17.3*

As Built:

toilet centerline 23" to wall

Recommendation:

Remount toilet to 16" to 18" from the side wall to centerline



Finding #275 Additional Finding Photos



Campground South Loop Men's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 276

There is no accessible route to the restroom.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

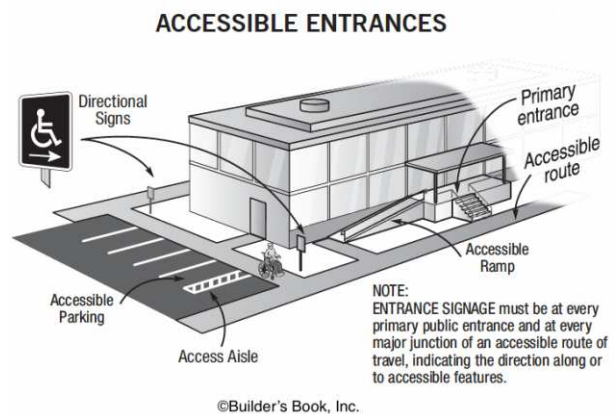
1991 ADAAG Section: 4.1.2

As Built:

no route to restrooms

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to restroom; see finding for women's



Campground South Loop Men's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 277

There is no turning space within the restroom.

A clear space measured from the floor to a height of 27 inches above the floor, within the restroom, of sufficient size to inscribe a circle with a diameter not less than 60 inches in size or a "T" turning space must be provided.

Changes of level are not permitted.

Citation:

2015 ABAAS Section: 603.2.1

2010 ADAS Section: 603.2.1

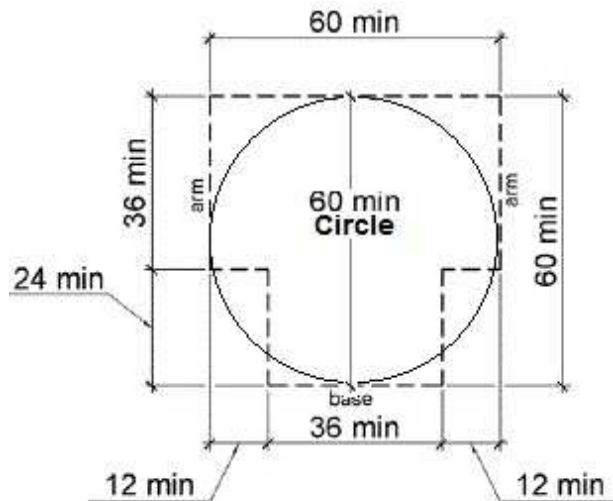
1991 ADAAG Section: 4.22.3*

As Built:

no accessible compartments

Recommendation:

Create 60" or t shaped turning space in the restroom



Campground South Loop Men's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 278

The tactile sign is incorrectly located.

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.

Citation:

2015 ABAAS Section: 703.4.2

2010 ADAS Section: 703.4.2

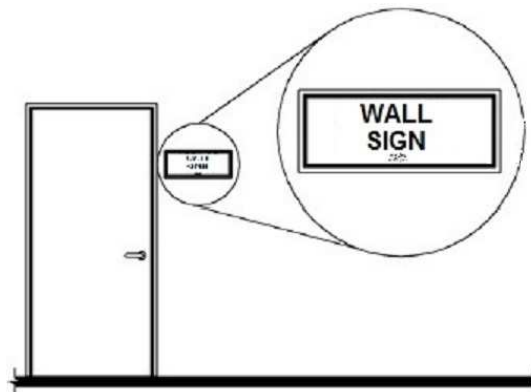
1991 ADAAG Section: 4.30.6

As Built:

lacks directional signage; not by door

Recommendation:

Mount signage at all permanent rooms/spaces having Braille and the international symbol of accessibility, mounted 48" to baseline of lowest character and 60" to the baseline of the highest character sign and on the latch side of the door



Campground South Loop Women's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 279

There is no accessible route to the restroom.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

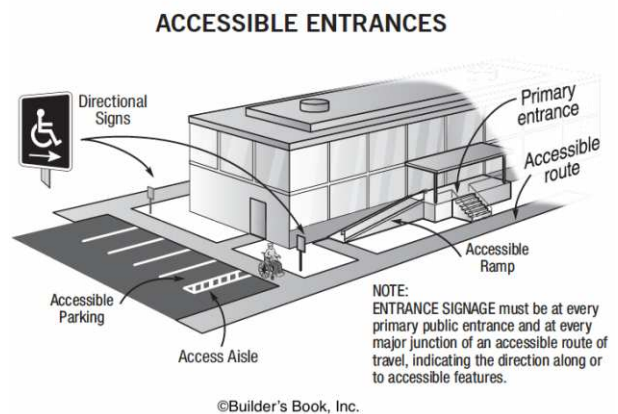
1991 ADAAG Section: 4.1.2

As Built:

no route

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to restroom



Campground South Loop Women's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 280

The restrooms 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 60 inches maneuvering space on the pull side
- The entry door encroach into the required clear floor space for fixtures.
- Door opening pressure was measured at greater than 5 pounds.
- Grab bars are 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 at the floor drains.

Citation:

2015 ABAAS Section: 603.1

2010 ADAS Section: 603.1

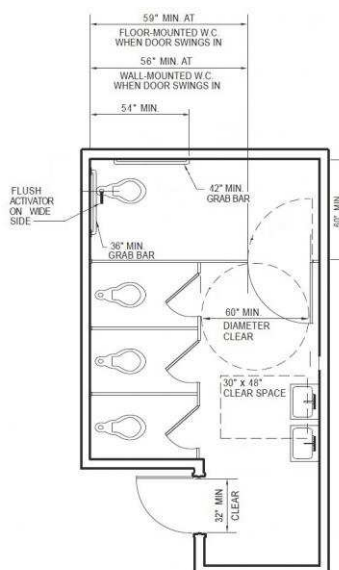
1991 ADAAG Section: 4.17.1

As Built:

not accessible

Recommendation:

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



Finding #280 Additional Finding Photos



Campground South Loop Women's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 281

This restroom is not accessible.

Where existing toilet rooms or bathing rooms do not comply, directional signs indicating the location of the nearest accessible toilet room or bathing room within the facility shall be provided. Signs shall include the International Symbol of Accessibility.

Where existing toilet rooms or bathing rooms do comply, the accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Accessibility. Where clustered single user toilet rooms or bathing facilities are permitted, accessible toilet rooms or bathing facilities shall be identified by the International Symbol of Accessibility unless all toilet rooms and bathing facilities are accessible.

Citation:

2015 ABAAS Section: F216.8

2010 ADAS Section: 216.8

1991 ADAAG Section: 4.1.3

As Built:

sign lacks direction to accessible toilet, not near door

Recommendation:

Restroom not accessible, acquire and mount signage directing patrons to accessible restroom



Campground North Loop Men' s RR

Lat: 41.7329800000, Long: -91.7300400000

Finding: 282

There is no accessible route to the restroom

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

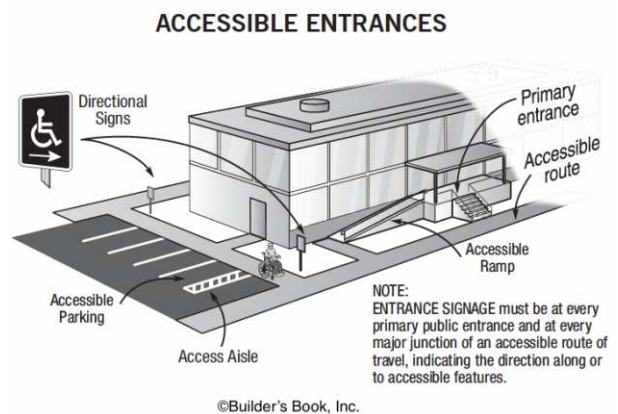
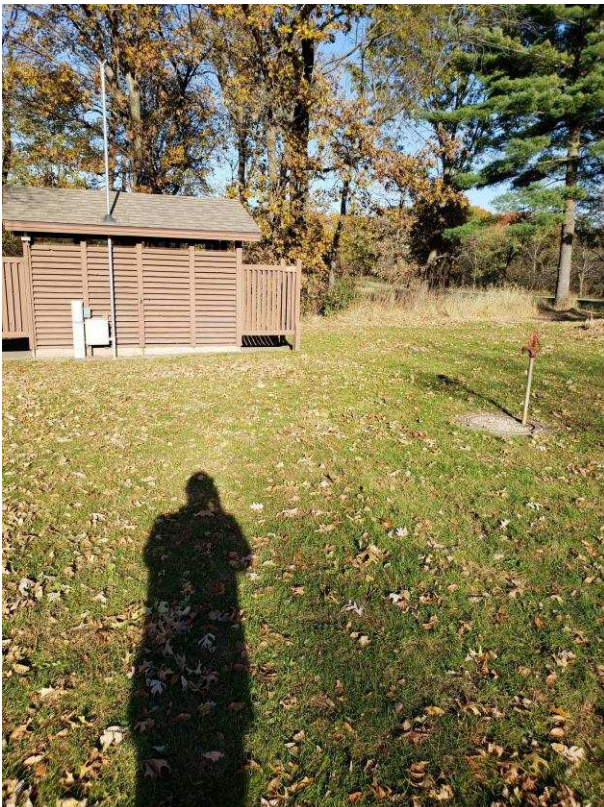
1991 ADAAG Section: 4.1.2

As Built:

no route

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to restroom



Campground North Loop Men' s RR

Lat: 41.7345000000, Long: -91.7256200000

Finding: 283

The restrooms 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 60 inches maneuvering space on the pull side
- The entry door encroach into the required clear floor space for fixtures.
- Door opening pressure was measured at greater than 5 pounds.
- Grab bars are 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 at the floor drains.

Citation:

2015 ABAAS Section: 603.1

2010 ADAS Section: 603.1

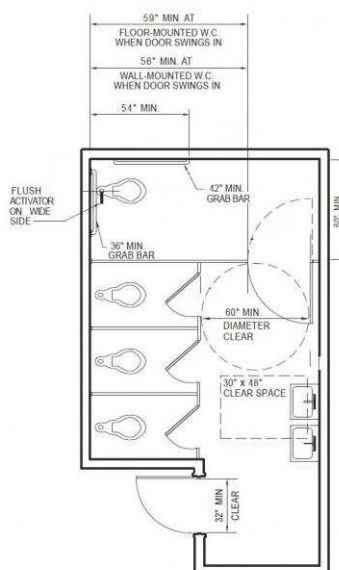
1991 ADAAG Section: 4.17.1

As Built:

not accessible

Recommendation:

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



Campground North Loop Men' s RR

Lat: 41.7347600000, Long: -91.7255600000

Finding: 284

This restroom is not accessible.

Where existing toilet rooms or bathing rooms do not comply, directional signs indicating the location of the nearest accessible toilet room or bathing room within the facility shall be provided. Signs shall include the International Symbol of Accessibility.

Where existing toilet rooms or bathing rooms do comply), the accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Where clustered single user toilet rooms or bathing facilities are permitted, accessible toilet rooms or bathing facilities shall be identified by the International Symbol of Accessibility unless all toilet rooms and bathing facilities are accessible.

Citation:

2015 ABAAS Section: F216.8

2010 ADAS Section: 216.8

1991 ADAAG Section: 4.1.3

As Built:

lacks directional
signage, not at door

Recommendation:

Restroom not accessible, acquire and mount signage directing patrons to accessible restroom



Campground North Loop Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 285

There is no accessible route to the restroom

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

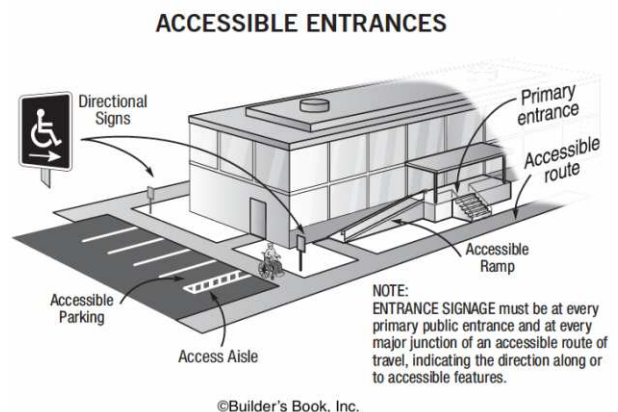
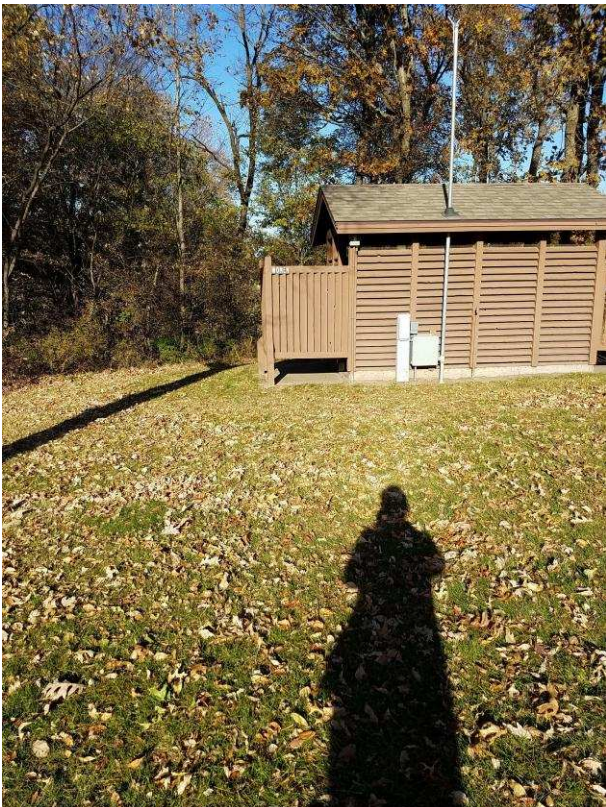
1991 ADAAG Section: 4.1.2

As Built:

no AR to RR

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to restroom; see earlier finding from M RR



Campground North Loop Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 286

This restroom is not accessible.

Where existing toilet rooms or bathing rooms do not comply, directional signs indicating the location of the nearest accessible toilet room or bathing room within the facility shall be provided. Signs shall include the International Symbol of Accessibility.

Where existing toilet rooms or bathing rooms do comply, the accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Accessibility. Where clustered single user toilet rooms or bathing facilities are permitted, accessible toilet rooms or bathing facilities shall be identified by the International Symbol of Accessibility unless all toilet rooms and bathing facilities are accessible.

Citation:

2015 ABAAS Section: F216.8

2010 ADAS Section: 216.8

1991 ADAAG Section: 4.1.3

As Built:

lacks directional
signage

Recommendation:

Restroom not accessible, acquire and mount signage directing patrons to accessible restroom



Campground North Loop Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 287

The restrooms 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 60 inches maneuvering space on the pull side
- The entry door encroach into the required clear floor space for fixtures.
- Door opening pressure was measured at greater than 5 pounds.
- Grab bars are 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 at the floor drains.

Citation:

2015 ABAAS Section: 603.1

2010 ADAS Section: 603.1

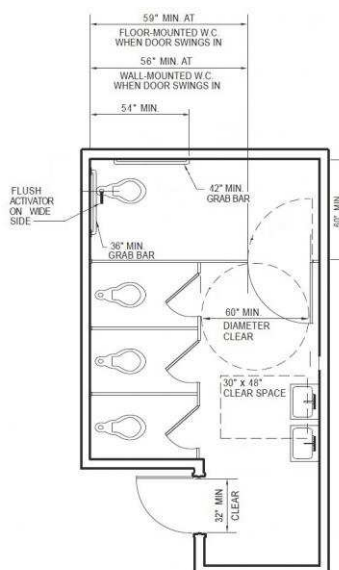
1991 ADAAG Section: 4.17.1

As Built:

lacks accessible stalls

Recommendation:

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



Finding #287 Additional Finding Photos



Campground Lower Parking Men's RR

Lat: 41.7329800000, Long: -91.7300400000

Finding: 288

There is no accessible route to the restroom

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

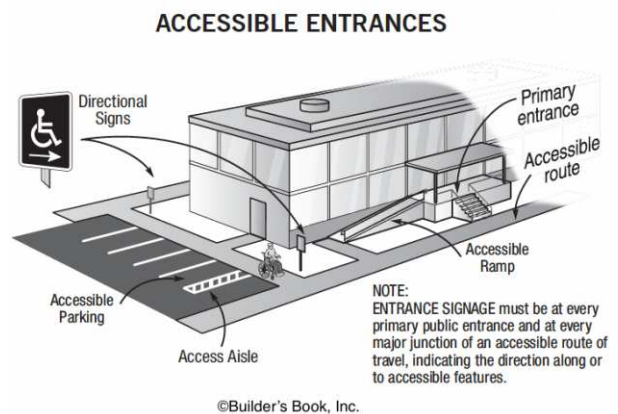
1991 ADAAG Section: 4.1.2

As Built:

no route

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to restroom



Campground Lower Parking Men's RR

Lat: 41.7329500000, Long: -91.7301000000

Finding: 289

The restrooms 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 60 inches maneuvering space on the pull side
- The entry door encroach into the required clear floor space for fixtures.
- Door opening pressure was measured at greater than 5 pounds.
- Grab bars are 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 at the floor drains.

Citation:

2015 ABAAS Section: 603.1

2010 ADAS Section: 603.1

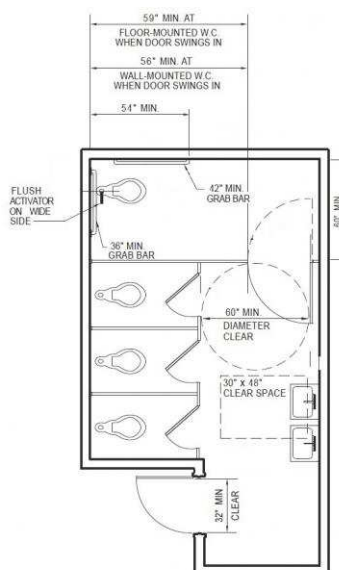
1991 ADAAG Section: 4.17.1

As Built:

not accessible

Recommendation:

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



Campground Lower Parking Men's RR

Lat: 41.7329600000, Long: -91.7301000000

Finding: 290

This restroom is not accessible.

Where existing toilet rooms or bathing rooms do not comply, directional signs indicating the location of the nearest accessible toilet room or bathing room within the facility shall be provided. Signs shall include the International Symbol of Accessibility.

Where existing toilet rooms or bathing rooms do comply, the accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Accessibility. Where clustered single user toilet rooms or bathing facilities are permitted, accessible toilet rooms or bathing facilities shall be identified by the International Symbol of Accessibility unless all toilet rooms and bathing facilities are accessible.

Citation:

2015 ABAAS Section: F216.8

2010 ADAS Section: 216.8

1991 ADAAG Section: 4.1.3

As Built:

no directional
signage, not at door

Recommendation:

Restroom not accessible, acquire and mount signage directing patrons to accessible restroom



Campground Lower Parking Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 291

This restroom is not accessible.

Where existing toilet rooms or bathing rooms do not comply, directional signs indicating the location of the nearest accessible toilet room or bathing room within the facility shall be provided. Signs shall include the International Symbol of Accessibility.

Where existing toilet rooms or bathing rooms do comply), the accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Where clustered single user toilet rooms or bathing facilities are permitted, accessible toilet rooms or bathing facilities shall be identified by the International Symbol of Accessibility unless all toilet rooms and bathing facilities are accessible.

Citation:

2015 ABAAS Section: F216.8

2010 ADAS Section: 216.8

1991 ADAAG Section: 4.1.3

As Built:

lacks directional
signage

Recommendation:

Restroom not accessible, acquire and mount signage directing patrons to accessible restroom



Campground Lower Parking Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 292

There is no accessible route to the restroom

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

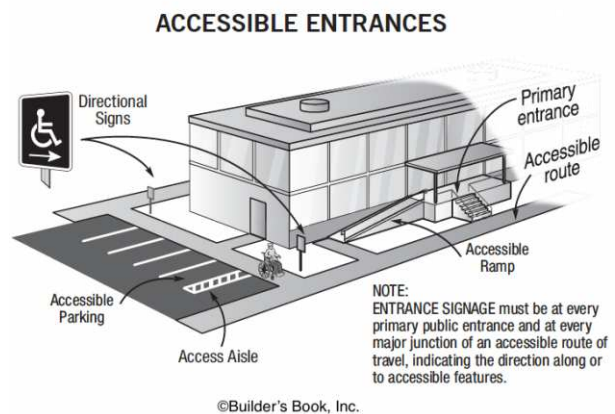
1991 ADAAG Section: 4.1.2

As Built:

No AR to RR

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to restroom; see earlier finding from M RR



Campground Lower Parking Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 293

The restrooms 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 60 inches maneuvering space on the pull side
- The entry door encroach into the required clear floor space for fixtures.
- Door opening pressure was measured at greater than 5 pounds.
- Grab bars are 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 at the floor drains.

Citation:

2015 ABAAS Section: 603.1

2010 ADAS Section: 603.1

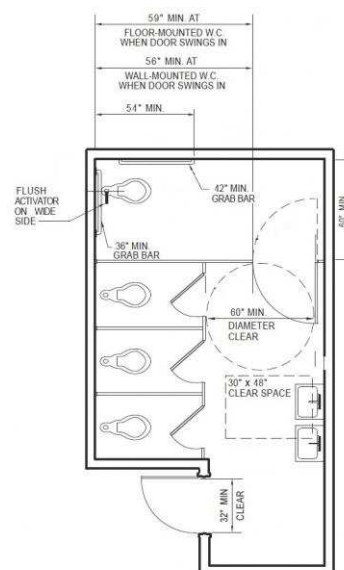
1991 ADAAG Section: 4.17.1

As Built:

lacks accessible stalls

Recommendation:

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



Finding #293 Additional Finding Photos



CEC Parking

Lat: 41.7352200000, Long: -91.7231800000

Finding: 294

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 a total of (XX) parking stalls in the parking lot that could be reasonably associated with this facility. There should be a minimum of (XX) accessible stalls with a minimum of (XX) being designed as van accessible.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

Conservation
Building - not enough,
2 stalls, over 100
capacity

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

CEC Parking

Lat: 41.7352200000, Long: -91.7231800000

Finding: 295

The parking sign is mounted too low.

Parking space identification signs shall include the International Symbol of Accessibility complying with. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

Citation:

2015 ABAAS Section: 502.6

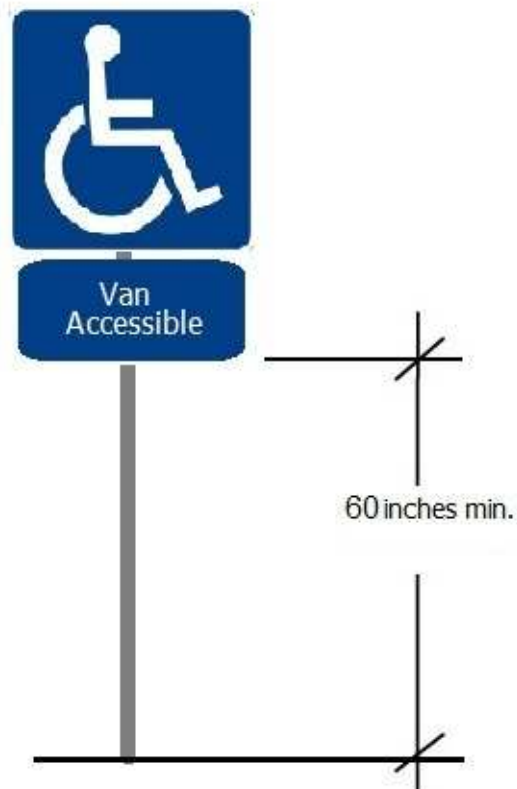
2010 ADAS Section: 502.6

As Built:

near conservation
bldg- sign height 46"

Recommendation:

Raise existing accessible parking signs so lowest end of bottom sign is min 60" aff



Finding #295 Additional Finding Photos



CEC Parking

Lat: 41.7352200000, Long: -91.7231800000

Finding: 296

The cross slopes (narrow dimension) and/or running slopes (long dimension) of the accessible stall exceeds 2%.

The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.

Citation:

2015 ABAAS Section: 502.4

2010 ADAS Section: 502.4

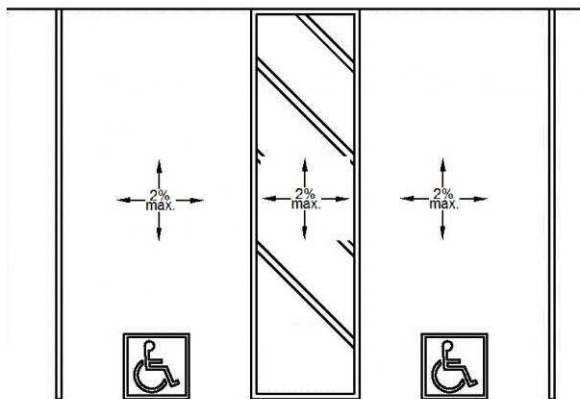
1991 ADAAG Section: 4.6.3*

As Built:

3% slope near sign at conservation bldg.

Recommendation:

Correct or repair slope of stall to max 2.08% in any direction



Finding #296 Additional Finding Photos



CEC Parking

Lat: 41.7352200000, Long: -91.7231800000

Finding: 297

The access aisle is missing at the accessible parking stall.

Access aisles serving parking spaces shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Citation:

2015 ABAAS Section: 502.3.1

2010 ADAS Section: 502.3.1

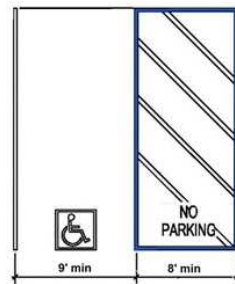
1991 ADAAG Section: 4.1.2

As Built:

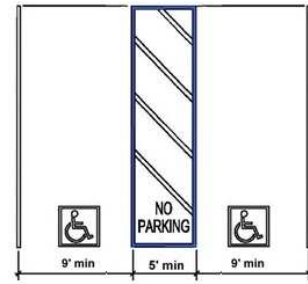
no painted aisle at conservation bldg.

Recommendation:

Create one or more 8' accessible parking stalls, with one 5' adjacent access aisle, with proper signage and striping



Access aisle must be on the passenger side of a van stall



Access aisle may be on either side of a standard accessible stall

CEC Parking

Lat: 41.7352100000, Long: -91.7232600000

Finding: 298

The access aisle is missing at the accessible parking stall.

Access aisles serving parking spaces shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Citation:

2015 ABAAS Section: 502.3.1

2010 ADAS Section: 502.3.1

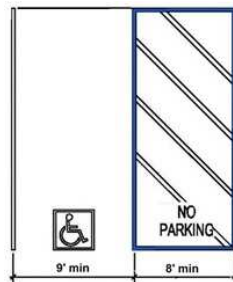
1991 ADAAG Section: 4.1.2

As Built:

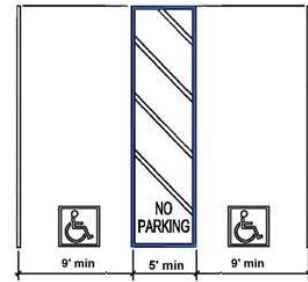
no striping, low sign
at 18"

Recommendation:

Create one or more 8' accessible parking stalls, with one 5' adjacent access aisle, with proper signage and striping



Access aisle must be on the passenger side of a van stall



Access aisle may be on either side of a standard accessible stall

Finding #298 Additional Finding Photos



Conservation Education Center

Lat: 41.7185700000, Long: -91.7322100000

Finding: 299

Exterior doors are recommended to be maintained at 8.5 lbf as a smart practice. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

main entry double -
11#, 10#

Recommendation:

For all doors along the public circulation route, inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice

Conservation Education Center

Lat: 41.7185700000, Long: -91.7322100000

Finding: 300

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.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

office: desk on pull,
coat rack on push,
fast, 11#

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, inspect, adjust, and maintain 5 lbf to open interior doors

For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers



Finding #300 Additional Finding Photos



Conservation Education Center

Lat: 41.7185700000, Long: -91.7322100000

Finding: 301

The running slope of walking surfaces shall not be steeper than 1:20.

Citation:

2010 ADAS Section: 403.3

As Built:

17.1% from parking

Recommendation:

Correct running slope along the AR to max 5%



Finding #301 Additional Finding Photos



Conservation Education Center

Lat: 41.7352100000, Long: -91.7232600000

Finding: 302

The closet rod is not positioned too high for either a side or front approach.

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

Citation:

2015 ABAAS Section: 308.2.1, 308.3.1

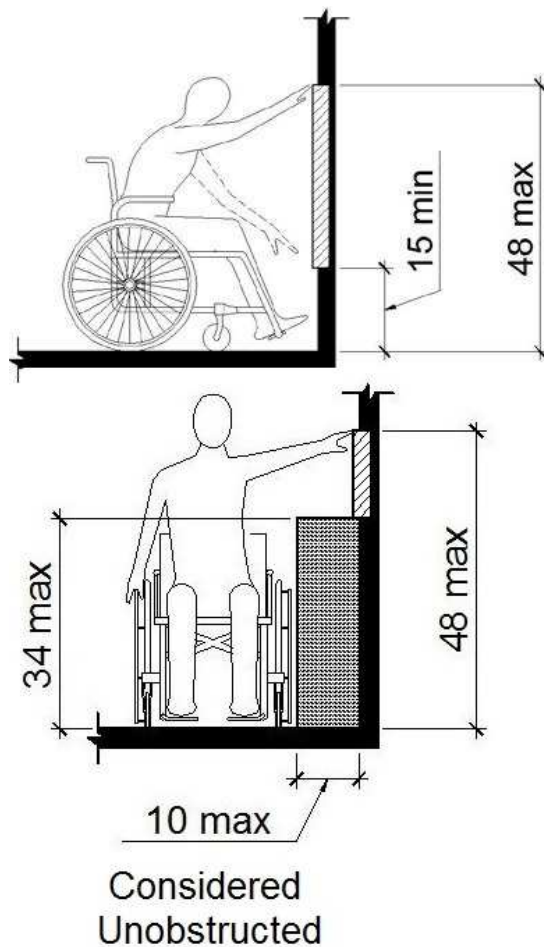
2010 ADAS Section: 308.2.1, 308.3.1

As Built:

66.5" to hangers

Recommendation:

Lower closet rod, or add second coat rack mounted max 48" aff



Finding #302 Additional Finding Photos



Conservation Education Center

Lat: 41.7352100000, Long: -91.7232600000

Finding: 303

The transaction counter is too high.

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

Citation:

2015 ABAAS Section: 904.4.2, 904.4.1

2010 ADAS Section: 904.4.2, 904.4.1

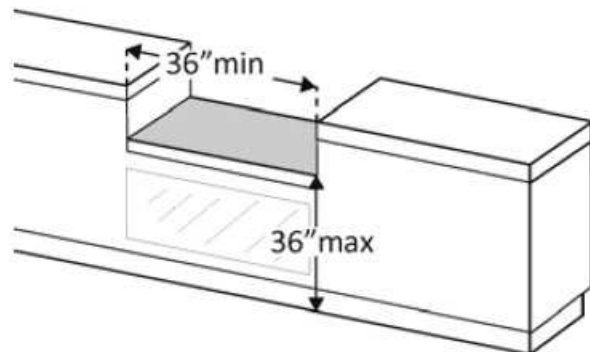
1991 ADAAG Section: 7.2

As Built:

40" to counter

Recommendation:

Lower 36" wide segment of service counter to max 36" aff



Finding #303 Additional Finding Photos



Conservation Education Center

Lat: 41.7352100000, Long: -91.7232600000

Finding: 304

Element meets all standards and requirements

Citation:

2010 ADAS Section: 804.2.1, 212, 804

As Built:

kitchen clearance
complies

Recommendation:

None

Conservation Education Center

Lat: 41.7352100000, Long: -91.7232600000

Finding: 305

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2,
403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4,
606.3, 308

As Built:

office - room
complies

Recommendation:

None

Conservation Education Center

Lat: 41.7352100000, Long: -91.7232600000

Finding: 306

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2,
403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4,
606.3, 308

As Built:

exhibit - room
complies

Recommendation:

None

Conservation Education Center

Lat: 41.7352100000, Long: -91.7232600000

Finding: 307

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2,
403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4,
606.3, 308

As Built:

exhibit closet - room
complies

Recommendation:

None

Conservation Education Center

Lat: 41.7352100000, Long: -91.7232600000

Finding: 308

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2,
403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4,
606.3, 308

As Built:

classroom - room
complies

Recommendation:

None

Conservation Education Center

Lat: 41.7352100000, Long: -91.7232600000

Finding: 309

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2015 ABAAS Section: 304.3.1, 304.3.2

2010 ADAS Section: 304.3.1, 304.3.2

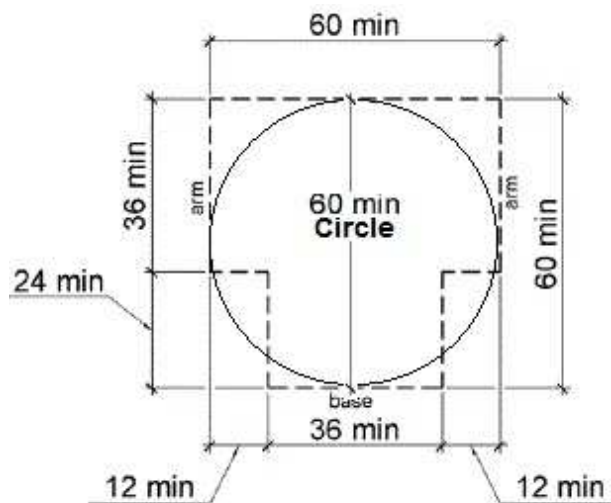
1991 ADAAG Section: 4.2.3*

As Built:

classroom closet no entry

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



Conservation Education Center

Lat: 41.7352100000, Long: -91.7232600000

Finding: 310

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2015 ABAAS Section: 304.3.1, 304.3.2

2010 ADAS Section: 304.3.1, 304.3.2

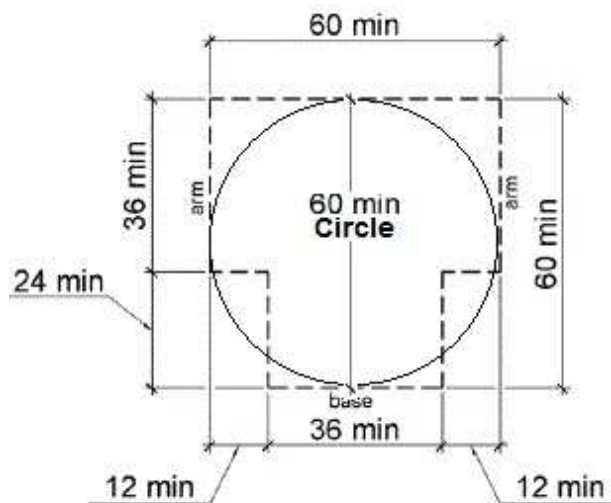
1991 ADAAG Section: 4.2.3*

As Built:

entry area closet, no turning space

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



Conservation Education Center

Lat: 41.7352100000, Long: -91.7232600000

Finding: 311

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2015 ABAAS Section: 404.2.9

2010 ADAS Section: 404.2.9

1991 ADAAG Section: 4.13.11*

As Built:

11 lbs, entry area
closet

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Conservation Education Center

Lat: 41.7352100000, Long: -91.7232600000

Finding: 312

Exterior doors exceed 8.5 lbs of force to open; fire doors shall have a minimum opening force allowable by the appropriate administrative authority

Citation:

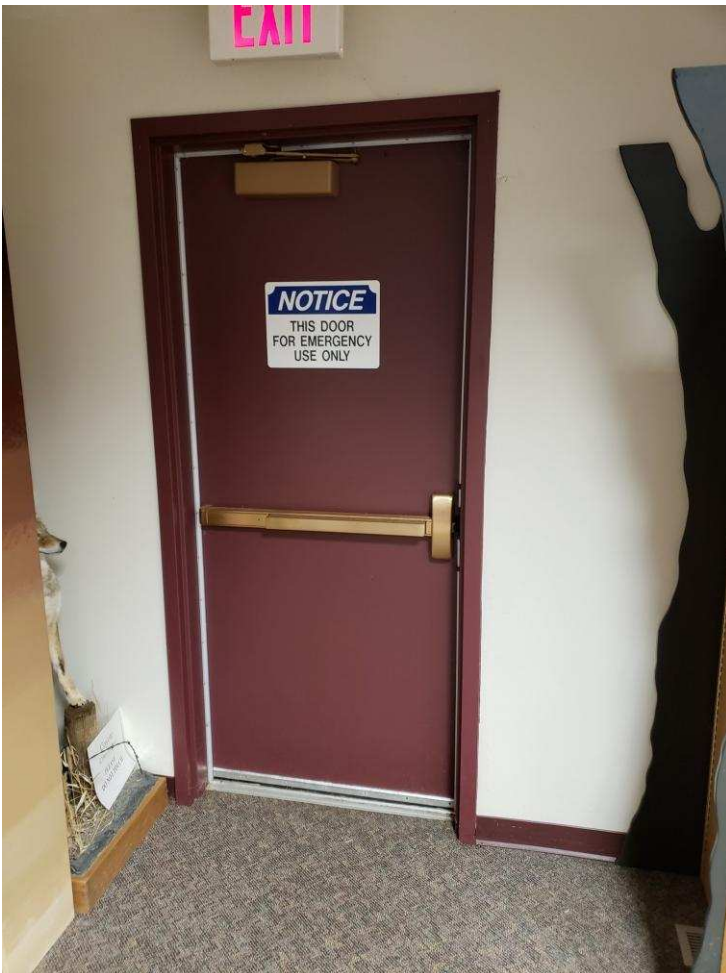
2010 ADAS Section: 404.2.9

As Built:

15 lbs exhibit exit

Recommendation:

Inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice



Conservation Education Center

Lat: 41.7352100000, Long: -91.7232600000

Finding: 313

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

exhibit closet - door
complies

Recommendation:

None



Conservation Education Center

Lat: 41.7352100000, Long: -91.7232600000

Finding: 314

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2015 ABAAS Section: 404.2.9

2010 ADAS Section: 404.2.9

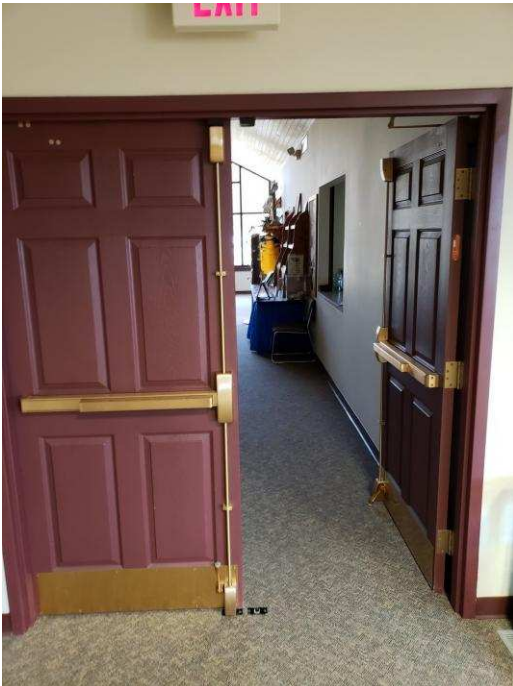
1991 ADAAG Section: 4.13.11*

As Built:

exhibit entry both
sides 14 lbs

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Conservation Education Center

Lat: 41.7352100000, Long: -91.7232600000

Finding: 315

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.

Exterior doors are recommended to be maintained at 8.5 lbf as a smart practice. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

classroom exit 16 lbs
push and no route
leading away

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors; provide a pathway for egress away from building

For all doors along the public circulation route, inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice



Conservation Education Center

Lat: 41.7352100000, Long: -91.7232600000

Finding: 316

Element meets all standards and requirements

Citation:

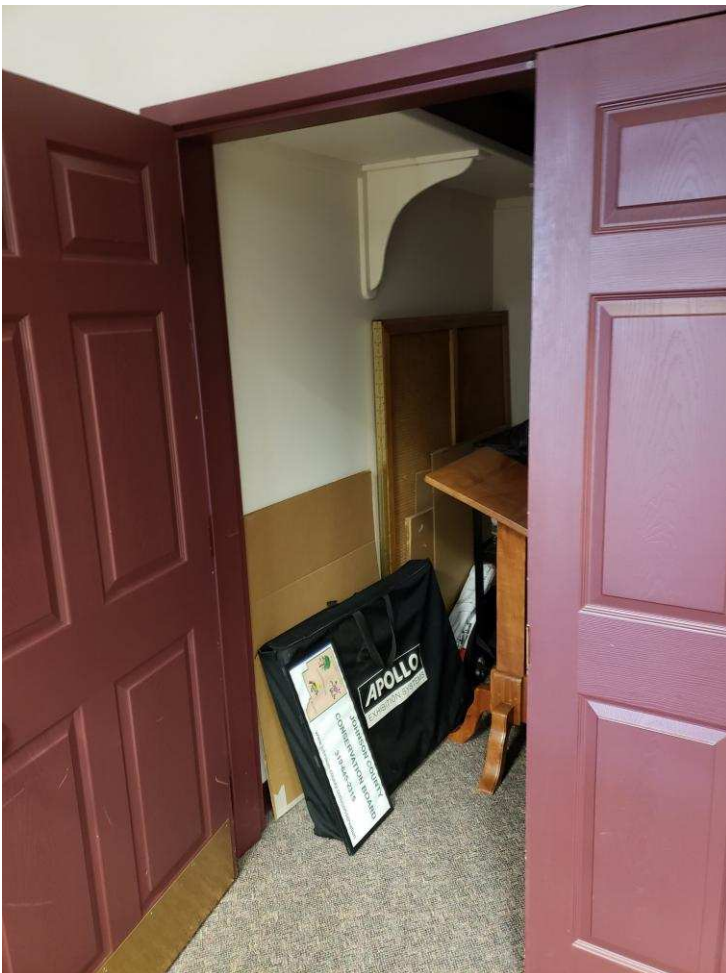
2010 ADAS Section: 404

As Built:

**classroom closet -
door complies**

Recommendation:

None



Conservation Education Center

Lat: 41.7352100000, Long: -91.7232600000

Finding: 317

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2015 ABAAS Section: 404.2.9

2010 ADAS Section: 404.2.9

1991 ADAAG Section: 4.13.11*

As Built:

classroom entrance
11 lbs left 13 lbs right

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Conservation Education Center

Lat: 41.7355800000, Long: -91.7227000000

Finding: 318

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.

Exterior doors are recommended to be maintained at 8.5 lbf as a smart practice. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

15 lbs on push,
window 55", pad ends
6" change in level

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, inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice

For all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff



Finding #318 Additional Finding Photos



Conservation Ed. Center Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 319

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.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

Mens RR door - fast, 13#, counter on push

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, inspect, adjust, and maintain 5 lbf to open interior doors

For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers



Conservation Ed. Center Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 320

Element meets all standards and requirements

Citation:

2010 ADAS Section: 216.2, 703

As Built:

Mens RR - signage
complies

Recommendation:

None

Conservation Ed. Center Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 321

Element meets all standards and requirements

Citation:

2010 ADAS Section: 603.2

As Built:

Mirror complies

Recommendation:

None

Conservation Ed. Center Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 322

The top rim of the lavatory or the counter is too high.

All lavatories that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

Citation:

2015 ABAAS Section: 606.3

2010 ADAS Section: 606.3

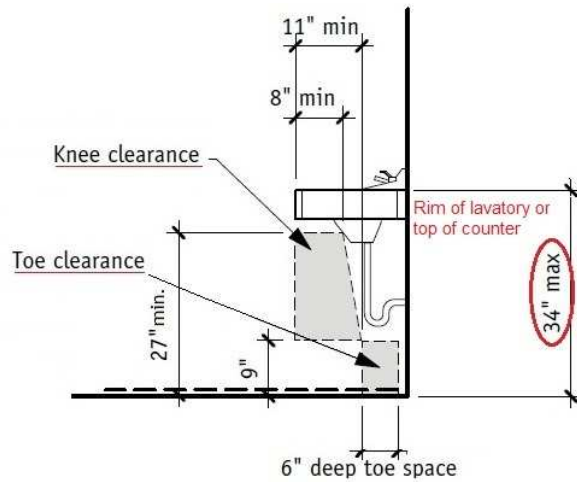
1991 ADAAG Section: 4.19.2

As Built:

34.5"

Recommendation:

Lower sinks to max 34" aff to front of rim



Finding #322 Additional Finding Photos



Conservation Ed. Center Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 323

The hand dryer projects 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:

2015 ABAAS Section: 307.2

2010 ADAS Section: 307.2

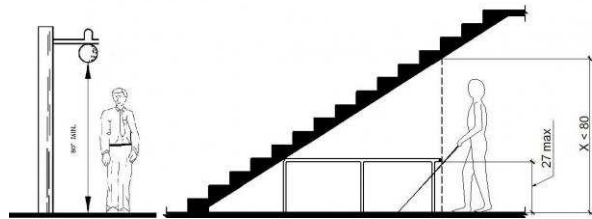
1991 ADAAG Section: 4.4.1*

As Built:

hand dryer - 6.75"

Recommendation:

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



Finding #323 Additional Finding Photos



Conservation Ed. Center Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 324

Element meets all standards and requirements

Citation:

2010 ADAS Section: 605, 309

As Built:

Urinal in mens
complies

Recommendation:

None

Conservation Ed. Center Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 325

The locking/latching hardware is not accessible.

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.

Citation:

2015 ABAAS Section: 604.8.1.2

2010 ADAS Section: 604.8.1.2

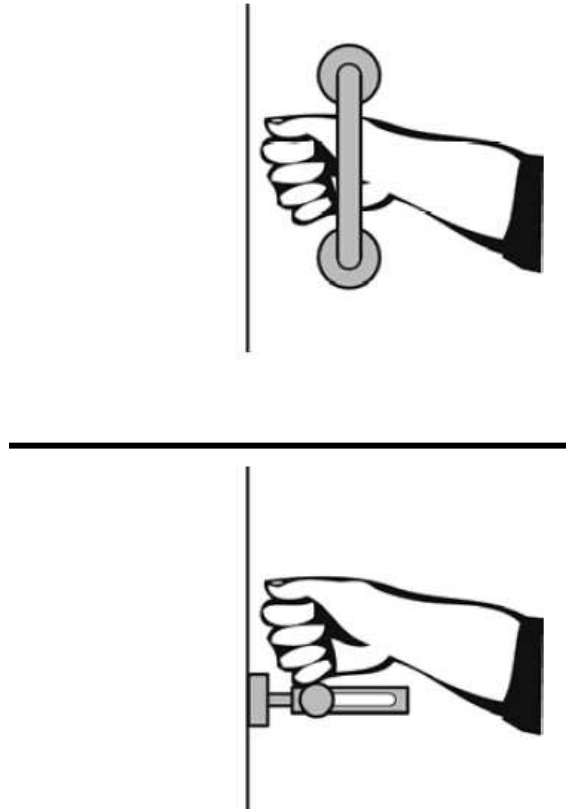
1991 ADAAG Section: 4.13.9*

As Built:

hardware too small,
door not self-closing

Recommendation:

Replace stall hardware with hardware operable without a tight pinch or grasp on both sides of stall door and adjust stall door to be self-closing



Conservation Ed. Center Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 326

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

The centerline of the toilet must be 16 to 18 inches from the side wall.

Citation:

2015 ABAAS Section: 604.2

2010 ADAS Section: 604.2

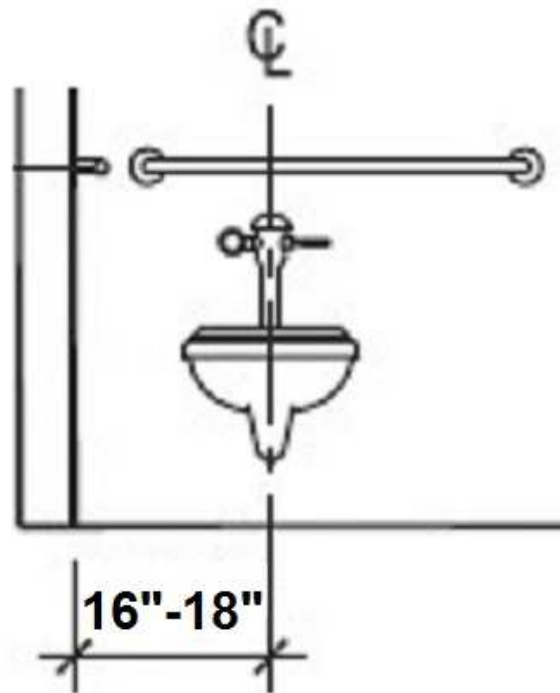
1991 ADAAG Section: 4.17.3*

As Built:

centerline 22"

Recommendation:

Remount toilet to 16" to 18" from the side wall to centerline



Finding #326 Additional Finding Photos



Conservation Ed. Center Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 327

The side grab bar is located greater than 12 inches from the rear wall.

The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.

Citation:

2015 ABAAS Section: 604.5.1

2010 ADAS Section: 604.5.1

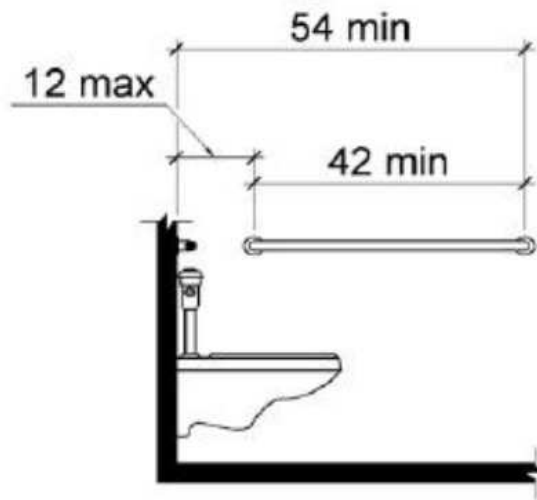
1991 ADAAG Section: 4.16.4*

As Built:

6" from rear

Recommendation:

Remount side grab bar to max 12" from the rear wall at the close end and min 54" on the far end, and 33" to 36" aff



Finding #327 Additional Finding Photos



Conservation Ed. Center Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 328

The rear grab bar is too high.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2015 ABAAS Section: 609.4

2010 ADAS Section: 609.4

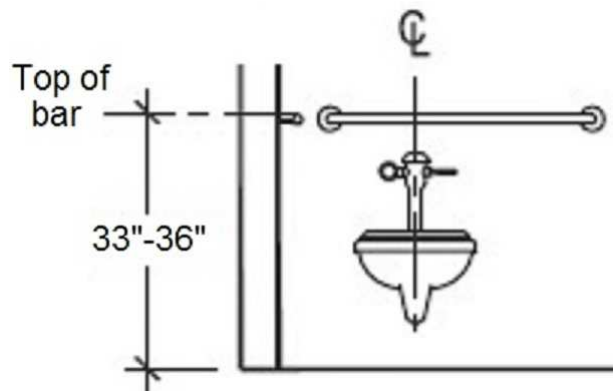
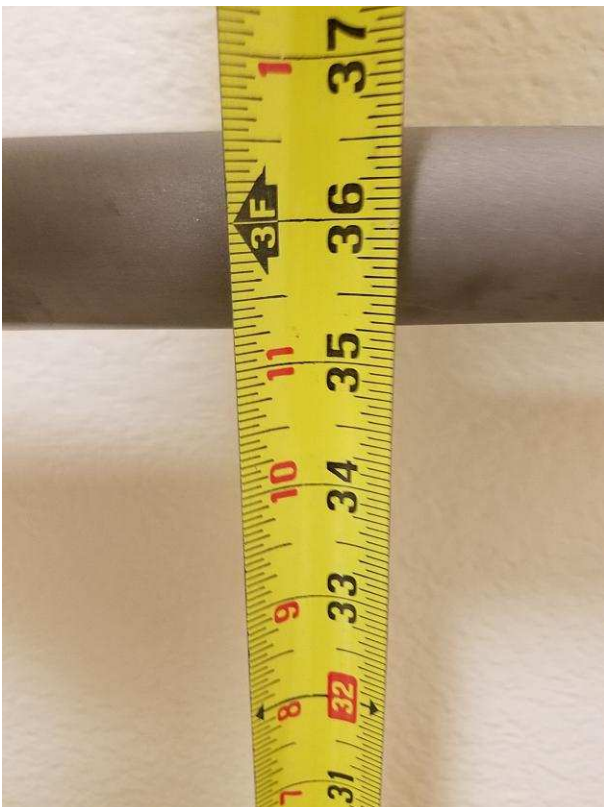
1991 ADAAG Section: 4.16.4

As Built:

rear bar - 36.75"

Recommendation:

Lower grab bar to 33" to 36" aff



Finding #328 Additional Finding Photos



Conservation Ed. Center Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 329

The side grab bar is too high.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2015 ABAAS Section: 609.4

2010 ADAS Section: 609.4

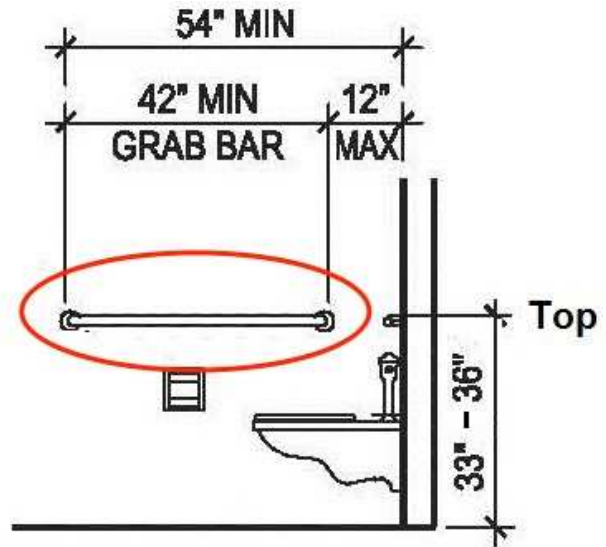
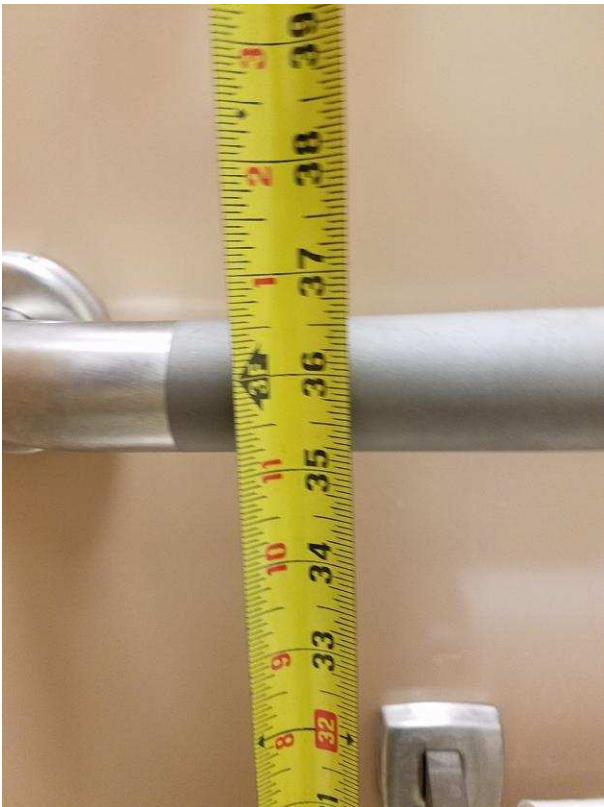
1991 ADAAG Section: 4.16.4

As Built:

side bar - 36.5"

Recommendation:

Lower grab bar to 33" to 36" aff when remounting per earlier recommendaton



Finding #329 Additional Finding Photos



Conservation Ed. Center Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 330

The rear grab bar does not extend adequately past the toilet on the wide side.

The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on wall side and 24 inches minimum on the wide side.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2015 ABAAS Section: 604.5.2

2010 ADAS Section: 604.5.2

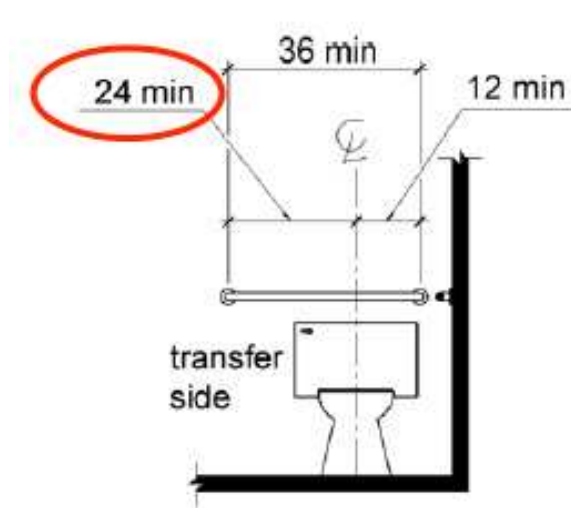
1991 ADAAG Section: 4.16.4*

As Built:

21" to open side

Recommendation:

Remount rear grab bar to behind the toilet, 12" to one side of center and 24" to the other.



Finding #330 Additional Finding Photos



Conservation Ed. Center Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 331

Element meets all standards and requirements

Citation:

2010 ADAS Section: 213.3.1, 604.2, 604.9,
604.8.1.1, 604.8.1.4, 604.3.1, 604.5.1, 604.5.2,
604.6, 605.4, 604.8.1.2, 604.7

As Built:

mens stall
dimensions comply

Recommendation:

None

Conservation Ed. Center Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 332

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

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

Citation:

2015 ABAAS Section: 308.2.1

2010 ADAS Section: 308.2.1

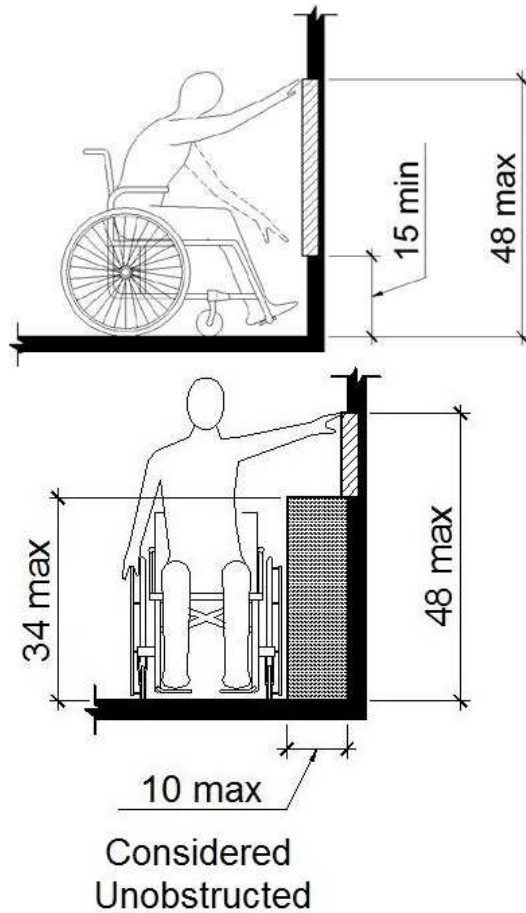
1991 ADAAG Section: 4.2.5

As Built:

hook at 58"

Recommendation:

Lower coat hook in stall to max 48" aff



Finding #332 Additional Finding Photos



Conservation Ed. Center Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 333

The toilet paper is not installed within the compliant range.

Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches 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. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

Citation:

2015 ABAAS Section: 604.7

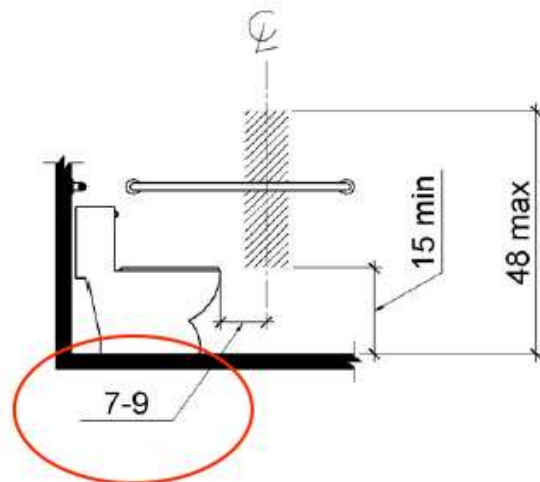
2010 ADAS Section: 604.7

As Built:

toilet paper too close

Recommendation:

Remount toilet paper dispenser max 7" to 9" from front of toilet, 15" to 48" aff and min 12" above or 1.5" below grab bar



Finding #333 Additional Finding Photos



Conservation Ed. Center Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 334

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.

All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

Womens RR door - fast, 16#, counter on push

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, inspect, adjust, and maintain 5 lbf to open interior doors

For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers



Conservation Ed. Center Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 335

Element meets all standards and requirements

Citation:

2010 ADAS Section: 216.2, 703

As Built:

Womens RR - signage
complies

Recommendation:

None

Conservation Ed. Center Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 336

The top rim of the lavatory or the counter is too high.

All lavatories that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

Citation:

2015 ABAAS Section: 606.3

2010 ADAS Section: 606.3

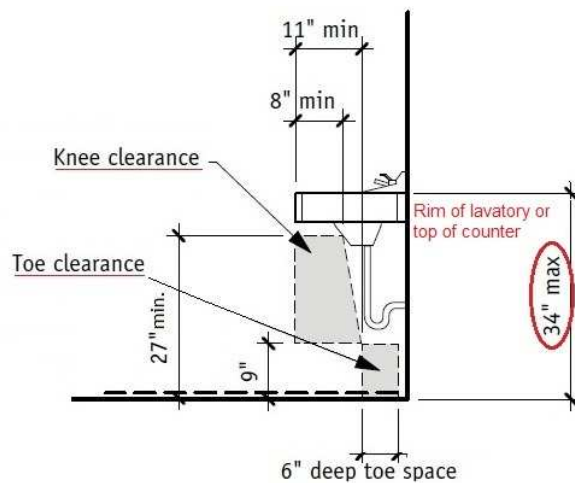
1991 ADAAG Section: 4.19.2

As Built:

34.5"

Recommendation:

Lower sinks to max 34" aff to front of rim



Finding #336 Additional Finding Photos



Conservation Ed. Center Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 337

Element meets all standards and requirements

Citation:

2010 ADAS Section: 603.2

As Built:

Mirror complies

Recommendation:

None

Conservation Ed. Center Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 338

The hand dryer projects 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:

2015 ABAAS Section: 307.2

2010 ADAS Section: 307.2

1991 ADAAG Section: 4.4.1*

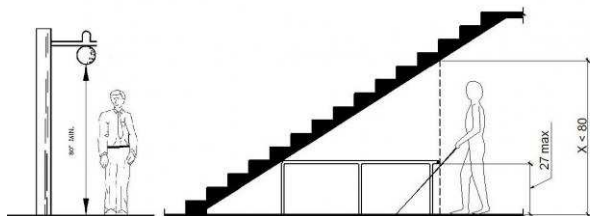
As Built:

hand dryer - 6.75"

Recommendation:

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

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



Finding #338 Additional Finding Photos



Conservation Ed. Center Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 339

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

The centerline of the toilet must be 16 to 18 inches from the side wall.

Citation:

2015 ABAAS Section: 604.2

2010 ADAS Section: 604.2

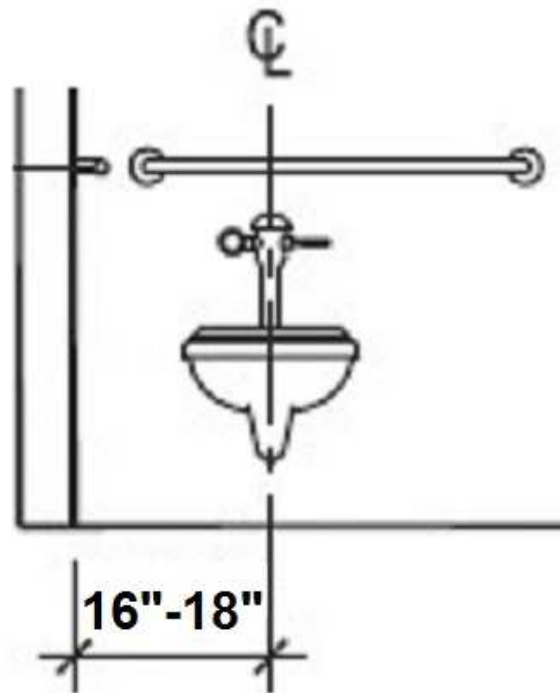
1991 ADAAG Section: 4.17.3*

As Built:

centerline 20"

Recommendation:

Remount toilet to 16" to 18" from the side wall to centerline



Finding #339 Additional Finding Photos



Conservation Ed. Center Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 340

The side grab bar is located greater than 12 inches from the rear wall.

The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.

Citation:

2015 ABAAS Section: 604.5.1

2010 ADAS Section: 604.5.1

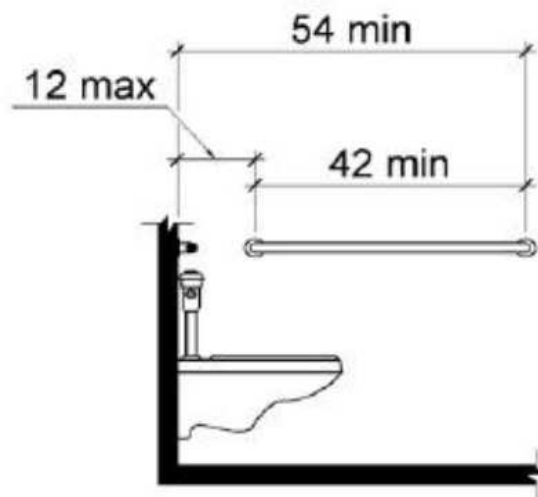
1991 ADAAG Section: 4.16.4*

As Built:

6" from rear

Recommendation:

Remount side grab bar to max 12" from the rear wall at the close end and min 54" on the far end, and 33" to 36" aff



Finding #340 Additional Finding Photos



Conservation Ed. Center Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 341

The rear grab bar does not extend adequately past the toilet on the wide side.

The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on wall side and 24 inches minimum on the wide side.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2015 ABAAS Section: 604.5.2

2010 ADAS Section: 604.5.2

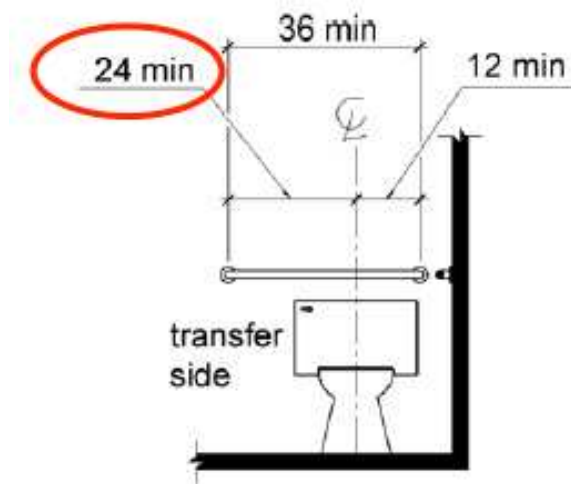
1991 ADAAG Section: 4.16.4*

As Built:

21" on open side

Recommendation:

Remount rear grab bar to behind the toilet, 12" to one side of center and 24" to the other



Finding #341 Additional Finding Photos



Conservation Ed. Center Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 342

The rear grab bar is too high.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2015 ABAAS Section: 609.4

2010 ADAS Section: 609.4

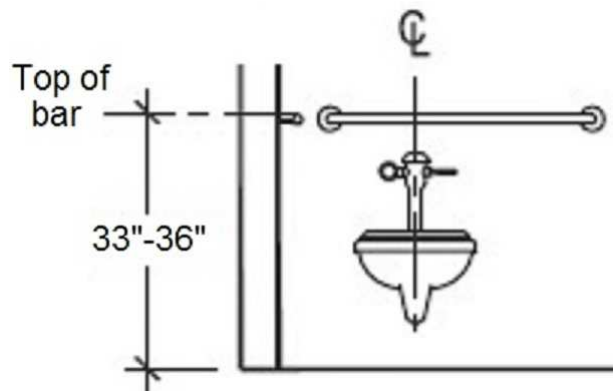
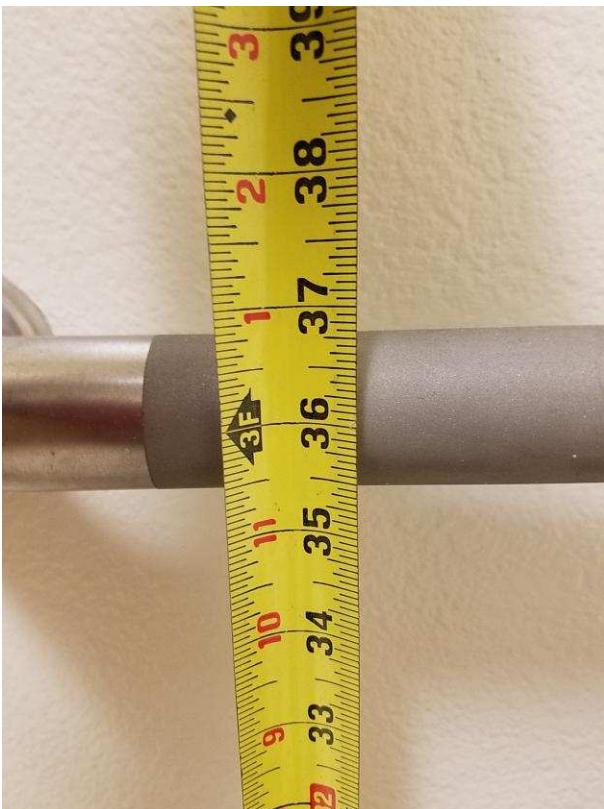
1991 ADAAG Section: 4.16.4

As Built:

rear bar - 36.75"

Recommendation:

Remount rear grab bar to 33" to 36" aff



Conservation Ed. Center Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 343

The depth of the toilet stall is not deep enough.

Wheelchair accessible compartments shall be 59 inches deep minimum for floor mounted water closets measured perpendicular to the rear wall. Doors shall not swing into the minimum maneuvering space required for the toilet.

Citation:

2015 ABAAS Section: 604.8.1.1

2010 ADAS Section: 604.8.1.1

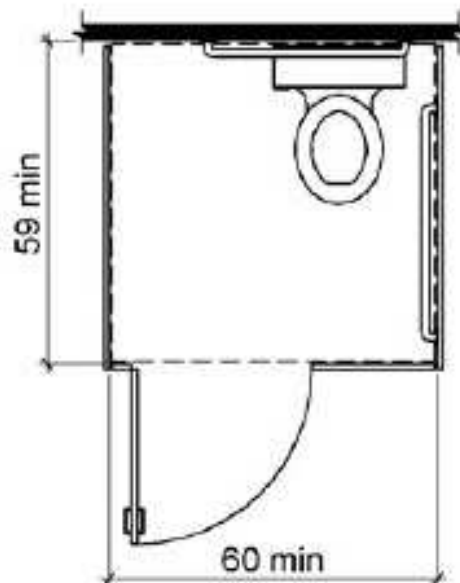
1991 ADAAG Section: 4.17.3*

As Built:

94.5" for inward swinging door

Recommendation:

Widen accessible stalls to min. 60" clear width, 59" depth or reverse door to swing outward if feasible



Conservation Ed. Center Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 344

The toilet paper is not installed within the compliant range.

Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches 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. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

Citation:

2015 ABAAS Section: 604.7

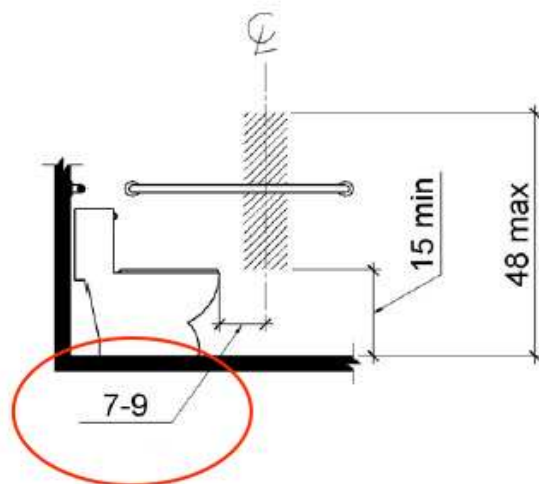
2010 ADAS Section: 604.7

As Built:

toilet paper too close

Recommendation:

Remount toilet paper dispenser max 7" to 9" from front of toilet, 15" to 48" aff and min 12" above or 1.5" below grab bar



Finding #344 Additional Finding Photos



Conservation Ed. Center Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 345

The locking/latching hardware is not accessible.

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.

Citation:

2015 ABAAS Section: 604.8.1.2

2010 ADAS Section: 604.8.1.2

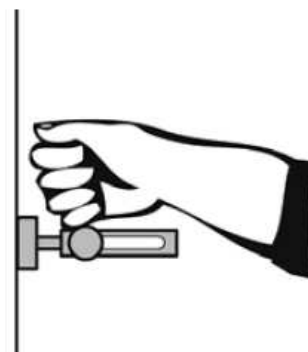
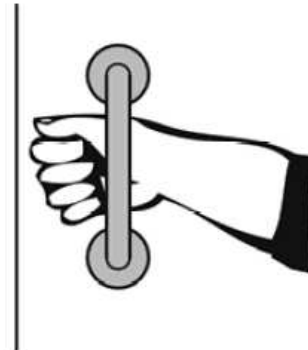
1991 ADAAG Section: 4.13.9*

As Built:

stall hardware
requires a pinch

Recommendation:

Replace stall hardware with hardware operable without a tight pinch or grasp on both sides of stall door



Conservation Ed. Center Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 346

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

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

Citation:

2015 ABAAS Section: 308.2.1

2010 ADAS Section: 308.2.1

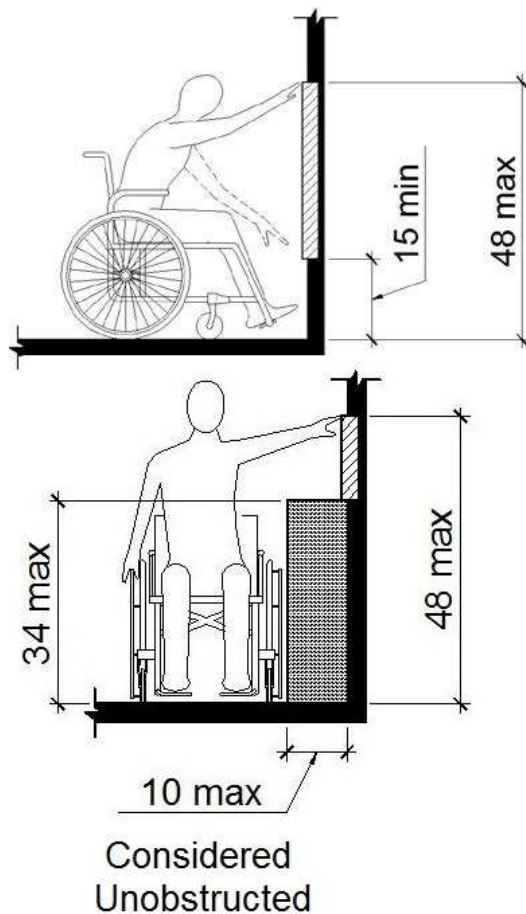
1991 ADAAG Section: 4.2.5

As Built:

hook at 58.5"

Recommendation:

Lower hook in stall to max 48" aff



Finding #346 Additional Finding Photos



Conservation Ed. Center Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 347

There is insufficient turning space within this room or space.

The space required for a wheelchair to make a 180-degree turn is a clear space of 60 inches in diameter or a T-shaped space.

Citation:

2015 ABAAS Section: 304.3.1, 304.3.2

2010 ADAS Section: 304.3.1, 304.3.2

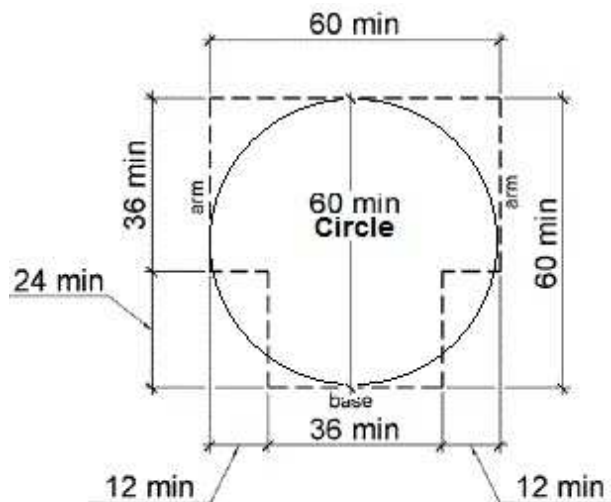
1991 ADAAG Section: 4.2.3*

As Built:

lacks 60 in W RR

Recommendation:

Relocate obstacles to create turning space in women's RR



Trails

Lat: 41.7352200000, Long: -91.7231800000

Finding: 348

The surface of trails, passing spaces, and resting intervals shall be firm and stable

Citation:

2015 ABAAS Section: 1017.2

As Built:

tree debris in surface

Recommendation:

Establish protocols for regular and frequent inspection and maintenance of accessible trail surface as a smart practice

Frequently maintain trail surface in identified washout areas to assure CIL's remain 2" or less and gaps are filled as a smart practice



Finding #348 Additional Finding Photos



Trails

Lat: 41.7352200000, Long: -91.7231800000

Finding: 349

Benches shall have a 36" by 48" clear ground space (CGS) positioned near the bench with one side of the space adjoining an outdoor recreation access route (ORAR) or trail, as applicable

The CGS shall not overlap with the ORAR or trail or another CGS

Citation:

2015 ABAAS Section: 1011.2.1

As Built:

bench height 22", no
armrest, 20"

Recommendation:

Lower bench seat to 17" to 19" aff as a smart practice

Acquire and install at least one armrest to 20% of existing benches as a smart practice



Finding #349 Additional Finding Photos



Trails

Lat: 41.7352200000, Long: -91.7231800000

Finding: 350

Not more than 30 percent of the total length of a trail shall have a running slope steeper than 1:12 (8.33%). The running slope of any segment of a trail shall not be steeper than 1:8 (12%). Where the running slope of a segment of a trail is steeper than 1:20 (5%), the maximum length of the segment shall be in accordance with Table 1017.7.1, and a resting interval complying with 1017.8 shall be provided at the top and bottom of each segment.

Citation:

2015 ABAAS Section: 1017.7.1

As Built:

exceeds 8.33% w no resting

Recommendation:

Frequently maintain trail running slope to assure it does not exceed 8.33% slope for 200' max, 10% for 30' max or 12.5% for 10' with resting spaces on the trail as a smart practice



Finding #350 Additional Finding Photos



Trails

Lat: 41.7352200000, Long: -91.7231800000

Finding: 351

Where the surface is other than concrete, asphalt, or boards, cross slopes not steeper than 1:20 shall be permitted when necessary for drainage.

Citation:

2015 ABAAS Section: 1017.7.2 EXCEPTION:

As Built:

8% approaching CEC

Recommendation:

Frequently maintain trail cross slope to assure it does not exceed 5% for surfaces other than concrete, boards or asphalt as a smart practice



Finding #351 Additional Finding Photos



Trails

Lat: 41.7352200000, Long: -91.7231800000

Finding: 352

The sign does not sufficiently contrast with its background.

Characters, symbols and their background shall have a non-glare finish and shall contrast with their background, either light on a dark background or dark on a light background.

Citation:

2015 ABAAS Section: 703.5.1

2010 ADAS Section: 703.5.1

1991 ADAAG Section: 4.30.5*

As Built:

station signs not
enough contrast

Recommendation:

Replace sign with one having contrasting color and on a non-glare surface as a smart practice



Trails

Lat: 41.7352200000, Long: -91.7231800000

Finding: 353

Not more than 30 percent of the total length of a trail shall have a running slope steeper than 1:12 (8.33%). The running slope of any segment of a trail shall not be steeper than 1:8 (12%). Where the running slope of a segment of a trail is steeper than 1:20 (5%), the maximum length of the segment shall be in accordance with Table 1017.7.1, and a resting interval complying with 1017.8 shall be provided at the top and bottom of each segment.

Citation:

2015 ABAAS Section: 1017.7.1

As Built:

9.5% w no resting,
15.1%

Recommendation:

Frequently maintain trail running slope to assure it does not exceed 8.33% slope for 200' max, 10% for 30' max or 12.5% for 10' with resting spaces on the trail as a smart practice



Finding #353 Additional Finding Photos



Trails

Lat: 41.7352200000, Long: -91.7231800000

Finding: 354

Not more than 30 percent of the total length of a trail shall have a running slope steeper than 1:12 (8.33%). The running slope of any segment of a trail shall not be steeper than 1:8 (12%). Where the running slope of a segment of a trail is steeper than 1:20 (5%), the maximum length of the segment shall be in accordance with Table 1017.7.1, and a resting interval complying with 1017.8 shall be provided at the top and bottom of each segment.

Citation:

2015 ABAAS Section: 1017.7.1

As Built:

exceeds 8.33% w no resting after bridge

Recommendation:

Frequently maintain trail running slope to assure it does not exceed 8.33% slope for 200' max, 10% for 30' max or 12.5% for 10' with resting spaces on the trail as a smart practice



Finding #354 Additional Finding Photos



Trail Men's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 355

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2010 ADAS Section: 303.3, 303.2

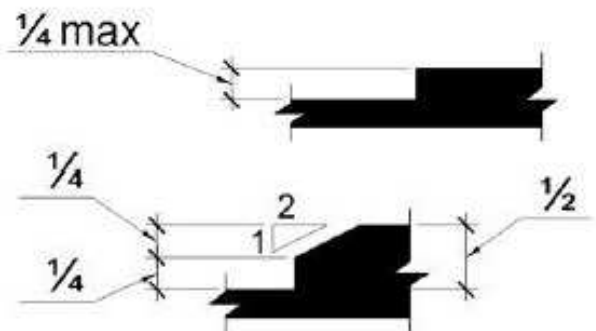
1991 ADAAG Section: 4.5.2

As Built:

1" CIL to men's RR

Recommendation:

Repair, bevel or ramp CIL along AR



Finding #355 Additional Finding Photos



Trail Men's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 356

The tactile sign is incorrectly located.

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.

Citation:

2015 ABAAS Section: 703.4.2

2010 ADAS Section: 703.4.2

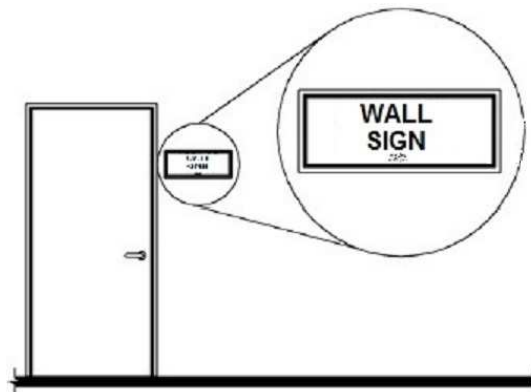
1991 ADAAG Section: 4.30.6

As Built:

69" to sign no Braille

Recommendation:

Mount signage at all permanent rooms/spaces having Braille and the international symbol of accessibility, mounted 48" to baseline of lowest character and 60" to the baseline of the highest character sign and on the latch side of the door



Finding #356 Additional Finding Photos



Trail Men's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 357

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

The centerline of the toilet must be 16 to 18 inches from the side wall.

Citation:

2015 ABAAS Section: 604.2

2010 ADAS Section: 604.2

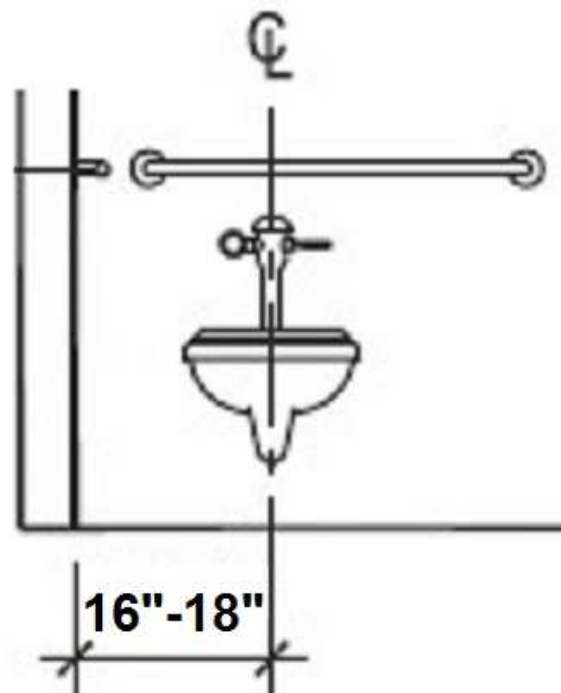
1991 ADAAG Section: 4.17.3*

As Built:

toilet centerline 24"

Recommendation:

Remount toilets to 16" to 18" from the side wall to centerline



Finding #357 Additional Finding Photos



Trail Men's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 358

The rim of the urinal is too high.

Wall-hung urinals must be provided with an elongated rim projecting a minimum of 13 1/2 inches from the wall and a maximum of 17 inches above the floor.

Citation:

2015 ABAAS Section: 605.2

2010 ADAS Section: 605.2

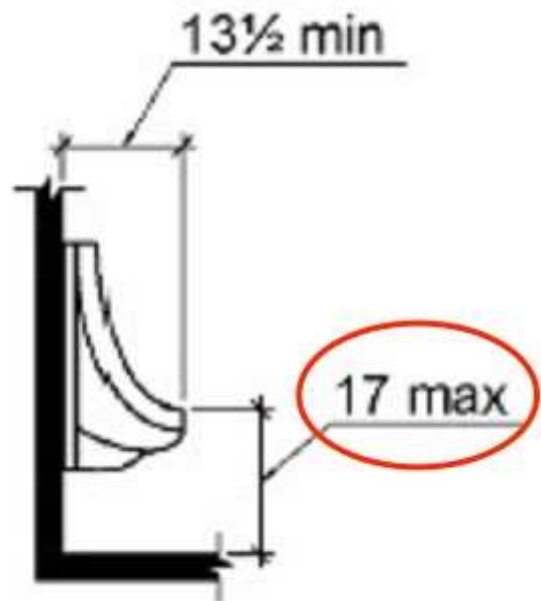
1991 ADAAG Section: 4.18.2

As Built:

24" to rim of urinal

Recommendation:

Lower urinal so that rim height is max 17" aff



Finding #358 Additional Finding Photos



Trail Men's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 359

The toilet paper is not installed within the compliant range.

Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches 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. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

Citation:

2015 ABAAS Section: 604.7

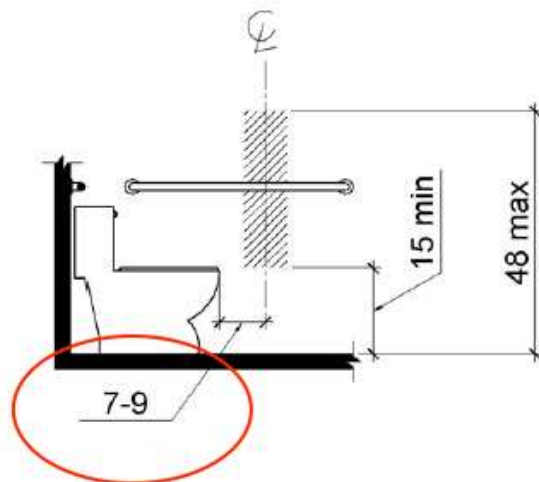
2010 ADAS Section: 604.7

As Built:

TP too close to toilet

Recommendation:

Remount toilet paper dispenser max 7" to 9" from front of toilet, 15" to 48" aff and min 12" above or 1.5" below grab bar



Trail Men's RR

Lat: 41.7352100000, Long: -91.7232600000

Finding: 360

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

M RR door complies

Recommendation:

None

Trail Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 361

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2010 ADAS Section: 303.3, 303.2

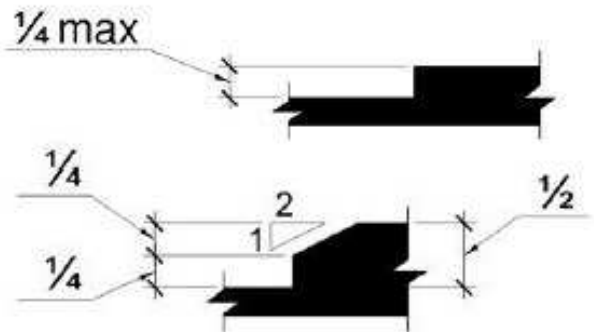
1991 ADAAG Section: 4.5.2

As Built:

1" to CEC RR

Recommendation:

Repair, bevel or ramp CIL along AR



Finding #361 Additional Finding Photos



Trail Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 362

The tactile sign is incorrectly located.

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.

Citation:

2015 ABAAS Section: 703.4.2

2010 ADAS Section: 703.4.2

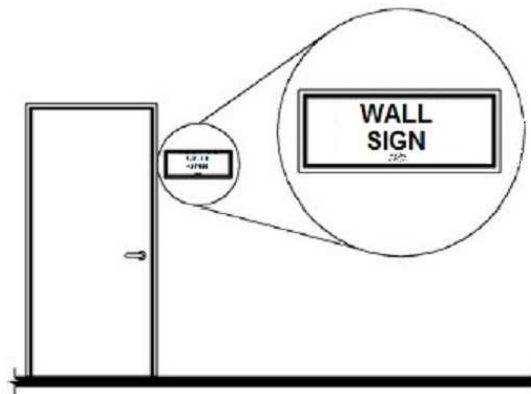
1991 ADAAG Section: 4.30.6

As Built:

63" to bottom, no Braille

Recommendation:

Mount signage at all permanent rooms/spaces having Braille and the international symbol of accessibility, mounted 48" to baseline of lowest character and 60" to the baseline of the highest character sign and on the latch side of the door



Finding #362 Additional Finding Photos



Trail Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 363

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

CEC trail W RR door
complies

Recommendation:

None

Trail Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 364

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

The centerline of the toilet must be 16 to 18 inches from the side wall.

Citation:

2015 ABAAS Section: 604.2

2010 ADAS Section: 604.2

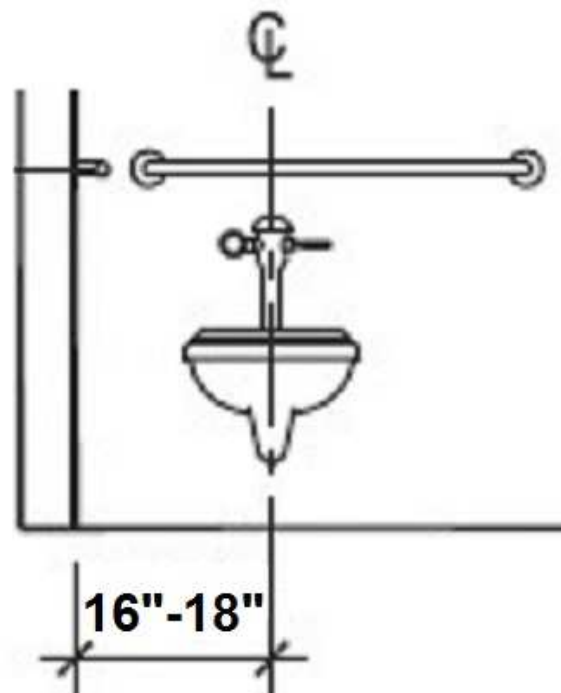
1991 ADAAG Section: 4.17.3*

As Built:

24" to toilet centerline

Recommendation:

Remount toilet to 16" to 18" from the side wall to centerline



Finding #364 Additional Finding Photos



Trail Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 365

The rear grab bar does not extend adequately past the toilet on the wide side.

The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on wall side and 24 inches minimum on the wide side.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2015 ABAAS Section: 604.5.2

2010 ADAS Section: 604.5.2

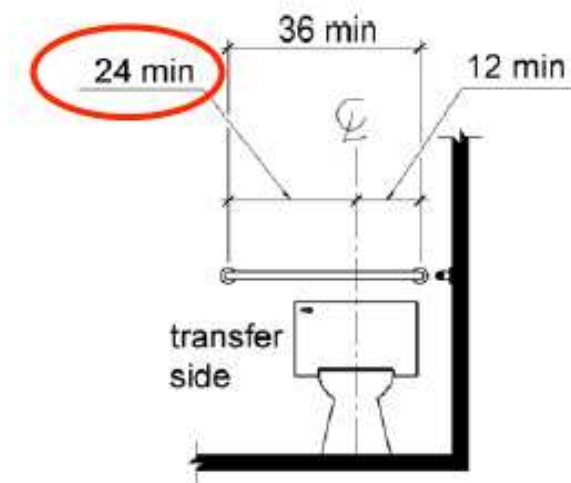
1991 ADAAG Section: 4.16.4*

As Built:

rear grab bar location fails

Recommendation:

Remount rear grab bar to behind the toilet, 12" to one side of center and 24" to the other and 33" to 36" aff



Trail Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 366

The toilet paper is not installed within the compliant range.

Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches 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. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

Citation:

2015 ABAAS Section: 604.7

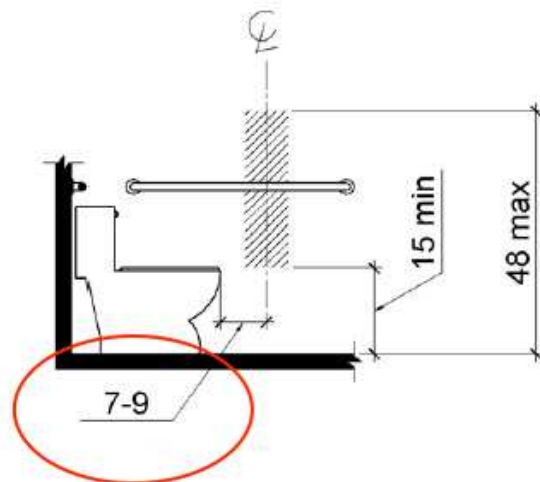
2010 ADAS Section: 604.7

As Built:

TP too close to toilet

Recommendation:

Remount toilet paper dispenser max 7" to 9" from front of toilet, 15" to 48" aff and min 12" above or 1.5" below grab bar



Whip-Poor-Will Shelter

Lat: 41.7352100000, Long: -91.7232600000

Finding: 367

At least one outdoor recreation access route shall connect accessible elements, spaces, and facilities provided within picnic units with mobility features

Citation:

2015 ABAAS Section: F245.4.1

As Built:

no route to shelter, 3
grills, 1 drinking
fountain

Recommendation:

Extend an AR to features and elements in the shelter or picnic area as a smart practice; in the alternative, leave as is and designate other shelters/picnic areas as accessible



Finding #367 Additional Finding Photos



Whip-Poor-Will Shelter

Lat: 41.7352100000, Long: -91.7232600000

Finding: 368

Picnic tables shall provide at least one wheelchair space for each 24 linear feet (7320 mm) of usable table surface perimeter. Wheelchair spaces shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum. Wheelchair spaces shall be positioned for a forward approach to the table and provide knee and toe clearance complying with 306 under the table

Citation:

2015 ABAAS Section: 1011.4.2

As Built:

18 tables, 1
accessible

Recommendation:

Add one picnic table of an accessible design as a smart practice; in the alternative, leave as is and designate other shelters/picnic areas as accessible



Whip-Poor-Will Shelter

Lat: 41.7352100000, Long: -91.7232600000

Finding: 369

Where provided, cooking surfaces shall be 15 inches (380 mm) minimum and 34 inches (865 mm) maximum above the ground

Citation:

2015 ABAAS Section: 1011.5.2

As Built:

41" to grill surface

Recommendation:

Replace grill with one having a max cooking surface height of 34" in the alternative, leave as is and designate other shelters/picnic areas as accessible



Finding #369 Additional Finding Photos



Whip-Poor-Will Shelter

Lat: 41.7352200000, Long: -91.7231800000

Finding: 370

The total number of drinking fountains are not equally divided between those that are accessible to wheelchair users and those that are available to standing persons.

Where more than two are provided, 50 percent of the total number of drinking fountains provided shall be accessible to wheelchair users and 50 percent available to standing persons.

Citation:

2015 ABAAS Section: F211.3

2010 ADAS Section: 211.3

As Built:

single high bowl, no
AR

Recommendation:

Replace one fountain to provide 50/50 split between hi and lo bowl fountains; in the alternative, leave as is and designate other shelters/picnic areas as accessible



Whip-Poor-Will Shelter

Lat: 41.7352200000, Long: -91.7231800000

Finding: 371

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.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

lacks marked parking,
no accessible 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; in the alternative, leave as is and designate other shelters/picnic areas as accessible



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 #371 Additional Finding Photos



Whip-Poor Will Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 372

This restroom is not accessible.

Where existing toilet rooms or bathing rooms do not comply, directional signs indicating the location of the nearest accessible toilet room or bathing room within the facility shall be provided. Signs shall include the International Symbol of Accessibility.

Where existing toilet rooms or bathing rooms do comply), the accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Where clustered single user toilet rooms or bathing facilities are permitted, accessible toilet rooms or bathing facilities shall be identified by the International Symbol of Accessibility unless all toilet rooms and bathing facilities are accessible.

Citation:

2015 ABAAS Section: F216.8

2010 ADAS Section: 216.8

1991 ADAAG Section: 4.1.3

As Built:

lacks directional signage

Recommendation:

Restroom not accessible, acquire and mount signage directing patrons to accessible restroom until renovations occur



Whip-Poor Will Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 373

There are not enough accessible toilet compartments. 5% and a minimum of 1 toilet compartment must be wheelchair accessible

The room contains (XX) toilet compartments. A minimum of (XX) must be wheelchair accessible .

Citation:

2015 ABAAS Section: F213.3.1

2010 ADAS Section: 213.3.1

As Built:

lacks accessible stalls

Recommendation:

Create a wheelchair accessible stall with grab bars and fixtures mounted in correct locations and at correct heights



Finding #373 Additional Finding Photos



Whip-Poor Will Men's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 374

This restroom is not accessible.

Where existing toilet rooms or bathing rooms do not comply, directional signs indicating the location of the nearest accessible toilet room or bathing room within the facility shall be provided. Signs shall include the International Symbol of Accessibility.

Where existing toilet rooms or bathing rooms do comply, the accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Accessibility. Where clustered single user toilet rooms or bathing facilities are permitted, accessible toilet rooms or bathing facilities shall be identified by the International Symbol of Accessibility unless all toilet rooms and bathing facilities are accessible.

Citation:

2015 ABAAS Section: F216.8

2010 ADAS Section: 216.8

1991 ADAAG Section: 4.1.3

As Built:

lacks directional
signage

Recommendation:

Restroom not accessible, acquire and mount signage directing patrons to accessible restroom until renovations occur



Whip-Poor Will Men's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 375

There are not enough accessible toilet compartments. 5% and a minimum of 1 toilet compartment must be wheelchair accessible

Citation:

2015 ABAAS Section: F213.3.1

2010 ADAS Section: 213.3.1

As Built:

lacks accessible stalls

Recommendation:

Create a wheelchair accessible stall with grab bars and fixtures mounted in correct locations and at correct heights



Finding #375 Additional Finding Photos



Whip-Poor Will Men's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 376

There is no accessible route to the restroom building

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

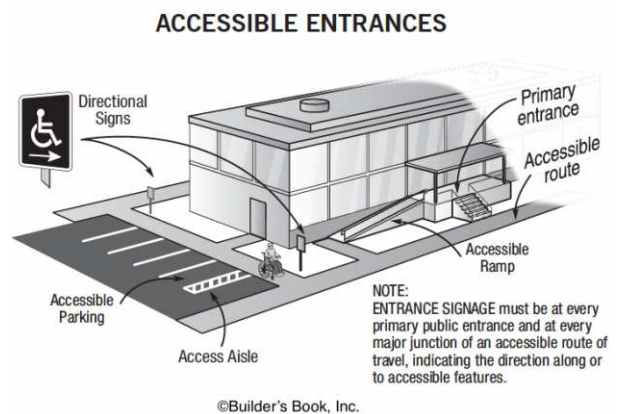
1991 ADAAG Section: 4.1.2

As Built:

no AR to RR

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to restroom



Valley View Prairie

Lat: 41.7352100000, Long: -91.7232600000

Finding: 377

Picnic tables shall provide at least one wheelchair space for each 24 linear feet (7320 mm) of usable table surface perimeter. Wheelchair spaces shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum. Wheelchair spaces shall be positioned for a forward approach to the table and provide knee and toe clearance complying with 306 under the table

Citation:

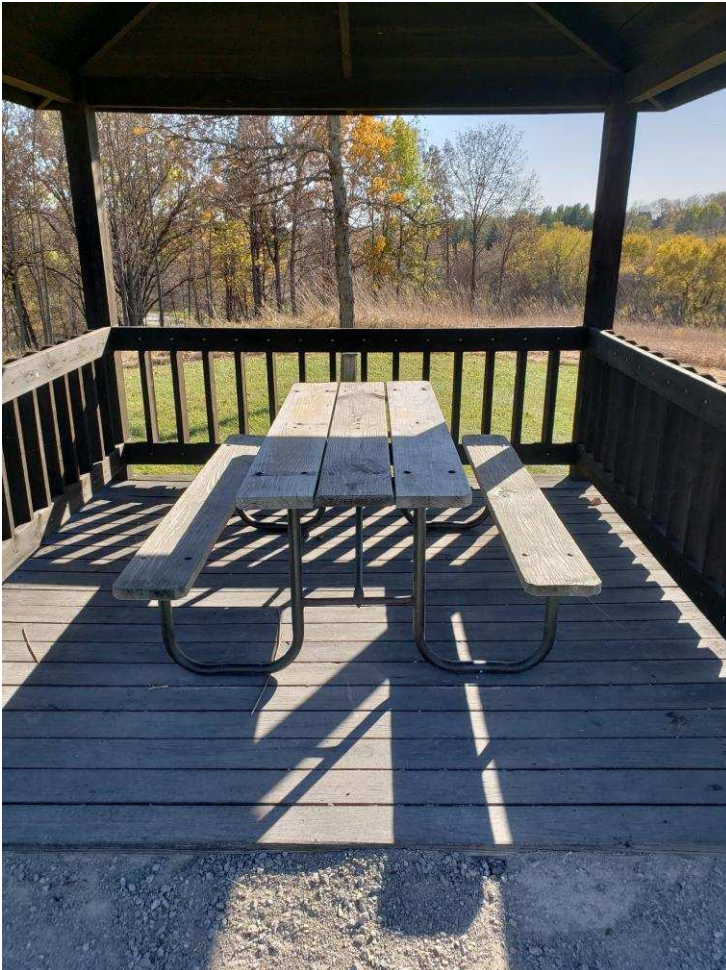
2015 ABAAS Section: 1011.4.2

As Built:

1 non accessible table

Recommendation:

Replace picnic table with one of an accessible design as a smart practice



Valley View Prairie

Lat: 41.7352100000, Long: -91.7232600000

Finding: 378

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2010 ADAS Section: 303.3, 303.2

1991 ADAAG Section: 4.5.2

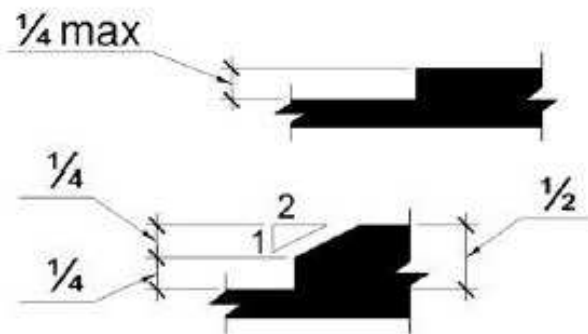
As Built:

1.5" change

Recommendation:

Repair, bevel or ramp CIL along AR

Repair or reset pavers to eliminate CIL



Finding #378 Additional Finding Photos



Valley View Prairie

Lat: 41.7352200000, Long: -91.7231800000

Finding: 379

Where the surface is other than concrete, asphalt, or boards, cross slopes not steeper than 1:20 shall be permitted when necessary for drainage.

Citation:

2015 ABAAS Section: 1017.7.2 EXCEPTION:

As Built:

9.5% to gazebo

Recommendation:

Frequently maintain trail cross slope to assure it does not exceed 5% for surfaces other than concrete, boards or asphalt as a smart practice



Finding #379 Additional Finding Photos



Valley View Prairie

Lat: 41.7352200000, Long: -91.7231800000

Finding: 380

The surface of trails, passing spaces, resting intervals shall be firm and stable

Citation:

2015 ABAAS Section: 1017.2

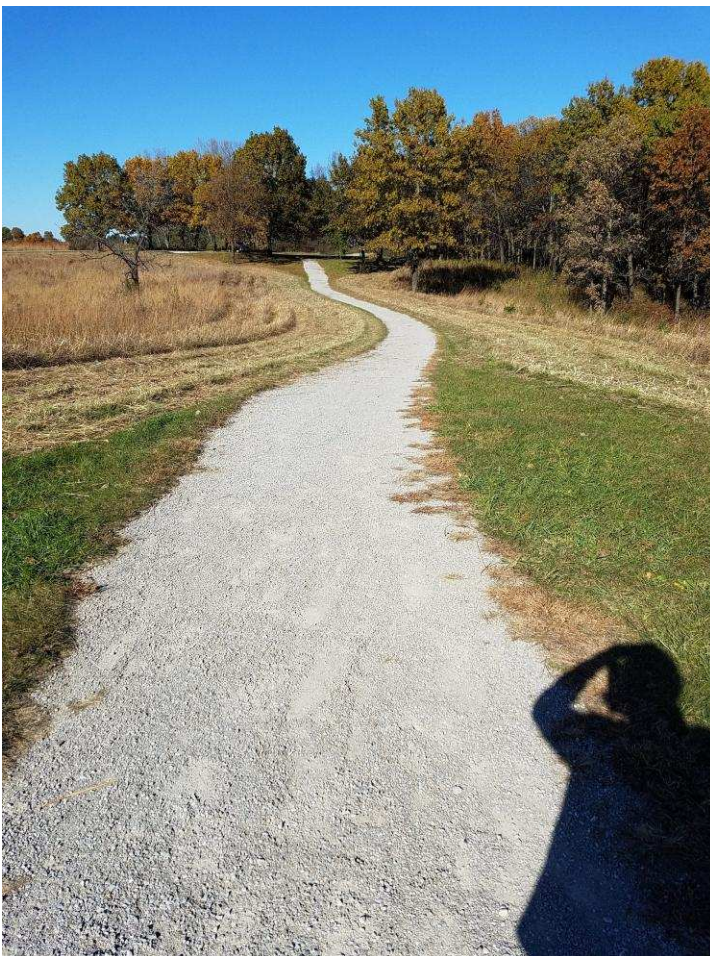
As Built:

loose stone, slopes
off at sides, debris on
trail

Recommendation:

Establish protocols for regular and frequent inspection and maintenance of accessible trail surface as a smart practice

Frequently maintain trail surface in identified washout areas to assure CIL's remain 2" or less and gaps are filled as a smart practice



Finding #380 Additional Finding Photos



Valley View Prairie

Lat: 41.7352200000, Long: -91.7231800000

Finding: 381

Not more than 30 percent of the total length of a trail shall have a running slope steeper than 1:12 (8.33%). The running slope of any segment of a trail shall not be steeper than 1:8 (12%). Where the running slope of a segment of a trail is steeper than 1:20 (5%), the maximum length of the segment shall be in accordance with Table 1017.7.1, and a resting interval complying with 1017.8 shall be provided at the top and bottom of each segment.

Citation:

2015 ABAAS Section: 1017.7.1

As Built:

10.3% from parking

Recommendation:

Frequently maintain trail running slope to assure it does not exceed 8.33% slope for 200' max, 10% for 30' max or 12.5% for 10' with resting spaces on the trail as a smart practice



Finding #381 Additional Finding Photos



Valley View Prairie

Lat: 41.7352200000, Long: -91.7231800000

Finding: 382

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.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

Valley View Prairie
lacks accessible
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 #382 Additional Finding Photos



Valley View Prairie

Lat: 41.7352200000, Long: -91.7231800000

Finding: 383

Benches shall have a 36" by 48" clear ground space (CGS) positioned near the bench with one side of the space adjoining an outdoor recreation access route (ORAR) or trail, as applicable

The CGS shall not overlap with the ORAR or trail or another CGS

As a smart practice, add at least one armrest and achieve height of bench seat of 17" to 19"

Citation:

2015 ABAAS Section: 1011.2.1

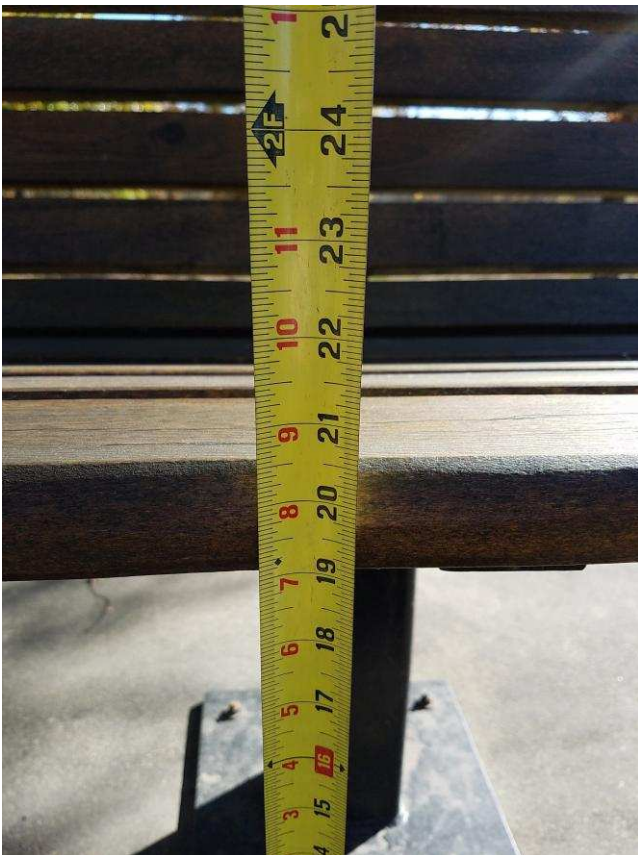
As Built:

bench at Valley view prairie, 20.5", no AR

Recommendation:

Lower bench seat to 17" to 19" aff as a smart practice

Construct firm, stable, and slip resistant pads at least 36" by 48" adjacent to 20% of benches, and locate along an AR as a smart practice



Twin Fawns Shelter

Lat: 41.7352100000, Long: -91.7232600000

Finding: 384

There is no accessible route to the shelter and amenities.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

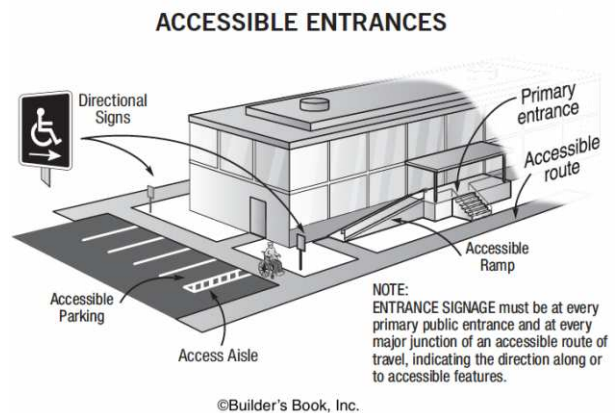
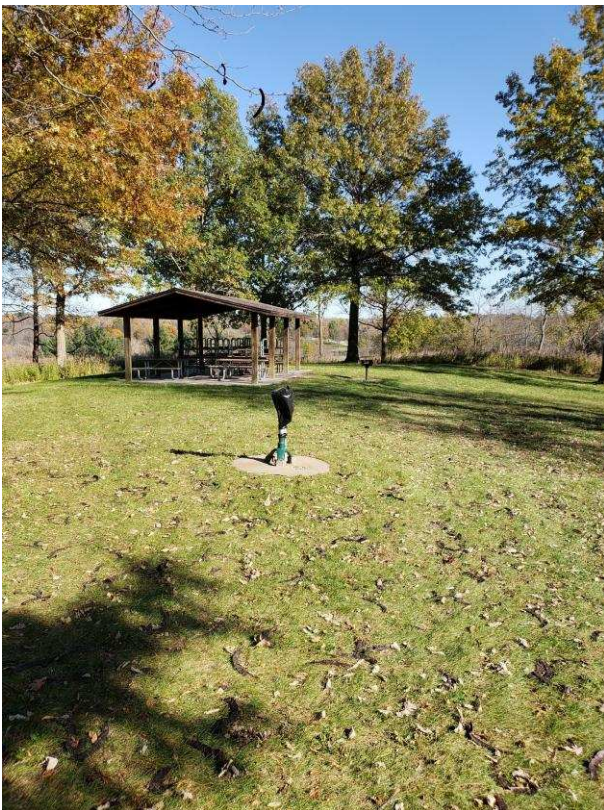
1991 ADAAG Section: 4.1.2

As Built:

no route to shelter,
drinking fountain or
grill

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to shelter and amenities; in the alternative, leave as is and designate other shelters/picnic areas as accessible



Twin Fawns Shelter

Lat: 41.7352100000, Long: -91.7232600000

Finding: 385

Picnic tables shall provide at least one wheelchair space for each 24 linear feet (7320 mm) of usable table surface perimeter. Wheelchair spaces shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum. Wheelchair spaces shall be positioned for a forward approach to the table and provide knee and toe clearance complying with 306 under the table

Citation:

2015 ABAAS Section: 1011.4.2

As Built:

14 tables, 0
accessible

Recommendation:

Replace picnic table with one of an accessible design as a smart practice; in the alternative, leave as is and designate other shelters/picnic areas as accessible



Twin Fawns Shelter

Lat: 41.7352100000, Long: -91.7232600000

Finding: 386

The total number of drinking fountains are not equally divided between those that are accessible to wheelchair users and those that are available to standing persons.

Where more than two are provided, 50 percent of the total number of drinking fountains provided shall be accessible to wheelchair users and 50 percent available to standing persons.

Citation:

2015 ABAAS Section: F211.3

2010 ADAS Section: 211.3

As Built:

lacks low bowl

Recommendation:

Replace fountain to provide 50/50 split between hi and lo bowl fountains; in the alternative, leave as is and designate other shelters/picnic areas as accessible



Twin Fawns Shelter

Lat: 41.7352200000, Long: -91.7231800000

Finding: 387

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 a total of (XX) parking stalls in the parking lot that could be reasonably associated with this facility. There should be a minimum of (XX) accessible stalls with a minimum of (XX) being designed as van accessible.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

Twin Fawns Shelter -
lacks accessible
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; in the alternative, leave as is and designate other shelters/picnic areas as accessible



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 #387 Additional Finding Photos



Twin Fawns Shelter

Lat: 41.7185699000, Long: -91.7322104000

Finding: 388

There is no accessible route to the grass picnic area

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

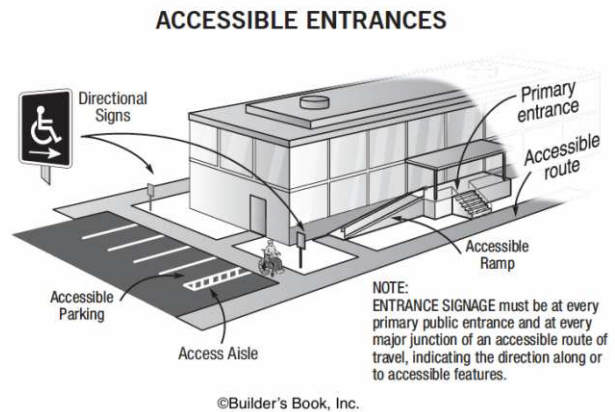
1991 ADAAG Section: 4.1.2

As Built:

no AR to grass picnic area
are near Twin Fawns

Recommendation:

Leave as is and designate other shelters/picnic areas as accessible



Twin Fawns Men's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 389

There is no accessible route to the restroom building.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

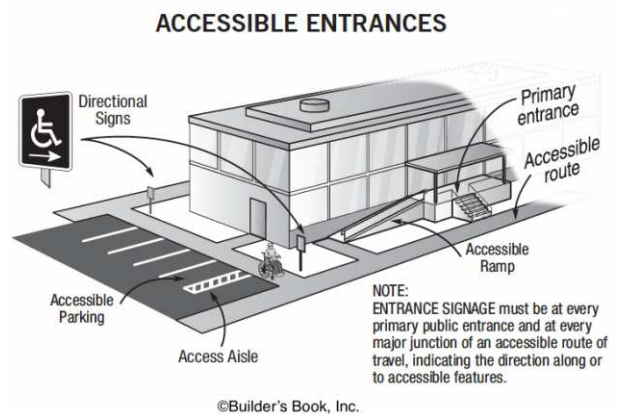
1991 ADAAG Section: 4.1.2

As Built:

no AR to RR

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to restroom.



Twin Fawns Men's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 390

This restroom is not accessible.

Where existing toilet rooms or bathing rooms do not comply, directional signs indicating the location of the nearest accessible toilet room or bathing room within the facility shall be provided. Signs shall include the International Symbol of Accessibility.

Where existing toilet rooms or bathing rooms do comply, the accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Accessibility. Where clustered single user toilet rooms or bathing facilities are permitted, accessible toilet rooms or bathing facilities shall be identified by the International Symbol of Accessibility unless all toilet rooms and bathing facilities are accessible.

Citation:

2015 ABAAS Section: F216.8

2010 ADAS Section: 216.8

1991 ADAAG Section: 4.1.3

As Built:

lacks directional
signage

Recommendation:

Restroom not accessible, acquire and mount signage directing patrons to accessible restroom; until renovations occur



Twin Fawns Men's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 391

There are not enough accessible toilet compartments. 5% and a minimum of 1 toilet compartment must be wheelchair accessible

The room contains (XX) toilet compartments. A minimum of (XX) must be wheelchair accessible .

Citation:

2015 ABAAS Section: F213.3.1

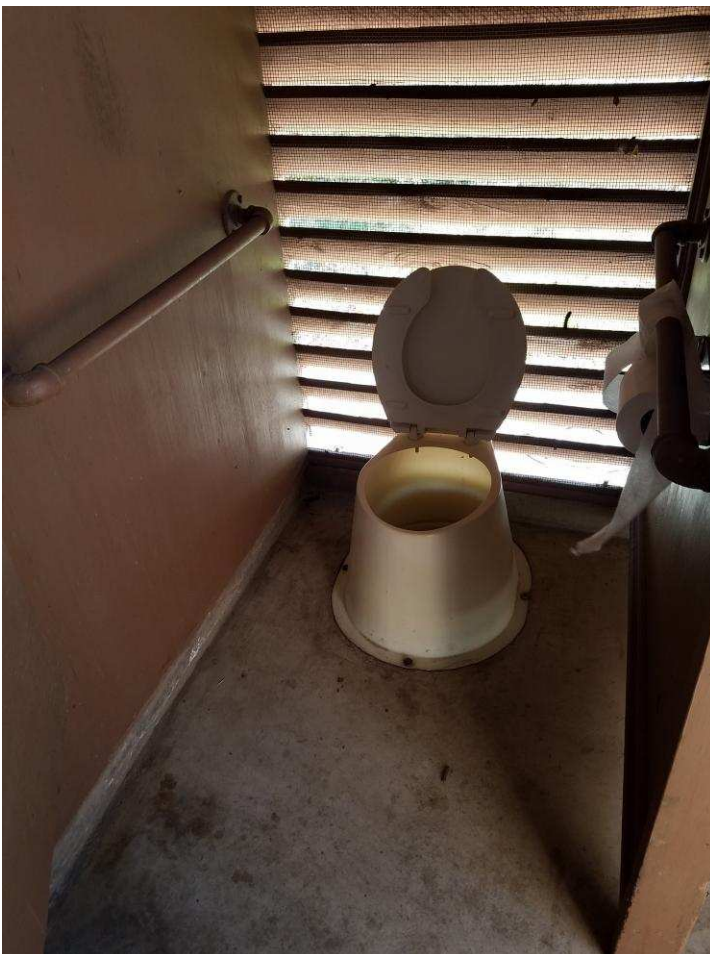
2010 ADAS Section: 213.3.1

As Built:

lacks accessible stalls

Recommendation:

Create a wheelchair accessible stall with grab bars and fixtures mounted in correct locations and at correct heights



Finding #391 Additional Finding Photos



Twin Fawns Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 392

There is no accessible route to the restroom building.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

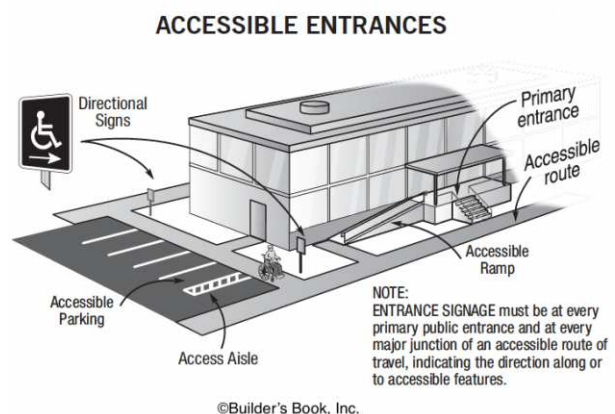
1991 ADAAG Section: 4.1.2

As Built:

no AR to RR

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to restrooms



Finding #392 Additional Finding Photos



Twin Fawns Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 393

This restroom is not accessible.

Where existing toilet rooms or bathing rooms do not comply, directional signs indicating the location of the nearest accessible toilet room or bathing room within the facility shall be provided. Signs shall include the International Symbol of Accessibility.

Where existing toilet rooms or bathing rooms do comply, the accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Accessibility. Where clustered single user toilet rooms or bathing facilities are permitted, accessible toilet rooms or bathing facilities shall be identified by the International Symbol of Accessibility unless all toilet rooms and bathing facilities are accessible.

Citation:

2015 ABAAS Section: F216.8

2010 ADAS Section: 216.8

1991 ADAAG Section: 4.1.3

As Built:

lacks directional
signage

Recommendation:

Restroom not accessible, acquire and mount signage directing patrons to accessible restroom until renovations occur



Twin Fawns Women's RR

Lat: 41.7352200000, Long: -91.7231800000

Finding: 394

There are not enough accessible toilet compartments. 5% and a minimum of 1 toilet compartment must be wheelchair accessible

The room contains (XX) toilet compartments. A minimum of (XX) must be wheelchair accessible .

Citation:

2015 ABAAS Section: F213.3.1

2010 ADAS Section: 213.3.1

As Built:

lacks accessible stalls

Recommendation:

Create a wheelchair accessible stall with grab bars and fixtures mounted in correct locations and at correct heights

Knight Prairie Pavilion

Lat: 41.7185700000, Long: -91.7322100000

Finding: 395

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.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

Knight Prairie- no accessible parking

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 #395 Additional Finding Photos



Knight Prairie Pavilion

Lat: 41.7185700000, Long: -91.7322100000

Finding: 396

The running slope of walking surfaces shall not be steeper than 1:20.

Citation:

2010 ADAS Section: 403.3

As Built:

parking to shelter and
restrooms 9.6%

Recommendation:

Correct running slope along the AR to max 5%



Finding #396 Additional Finding Photos



Knight Prairie Pavilion

Lat: 41.7185700000, Long: -91.7322100000

Finding: 397

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

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

Citation:

2015 ABAAS Section: 403.3

2010 ADAS Section: 403.3

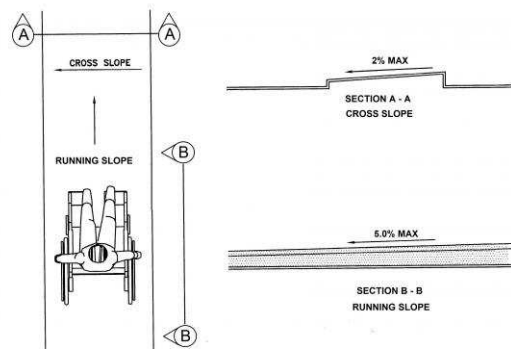
1991 ADAAG Section: 4.3.7

As Built:

parking to restrooms
6% in turning space

Recommendation:

Correct slope in turning space to max 2.08%



Finding #397 Additional Finding Photos



Knight Prairie Pavilion

Lat: 41.7185700000, Long: -91.7322100000

Finding: 398

The running slope of walking surfaces shall not be steeper than 1:20.

Citation:

2010 ADAS Section: 403.3

As Built:

parking to shelter
5.5%

Recommendation:

Correct running slope along the AR to max 5%



Finding #398 Additional Finding Photos



Knight Prairie Pavilion

Lat: 41.7185700000, Long: -91.7322100000

Finding: 399

Element meets all standards and requirements

Citation:

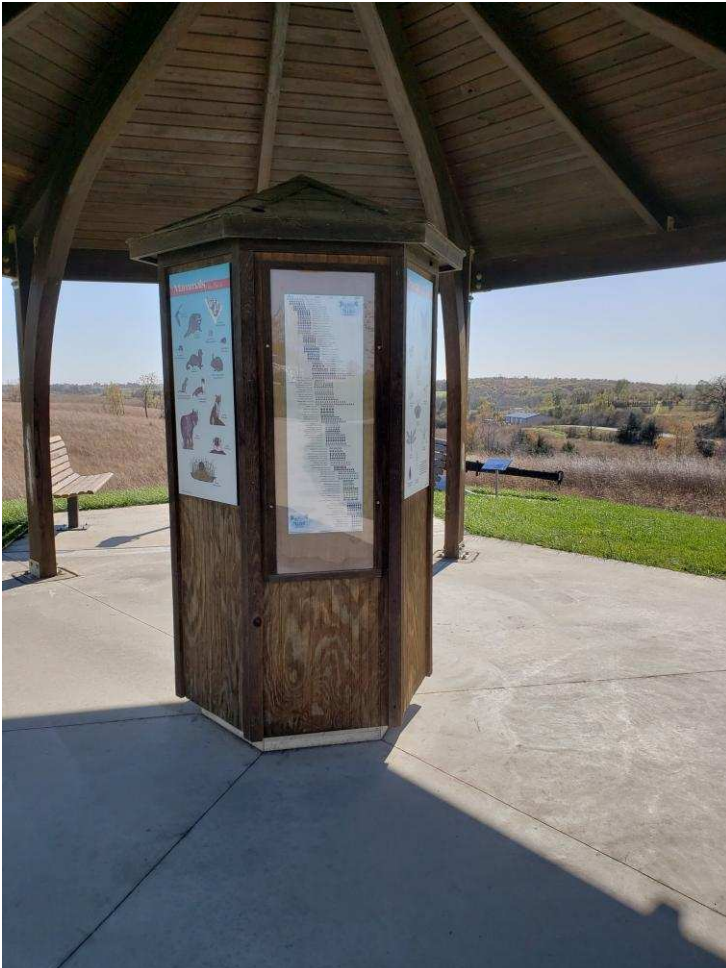
2010 ADAS Section: 206.2.2

As Built:

large sign with mammals and flower descriptions complies

Recommendation:

None



Knight Prairie Pavilion

Lat: 41.7185700000, Long: -91.7322100000

Wheel: N/A, Direction: N/A

Finding: 400

Element meets all standards and requirements

Citation:

2015 ABAAS Section: 1011.2, F245

As Built:

2/2 benches good

Recommendation:

None

Knight Prairie Pavilion

Lat: 41.7185700000, Long: -91.7322100000

Finding: 401

The binoculars are 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:

2015 ABAAS Section: 308.1

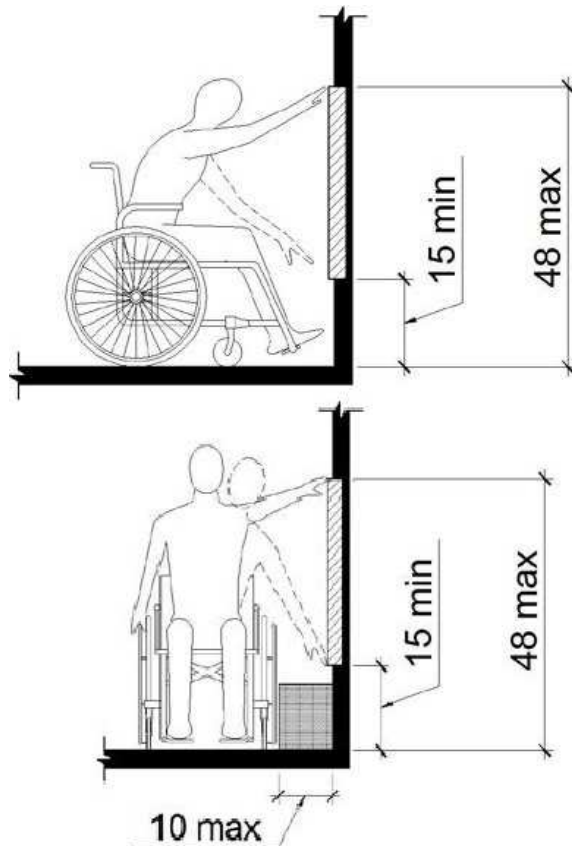
2010 ADAS Section: 308.1

As Built:

binoculars high at 57.5"

Recommendation:

Replace binoculars with ones providing eyepiece at 43" to 51" aff



Finding #401 Additional Finding Photos



Knight Prairie Pavilion

Lat: 41.7185700000, Long: -91.7322100000

Finding: 402

The binoculars are not accessible because there is not adequate clear floor space for either a forward or side approach.

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

Citation:

2015 ABAAS Section: 305.3

2010 ADAS Section: 305.3

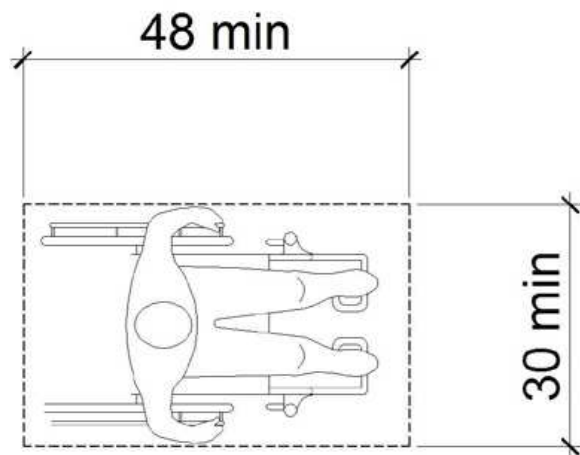
1991 ADAAG Section: 4.2.4.1

As Built:

binoculars have step
in CFS

Recommendation:

upon replacement, install new binoculars flush with the ground; see previous finding.



Knight Prairie Pavilion

Lat: 41.7185700000, Long: -91.7322100000

Finding: 403

There is no accessible route to the display

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

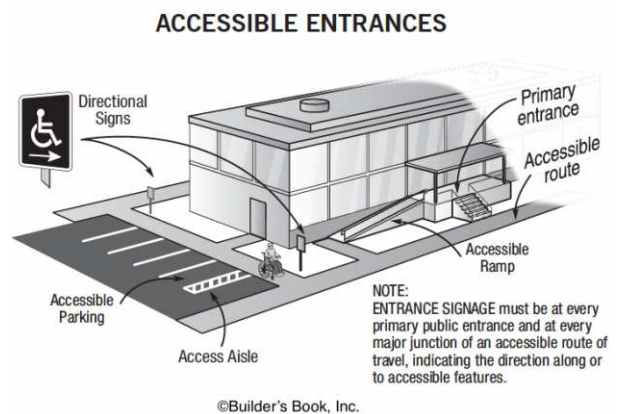
1991 ADAAG Section: 4.1.2

As Built:

no AR to farm tool display

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to farm tool display



Knight Prairie Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 404

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

door complies

Recommendation:

None



Knight Prairie Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 405

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

The centerline of the toilet must be 16 to 18 inches from the side wall.

Citation:

2015 ABAAS Section: 604.2

2010 ADAS Section: 604.2

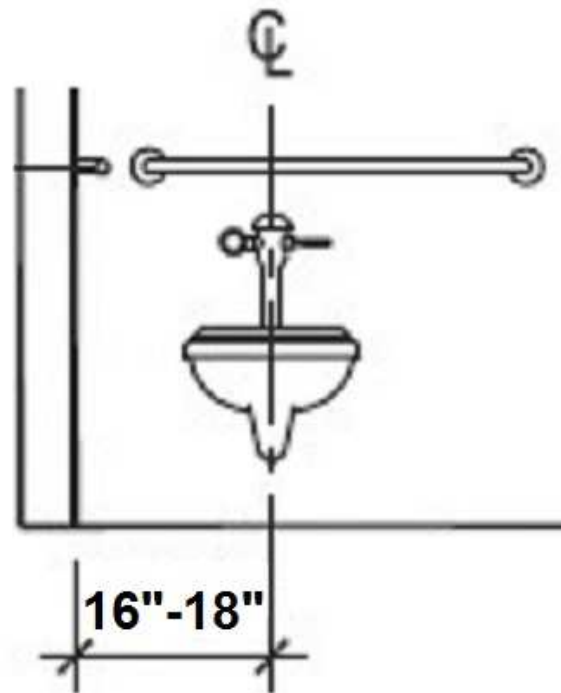
1991 ADAAG Section: 4.17.3*

As Built:

angled side wall

Recommendation:

Remount toilet to 16" to 18" from the side wall to centerline



Knight Prairie Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 406

The side grab bar is not long enough.

The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.

Citation:

2015 ABAAS Section: 604.5.1

2010 ADAS Section: 604.5.1

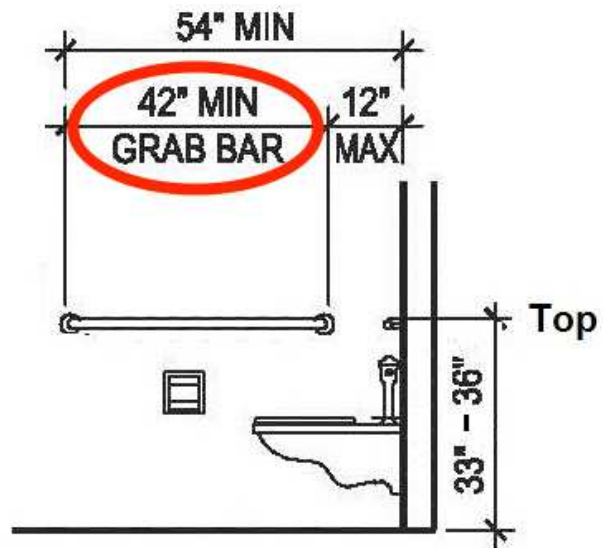
1991 ADAAG Section: 4.16.4*

As Built:

angled side wall, 36"
length

Recommendation:

Replace side grab bar with a 42" long grab bar, mounted max 12" from the rear wall at the close end and min 54" on the far end and 33" to 36" aff



Finding #406 Additional Finding Photos



Knight Prairie Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 407

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

Citation:

2015 ABAAS Section: 604.4

2010 ADAS Section: 604.4

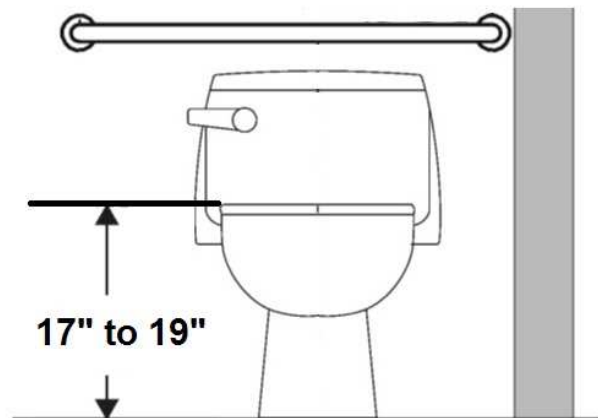
1991 ADAAG Section: 4.16.3*

As Built:

15.5"

Recommendation:

Replace toilet seat, or re-set or replace toilet to 17" to 19" aff



Finding #407 Additional Finding Photos



Knight Prairie Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 408

The rear grab bar does not extend adequately past the centerline of the toilet on the wall side.

The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on one side and 24 inches minimum on the other side.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2015 ABAAS Section: 604.5.2

2010 ADAS Section: 604.5.2

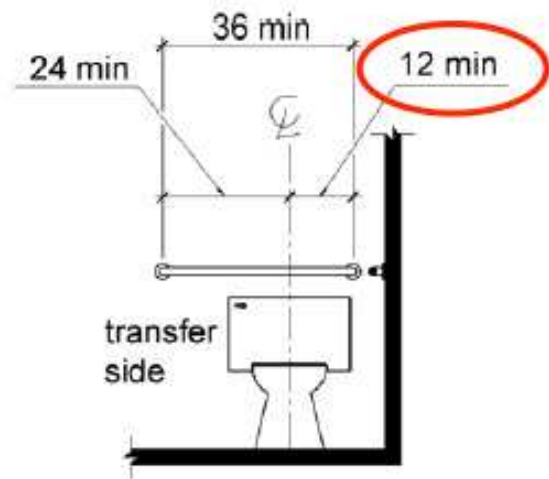
1991 ADAAG Section: 4.17.6

As Built:

too far towards open side due to angled walls

Recommendation:

Remount rear grab bar to behind the toilet, 12" to one side of center and 24" to the other and 33" to 36" aff



Knight Prairie Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 409

The toilet paper is not installed within the compliant range.

Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches 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. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

Citation:

2015 ABAAS Section: 604.7

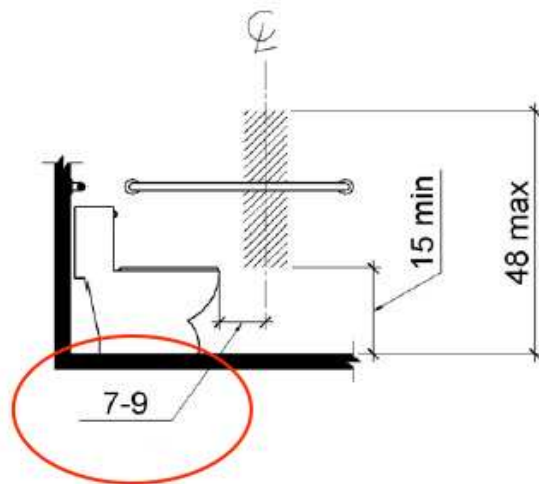
2010 ADAS Section: 604.7

As Built:

angled wall, too close

Recommendation:

Remount toilet paper dispenser max 7" to 9" from front of toilet, 15" to 48" aff and min 12" above or 1.5" below grab bar



Knight Prairie Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 410

The tactile sign is incorrectly located.

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.

Citation:

2015 ABAAS Section: 703.4.2

2010 ADAS Section: 703.4.2

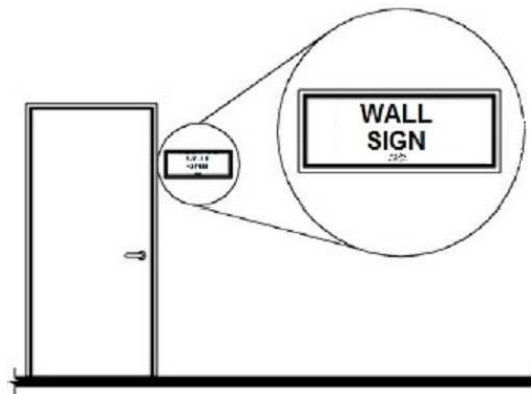
1991 ADAAG Section: 4.30.6

As Built:

62.25", lacks Braille and raised characters

Recommendation:

Mount signage at all permanent rooms/spaces having Braille and the international symbol of accessibility, mounted 48" to baseline of lowest character and 60" to the baseline of the highest character sign and on the latch side of the door



Finding #410 Additional Finding Photos



Evergreen Landing

Lat: 41.7185700000, Long: -91.7322100000

Finding: 411

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.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

Evergreen Landing-
no accessible parking

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 #411 Additional Finding Photos



Evergreen Landing

Lat: 41.7185700000, Long: -91.7322100000

Finding: 412

The cross slope shall not be steeper than 1:48.

EXCEPTION: Where the surface is other than concrete, asphalt, or boards, cross slopes not steeper than 1:20 shall be permitted when necessary for drainage.

Citation:

2015 ABAAS Section: 1016.7.2, 1016.7.2
EXCEPTION

As Built:

3.3% cross slope to
shelter, 6.6% running
slope

Recommendation:

Correct or repair ORAR cross slope to max 2.08% or 5% for surfaces other than concrete, asphalt or board as a smart practices



Finding #412 Additional Finding Photos



Evergreen Landing

Lat: 41.7185700000, Long: -91.7322100000

Finding: 413

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2010 ADAS Section: 303.3, 303.2

1991 ADAAG Section: 4.5.2

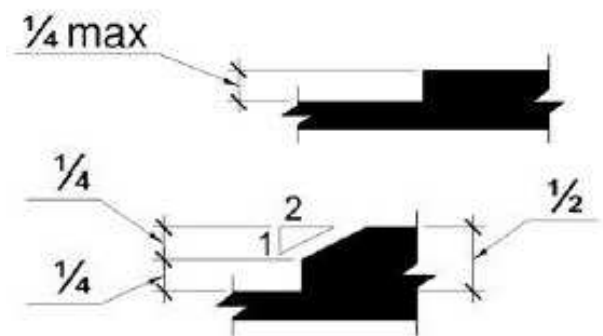
As Built:

1.5" CIL from ORAR to viewing look

Recommendation:

Repair, bevel or ramp CIL along AR

Repair or reset pavers to eliminate CIL



Finding #413 Additional Finding Photos



Evergreen Landing

Lat: 41.7185700000, Long: -91.7322100000

Finding: 414

Picnic tables shall provide at least one wheelchair space for each 24 linear feet (7320 mm) of usable table surface perimeter. Wheelchair spaces shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum. Wheelchair spaces shall be positioned for a forward approach to the table and provide knee and toe clearance complying with 306 under the table

Citation:

2015 ABAAS Section: 1011.4.2

As Built:

0 of 1

Recommendation:

Replace picnic table with one of an accessible design as a smart practice



Parking

Lat: 41.7185700000, Long: -91.7322100000

Finding: 415

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.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

2 high point parking areas- no accessible parking or stalls at all

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 #415 Additional Finding Photos



High Point Overlook

Lat: 41.7254600000, Long: -91.7332200000

Finding: 416

The cross slope shall not be steeper than 1:48.

EXCEPTION: Where the surface is other than concrete, asphalt, or boards, cross slopes not steeper than 1:20 shall be permitted when necessary for drainage.

Citation:

2015 ABAAS Section: 1016.7.2, 1016.7.2
EXCEPTION

As Built:

Running slope to
shelter 11.8%

Recommendation:

Correct or repair ORAR cross slope to max 2.08% or 5% for surfaces other than concrete, asphalt or board as a smart practices



Finding #416 Additional Finding Photos



High Point Overlook

Lat: 41.7185700000, Long: -91.7322100000

Finding: 417

Picnic tables shall provide at least one wheelchair space for each 24 linear feet (7320 mm) of usable table surface perimeter. Wheelchair spaces shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum. Wheelchair spaces shall be positioned for a forward approach to the table and provide knee and toe clearance complying with 306 under the table

Citation:

2015 ABAAS Section: 1011.4.2

As Built:

lacks accessible space

Recommendation:

Replace picnic table with one of an accessible design as a smart practice



High Point Overlook

Lat: 41.7185700000, Long: -91.7322100000

Finding: 418

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2010 ADAS Section: 303.3, 303.2

1991 ADAAG Section: 4.5.2

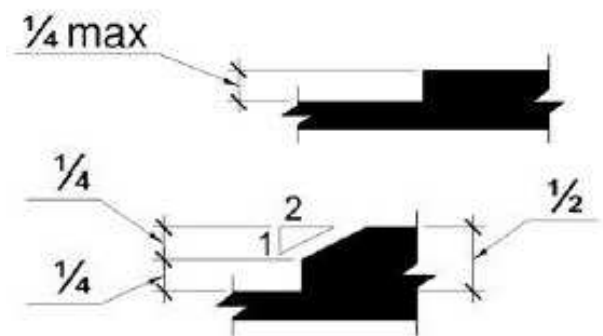
As Built:

CIL from ORAR to viewing look

Recommendation:

Repair, bevel or ramp CIL along AR

Repair or reset pavers to eliminate CIL



Finding #418 Additional Finding Photos



Dam Parking

Lat: 41.7185700000, Long: -91.7322100000

Finding: 419

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.

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

Dam parking lot lacks 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

Dam Parking

Lat: 41.7185700000, Long: -91.7322100000

Finding: 420

The running slope of walking surfaces shall not be steeper than 1:20.

Citation:

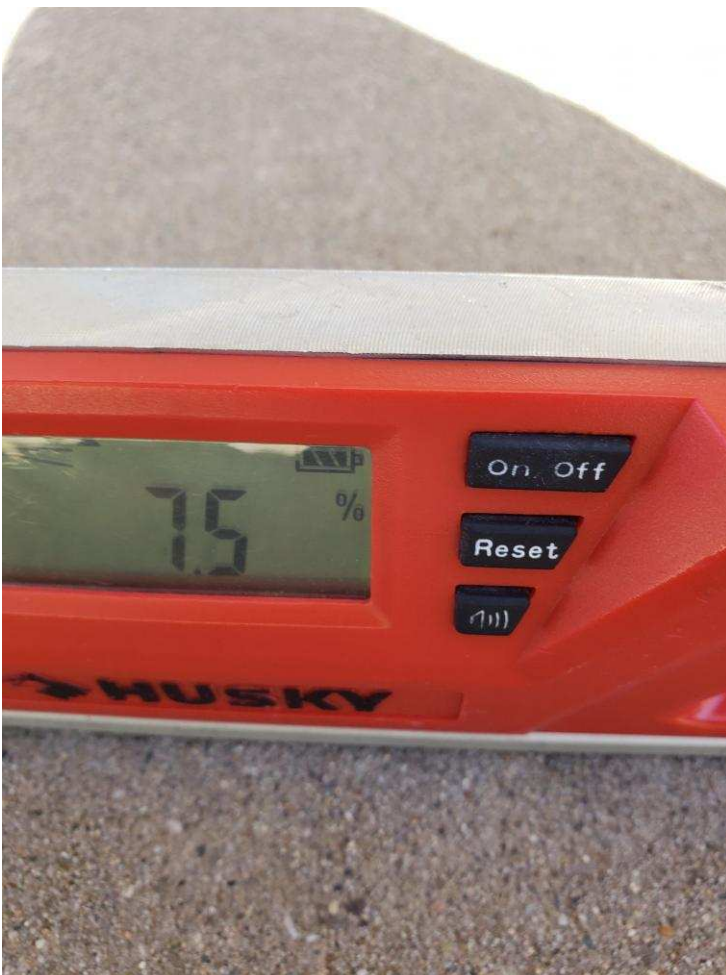
2010 ADAS Section: 403.3

As Built:

7.5% slope from
parking to restrooms

Recommendation:

Correct running slope along the AR to max 5%



Finding #420 Additional Finding Photos



Dam Parking

Lat: 41.7185700000, Long: -91.7322100000

Finding: 421

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

Citation:

2010 ADAS Section: 303.3, 303.2

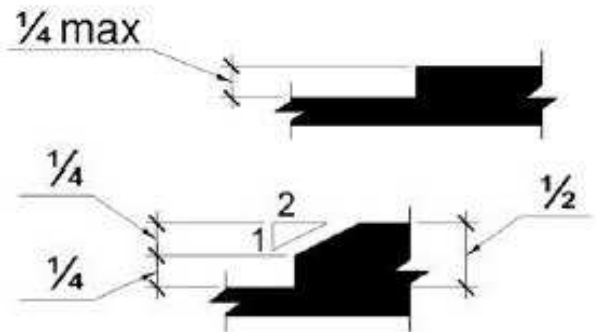
1991 ADAAG Section: 4.5.2

As Built:

CIL at transition from parking to sidewalk

Recommendation:

Repair, bevel or ramp CIL along AR



Dam Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 422

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

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 ADAAG Section: 4.13.1

As Built:

top of handle below
34", door closes fast

Recommendation:

Inspect, adjust, and maintain closing speed on door closers; remount door hardware to 34" to 48" aff



Finding #422 Additional Finding Photos



Dam Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 423

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

Citation:

2015 ABAAS Section: 604.4

2010 ADAS Section: 604.4

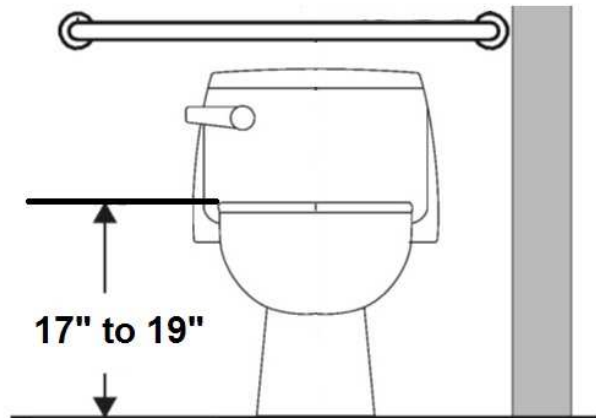
1991 ADAAG Section: 4.16.3*

As Built:

seata height 20" aff

Recommendation:

Replace toilet seat, or re-set or replace toilet to 17" to 19" aff



Finding #423 Additional Finding Photos



Dam Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 424

The Braille is not the correct type.

Braille shall be contracted (Grade 2)

Citation:

2015 ABAAS Section: 703.3

2010 ADAS Section: 703.3

1991 ADAAG Section: 4.30.4

As Built:

signage lacks Braille,
65" bottom of text

Recommendation:

Acquire and mount signage, including access symbol mounted on wall, latch side of door, 48" to baseline of lowest character and 60" to baseline of highest character



Some words and abbreviations used in Contracted (Grade 2) Braille

	but	can	do	every	from	go	have	just	
knowledge	like	more	not		people	quiet	rather	so	that
us	very	it	you	as	wil				
and	ar	by	cc	ch	com	dd	ea	ed	en
		was	con	child		dis		enough	
er	ff	for	gg	gh	in	ing	of	ou	ow
	to	were					out		
sh	st		th	wh					
shall	still	the	this	which	with				

Finding #424 Additional Finding Photos



Dam Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 425

The toilet paper is not installed within the compliant range.

Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches 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. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

Citation:

2015 ABAAS Section: 604.7

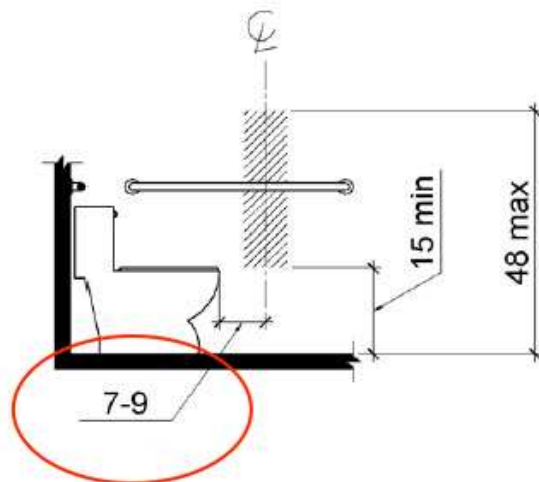
2010 ADAS Section: 604.7

As Built:

TP too close

Recommendation:

Remount toilet paper dispenser max 7" to 9" from front of toilet, 15" to 48" aff and min 12" above or 1.5" below grab bar



Dam Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 426

The side grab bar is located greater than 12 inches from the rear wall.

The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.

Citation:

2015 ABAAS Section: 604.5.1

2010 ADAS Section: 604.5.1

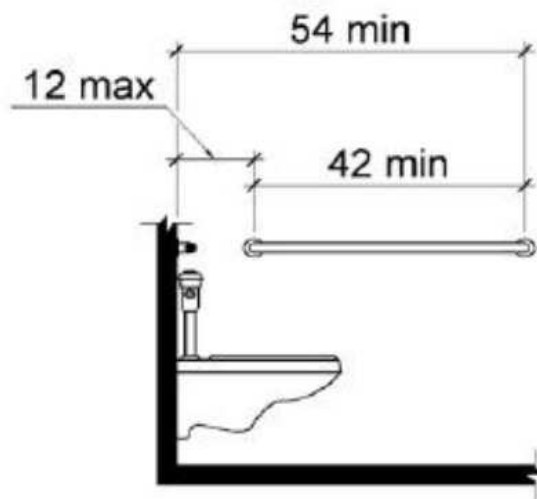
1991 ADAAG Section: 4.16.4*

As Built:

side grab bar 13"
from rear

Recommendation:

Remount side grab bar to max 12" from the rear wall at the close end and min 54" on the far end, and 33" to 36" aff



Finding #426 Additional Finding Photos



Dam Women's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 427

The rear grab bar does not extend adequately past the centerline of the toilet on the wall side.

The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on one side and 24 inches minimum on the other side.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2015 ABAAS Section: 604.5.2

2010 ADAS Section: 604.5.2

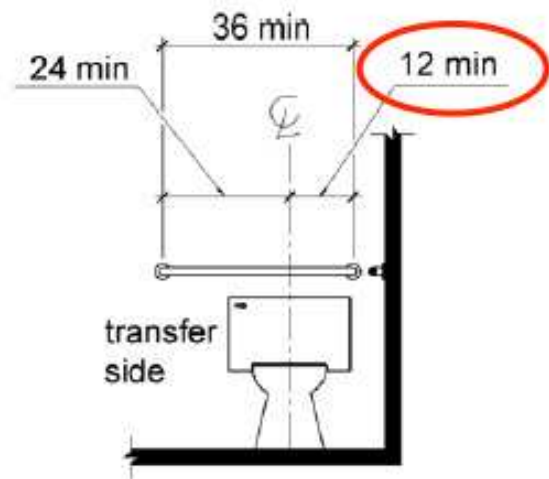
1991 ADAAG Section: 4.17.6

As Built:

rear grab bar 10" to closed side

Recommendation:

Remount side grab bar to max 12" from the rear wall at the close end and min 54" on the far end, and 33" to 36" aff



Finding #427 Additional Finding Photos



Dam Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 428

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

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

As Built:

top of handle below
34", closes fast

1991 ADAAG Section: 4.13.1

Recommendation:

For all doors along the public circulation route, replace hardware with lever hardware where indicated, mounted 34" to 48" aff



Finding #428 Additional Finding Photos



Dam Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 429

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

Citation:

2015 ABAAS Section: 604.4

2010 ADAS Section: 604.4

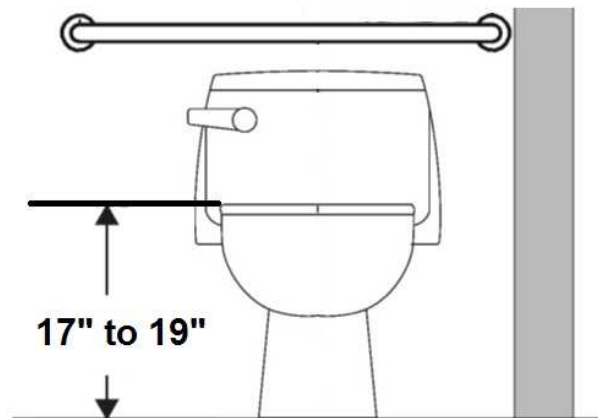
1991 ADAAG Section: 4.16.3*

As Built:

seat height 20" aff

Recommendation:

Replace toilet seat, or re-set or replace toilet to 17" to 19" aff



Finding #429 Additional Finding Photos



Dam Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 430

The rear grab bar does not extend adequately past the centerline of the toilet on the wall side.

The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on one side and 24 inches minimum on the other side.

Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.

Citation:

2015 ABAAS Section: 604.5.2

2010 ADAS Section: 604.5.2

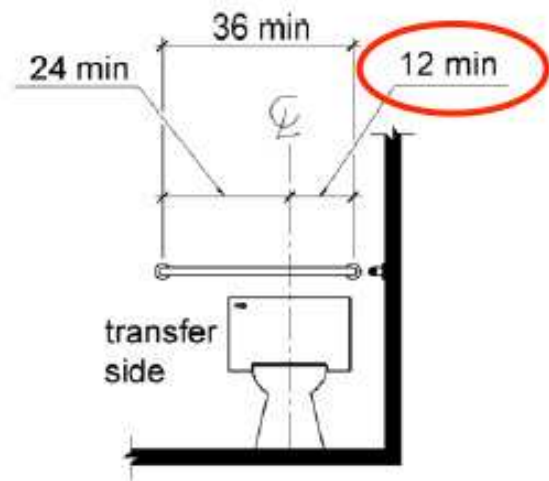
1991 ADAAG Section: 4.17.6

As Built:

rear grab bar 10" to closed side

Recommendation:

Remount rear grab bar to behind the toilet, 12" to one side of center and 24" to the other and 33" to 36" aff



Finding #430 Additional Finding Photos



Dam Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 431

The tactile sign is incorrectly located.

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.

Citation:

2015 ABAAS Section: 703.4.2

2010 ADAS Section: 703.4.2

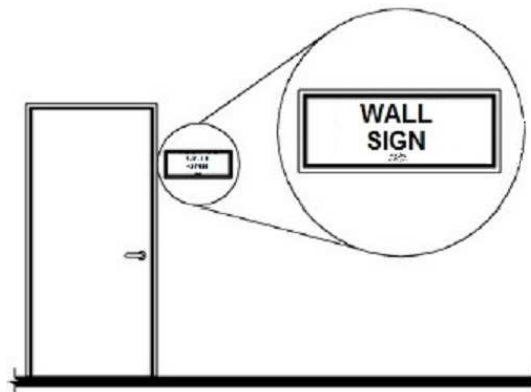
1991 ADAAG Section: 4.30.6

As Built:

signage lacks Braille,
65" bottom of text

Recommendation:

Mount signage at all permanent rooms/spaces having Braille and the international symbol of accessibility, mounted 48" to baseline of lowest character and 60" to the baseline of the highest character sign and on the latch side of the door



Finding #431 Additional Finding Photos



Dam Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 432

The toilet paper is not installed within the compliant range.

Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches 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. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

Citation:

2015 ABAAS Section: 604.7

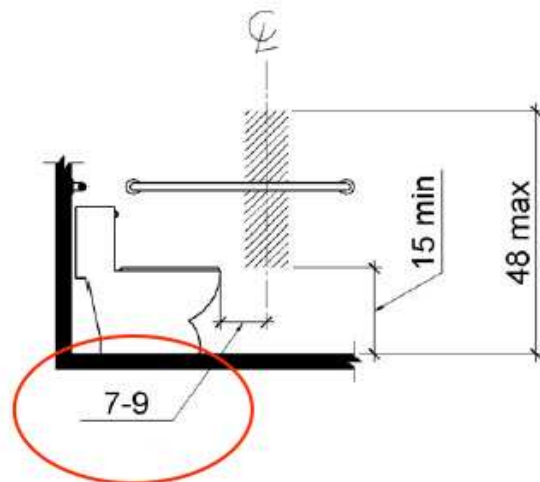
2010 ADAS Section: 604.7

As Built:

TP too close

Recommendation:

Remount toilet paper dispenser max 7" to 9" from front of toilet, 15" to 48" aff and min 12" above or 1.5" below grab bar



Finding #432 Additional Finding Photos



Dam Men's RR

Lat: 41.7185700000, Long: -91.7322100000

Finding: 433

The side grab bar is located greater than 12 inches from the rear wall.

The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.

Citation:

2015 ABAAS Section: 604.5.1

2010 ADAS Section: 604.5.1

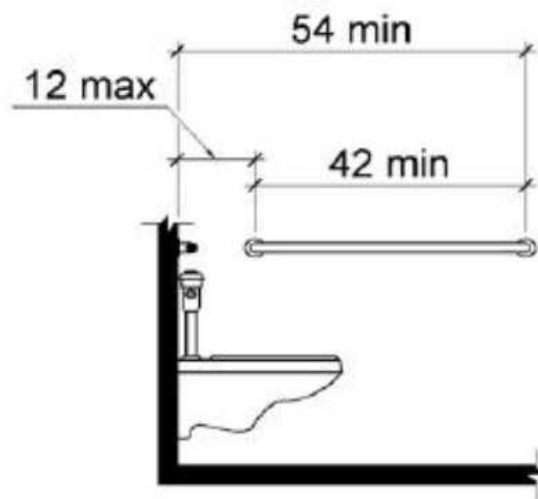
1991 ADAAG Section: 4.16.4*

As Built:

side grab bar 13"
from rear

Recommendation:

Remount side grab bar to max 12" from the rear wall at the close end and min 54" on the far end, and 33" to 36" aff



Finding #433 Additional Finding Photos



Ranger Residence

Lat: 41.7185699000, Long: -91.7322104000

Finding: 434

Element meets all standards and requirements

Citation:

2010 ADAS Section: 206, 402, 403

As Built:

route inside home is compliant

Recommendation:

None

Ranger Residence

Lat: 41.7185699000, Long: -91.7322104000

Finding: 435

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.

Citation:

2015 ABAAS Section: 404.2.5

2010 ADAS Section: 404.2.5

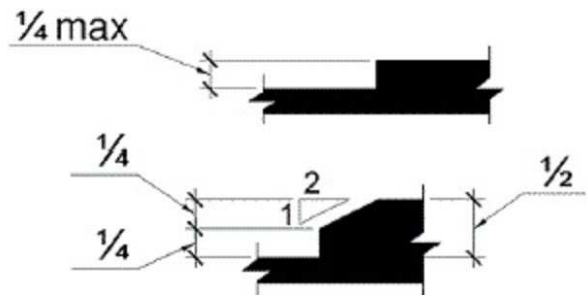
1991 ADAAG Section: 4.13.8*

As Built:

entry- CIL at doorway

Recommendation:

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



Ranger Residence

Lat: 41.7185699000, Long: -91.7322104000

Finding: 436

Element meets all standards and requirements

Citation:

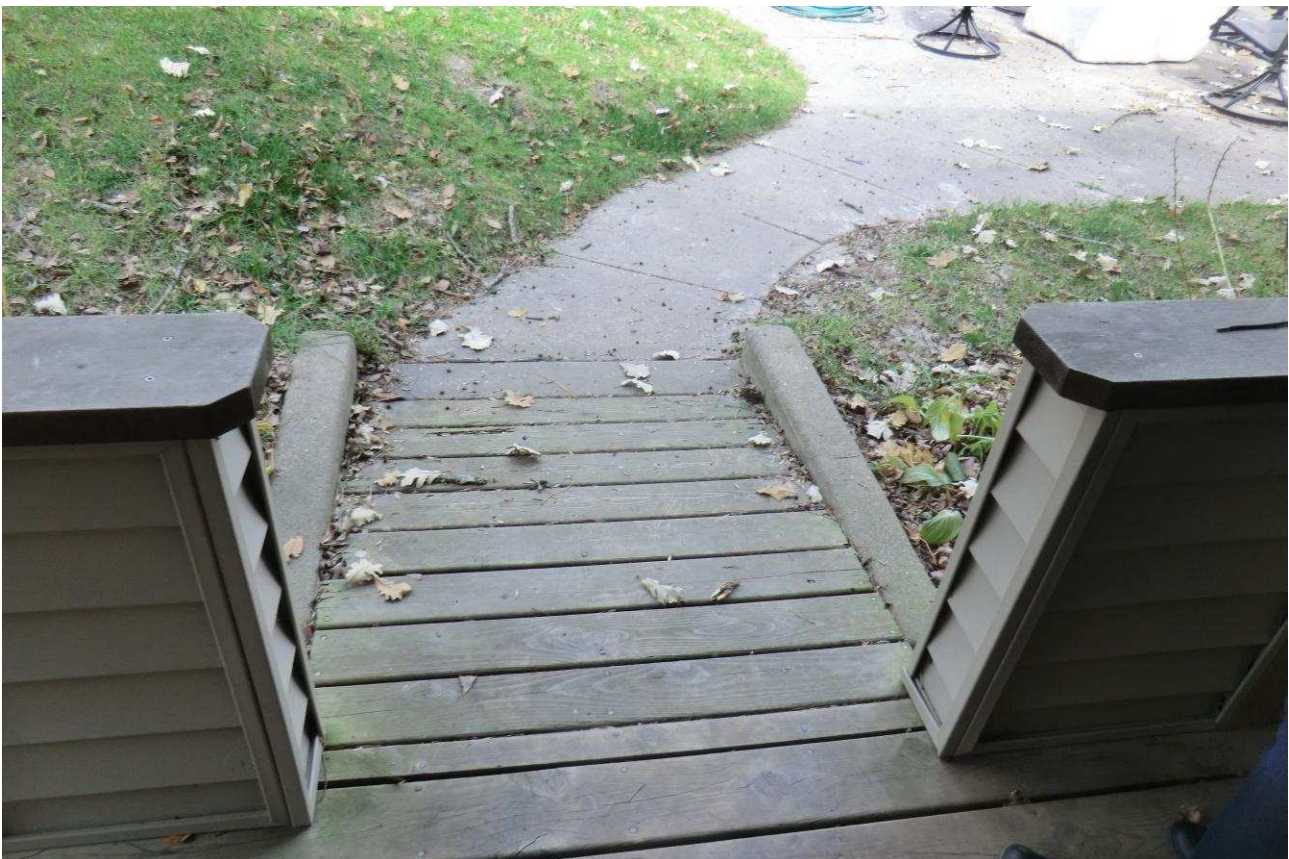
2010 ADAS Section: 206, 402, 403

As Built:

NOTE: main exterior route from the driveway has CILs, but the route from the driveway and through the garage is ramped to the entry door

Recommendation:

None



Finding #436 Additional Finding Photos



Dunlap Lake Trail

Lat: 41.7185700000, Long: -91.7322100000

Finding: 437

Element meets all standards and requirements

Citation:

2010 ADAS Section: 206.2.2, 206.2.12

As Built:

8 of 14 benches
comply

Recommendation:

None



Finding #437 Additional Finding Photos



Dunlap Lake Trail

Lat: 41.7185700000, Long: -91.7322100000

Finding: 438

There is no accessible route to the pet waste disposal.

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

Citation:

2015 ABAAS Section: F206.2.2

2010 ADAS Section: 206.2.2

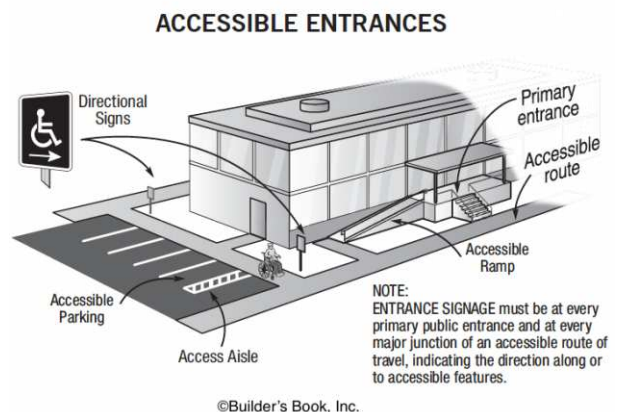
1991 ADAAG Section: 4.1.2

As Built:

lacks AR to pet waste disposal (2)

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to pet waste station.



Finding #438 Additional Finding Photos



Dunlap Lake Trail

Lat: 41.7185700000, Long: -91.7322100000

Finding: 439

Where the surface is other than concrete, asphalt, or boards, cross slopes not steeper than 1:20 shall be permitted when necessary for drainage.

Citation:

2015 ABAAS Section: 1017.7.2 EXCEPTION:

As Built:

cross slopes 7.3%,
6.4%

Recommendation:

Frequently maintain trail cross slope to assure it does not exceed 5% for surfaces other than concrete, boards or asphalt as a smart practice



Finding #439 Additional Finding Photos



Dunlap Lake Trail

Lat: 41.7185700000, Long: -91.7322100000

Finding: 440

The surface of trails, passing spaces, and resting intervals shall be firm and stable

Citation:

2015 ABAAS Section: 1017.2

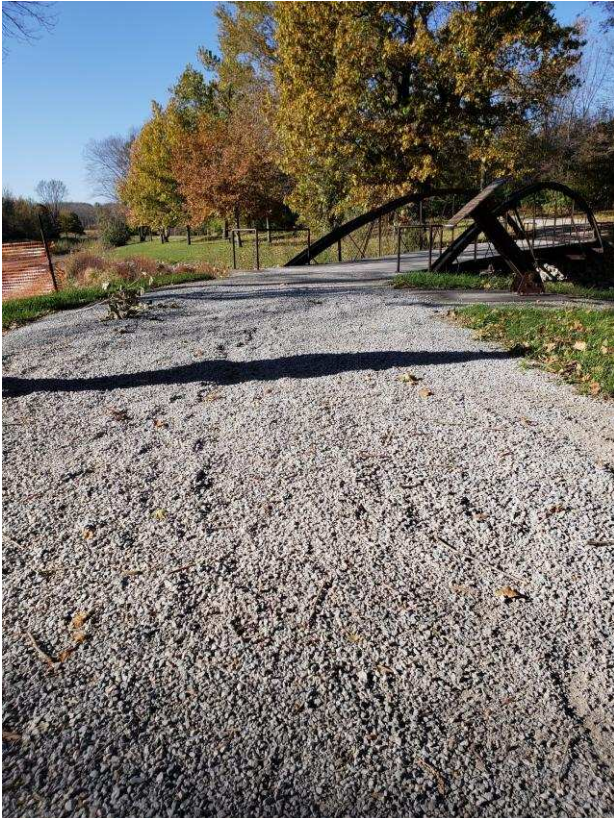
As Built:

Dunlap entry- gravel to bridge loose and unstable, rocks larger; surface requires general maintenance and upkeep

Recommendation:

Establish protocols for regular and frequent inspection and maintenance of accessible trail surface as a smart practice

Frequently maintain trail surface in identified washout areas to assure CIL's remain 2" or less and gaps are filled as a smart practice



Finding #440 Additional Finding Photos



Dunlap Lake Trail

Lat: 41.7185700000, Long: -91.7322100000

Finding: 441

The concrete expansion joint is spaced greater than a 1/2 inch.

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:

2015 ABAAS Section: 302.3

2010 ADAS Section: 302.3

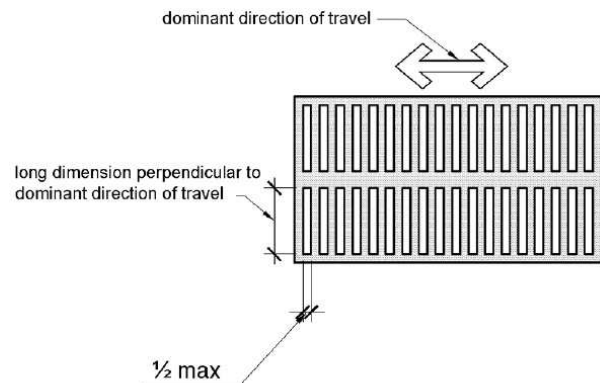
1991 ADAAG Section: 4.5.4

As Built:

Dunlap trail- before
bridge, loose surface

Recommendation:

Correct or fill gaps to be max .5"



Finding #441 Additional Finding Photos



Dunlap Lake Trail

Lat: 41.7185700000, Long: -91.7322100000

Finding: 442

The surface of trails, passing spaces, and resting intervals shall be firm and stable

Citation:

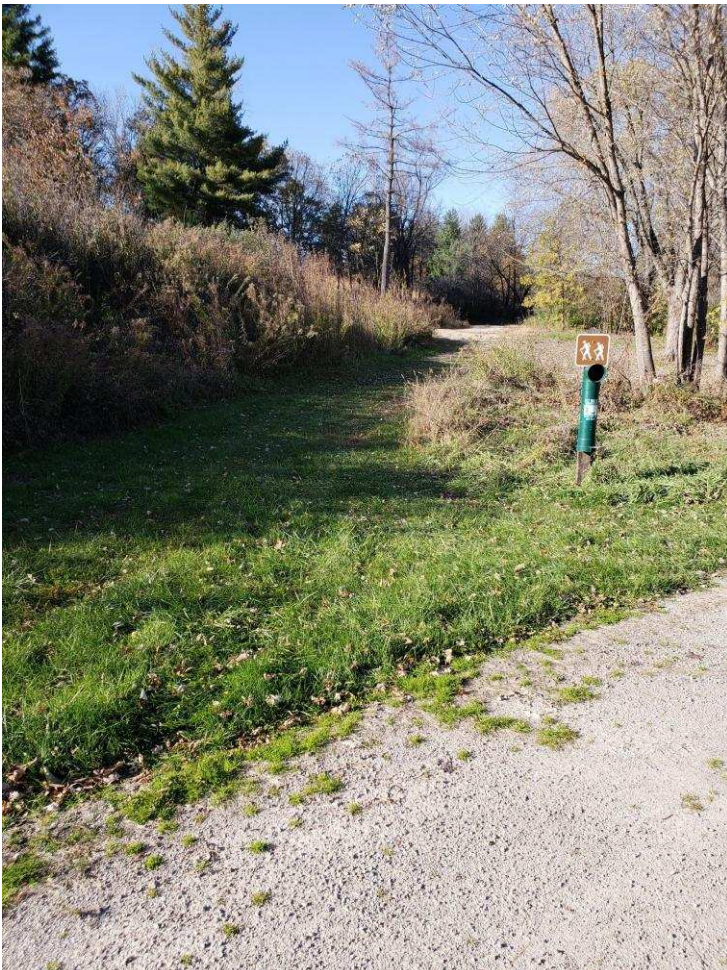
2015 ABAAS Section: 1017.2

As Built:

twin pine trailhead
from dunlap trail-
grass

Recommendation:

Leave as is and designate other trails in the park as accessible



Dunlap Lake Trail

Lat: 41.7185700000, Long: -91.7322100000

Finding: 443

Element meets all standards and requirements

Citation:

2010 ADAS Section: 206.2.2

As Built:

dunlap Trailhead at
beach access- good

Recommendation:

None

Prairie Loop Trail

Lat: 41.7185700000, Long: -91.7322100000

Finding: 444

The surface of trails, passing spaces, and resting intervals shall be firm and stable

Citation:

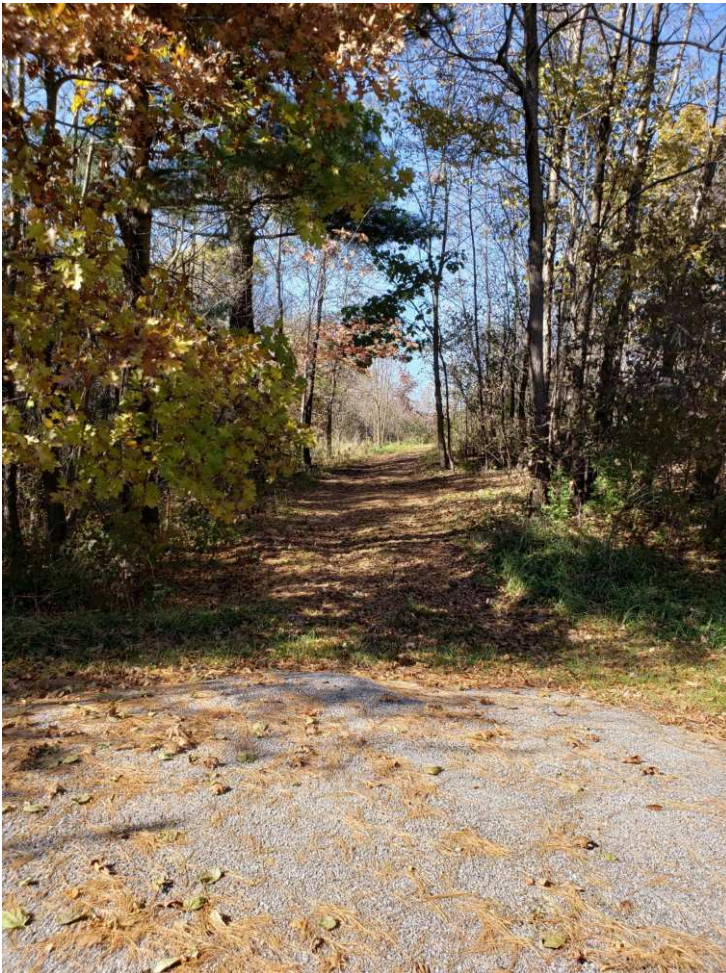
2015 ABAAS Section: 1017.2

As Built:

Prairie Loop trailhead
in Dam Parking fails

Recommendation:

Leave as is and designate other trails in the park as accessible



Prairie Loop Trail

Lat: 41.7185700000, Long: -91.7322100000

Finding: 445

The surface of trails, passing spaces, and resting intervals shall be firm and stable

Citation:

2015 ABAAS Section: 1017.2

As Built:

Prairie Loop trailhead
between high point
and evergreen
landing

Recommendation:

Leave as is and designate other trails in the park as accessible



Prairie Loop Trail

Lat: 41.7185700000, Long: -91.7322100000

Finding: 446

The surface of trails, passing spaces, and resting intervals shall be firm and stable

Citation:

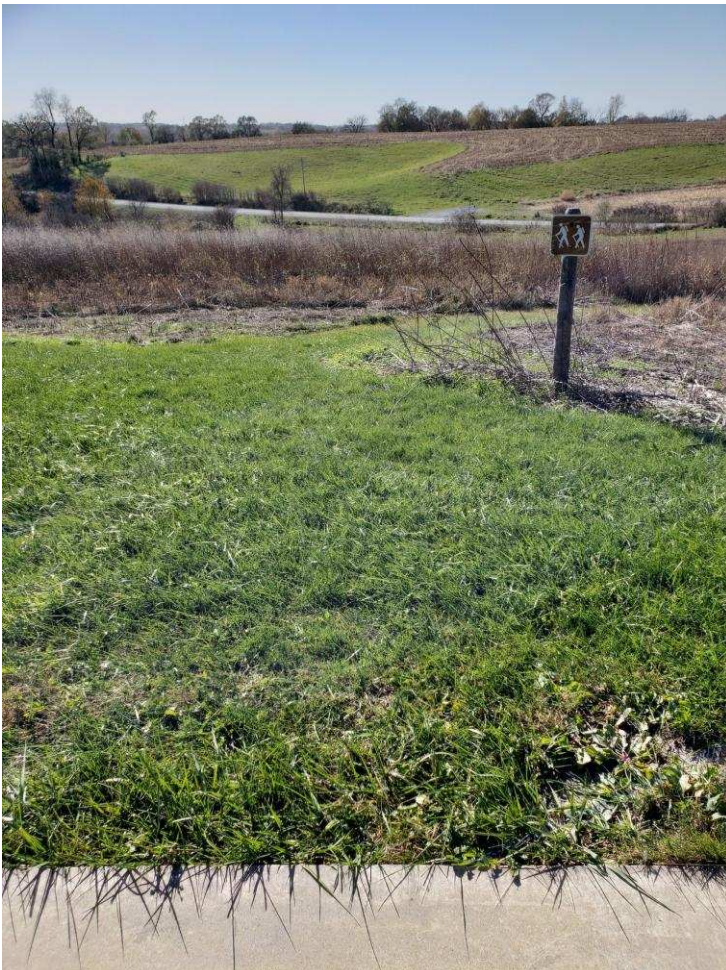
2015 ABAAS Section: 1017.2

As Built:

Knight Prairie
Pavilion trailhead-
grass

Recommendation:

Leave as is and designate other trails in the park as accessible



Finding #446 Additional Finding Photos



Other Buildings

Lat: 41.7185699000, Long: -91.7322104000

Finding: 447

Element meets all standards and requirements

Citation:

2010 ADAS Section: 206, 402, 403

As Built:

Building 2046- drive path up to the building; locked building, unable to audit

Recommendation:

None

Other Buildings

Lat: 41.7185699000, Long: -91.7322104000

Finding: 448

Element meets all standards and requirements

Citation:

2010 ADAS Section: 206, 402, 403

As Built:

Building 2044- drive path up to the building; locked building, unable to audit

Recommendation:

None