

Site Accessibility Evaluation



Hills Access

**4210 520th St SE
Hills, IA 52240**

ADA Only

Inspection Date: 10/24/2018

Inspector: Shelley Zuniga

Prepared By
WT Group

Engineering with Precision, Pace & Passion.

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February 3, 2019

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

Dear Donna:

Thank you for the opportunity to be of service to you by performing an accessibility evaluation for the Hills Access located at 4210 520th St SE, Hills, IA, 52240. The facility was inspected on 10/24/2018.

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

Parking

Lat: 41.5544600000, Long: -91.5257800000

Finding: 1

There are no accessible parking stalls.

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

Citation:

2015 ABAAS Section: F208.2

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

no parking, all gravel lot

Recommendation:

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



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

Finding #1 Additional Finding Photos



EAR

Lat: 41.5544600000, Long: -91.5257800000

Finding: 2

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

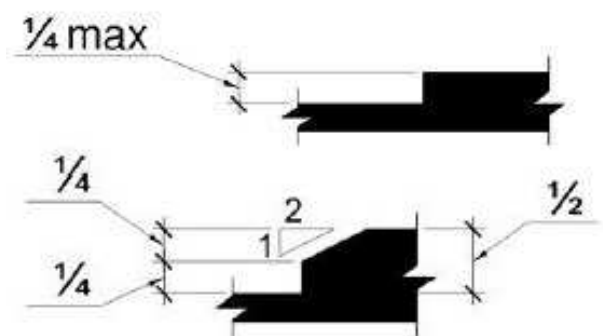
As Built:

1.5" to restrooms

Recommendation:

Repair, bevel or ramp CIL along AR

Repair or reset pavers to eliminate CIL



Finding #2 Additional Finding Photos



Park Site

Lat: 41.5544600000, Long: -91.5257800000

Finding: 3

Element meets all standards and requirements

Citation:

2010 ADAS Section: 206.2.2

As Built:

4 of 6 garbage cans
are good

Recommendation:

None

Park Site

Lat: 41.5544600000, Long: -91.5257800000

Finding: 4

There is no accessible route to the registration station.

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

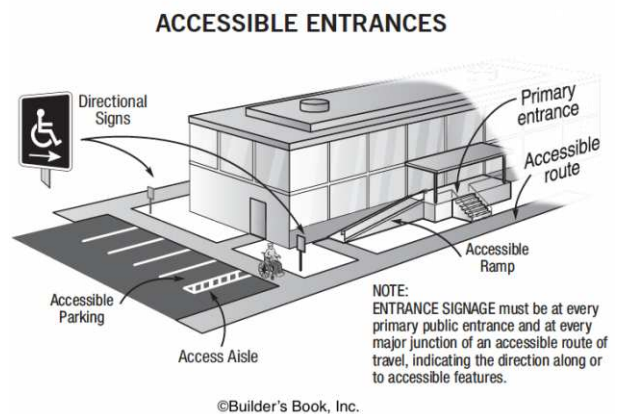
1991 ADAAG Section: 4.1.2

As Built:

registration station,
loose stones

Recommendation:

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



Women's RR

Lat: 41.5544600000, Long: -91.5257800000

Finding: 5

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

As Built:

3.4% slope; 10#; .75"
CIL

1991 ADAAG Section: 4.13.1

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 bevel change in level

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



Finding #5 Additional Finding Photos



Women's RR

Lat: 41.5544600000, Long: -91.5257800000

Finding: 6

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

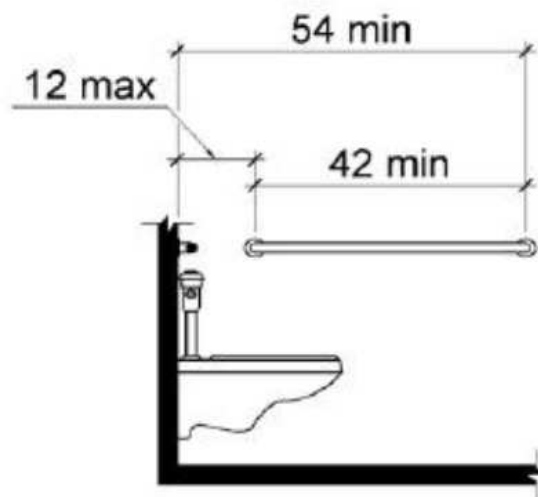
1991 ADAAG Section: 4.16.4*

As Built:

5.5" from rear wall

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 #6 Additional Finding Photos



Women's RR

Lat: 41.5544600000, Long: -91.5257800000

Finding: 7

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

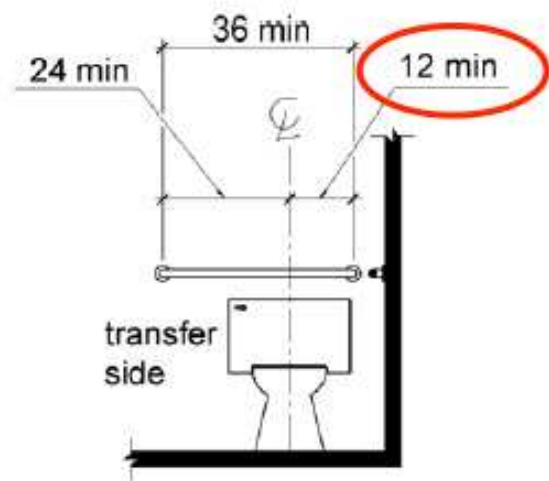
1991 ADAAG Section: 4.17.6

As Built:

centered at 16.5"

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 #7 Additional Finding Photos



Women's RR

Lat: 41.5544600000, Long: -91.5257800000

Finding: 8

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

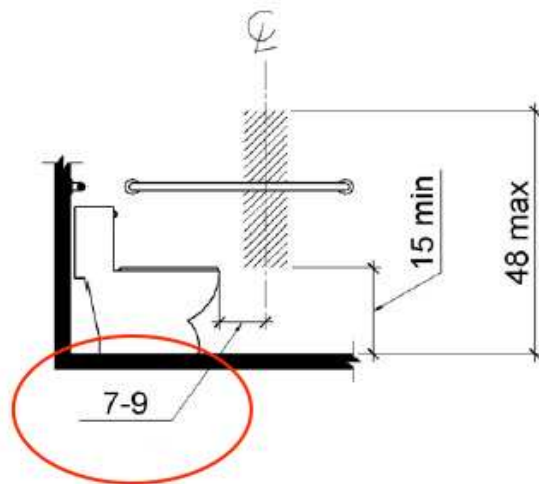
2010 ADAS Section: 604.7

As Built:

TP too far from 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



Women's RR

Lat: 41.5544600000, Long: -91.5257800000

Finding: 9

The compartment door is not self closing.

The water closet compartment shall be equipped with a door that has an automatic-closing device.

Citation:

2015 ABAAS Section: 604.8.1.2

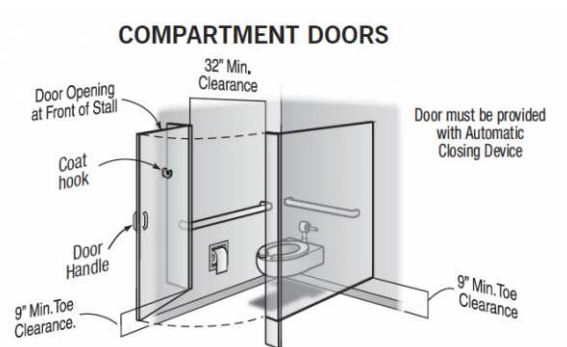
2010 ADAS Section: 604.8.1.2

As Built:

small hardware that is too high 52", small hardware, and not self closing

Recommendation:

Adjust stall door to be self-closing and replace hardware with lever hardware mounted max 48" aff



Finding #9 Additional Finding Photos



Women's RR

Lat: 41.5544600000, Long: -91.5257800000

Finding: 10

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

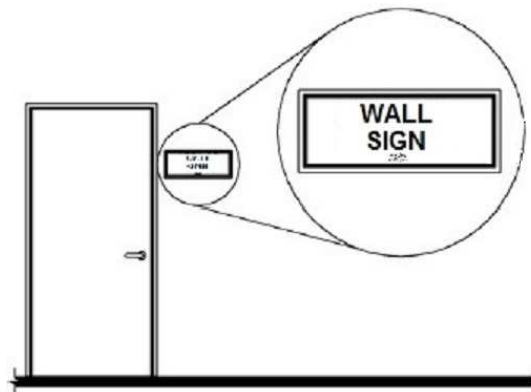
1991 ADAAG Section: 4.30.6

As Built:

lacks Braille, on 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



Men's RR

Lat: 41.5544600000, Long: -91.5257800000

Finding: 11

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:

3.6% slope; fast

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%

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



Finding #11 Additional Finding Photos



Men's RR

Lat: 41.5544600000, Long: -91.5257800000

Finding: 12

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

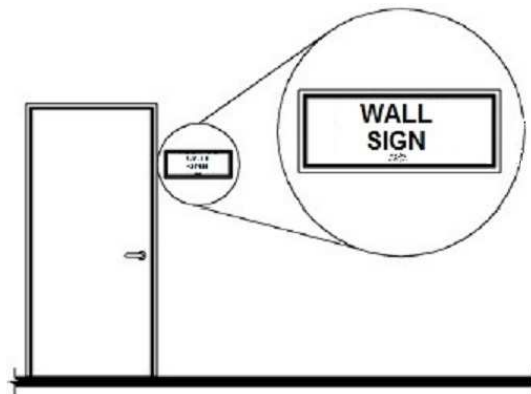
1991 ADAAG Section: 4.30.6

As Built:

lacks 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



Men's RR

Lat: 41.5544600000, Long: -91.5257800000

Finding: 13

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

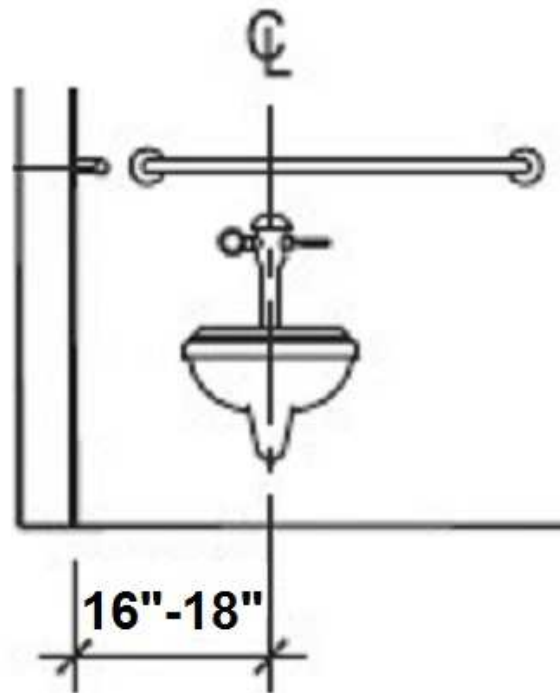
1991 ADAAG Section: 4.17.3*

As Built:

18.5" centerline

Recommendation:

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



Finding #13 Additional Finding Photos



Men's RR

Lat: 41.5544600000, Long: -91.5257800000

Finding: 14

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

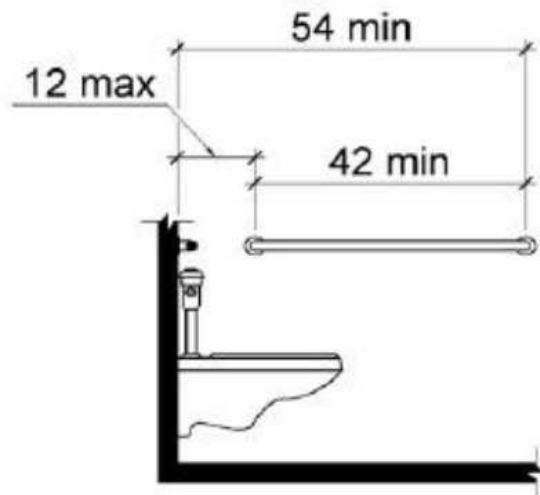
1991 ADAAG Section: 4.16.4*

As Built:

6" from rear wall

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 #14 Additional Finding Photos



Men's RR

Lat: 41.5544600000, Long: -91.5257800000

Finding: 15

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

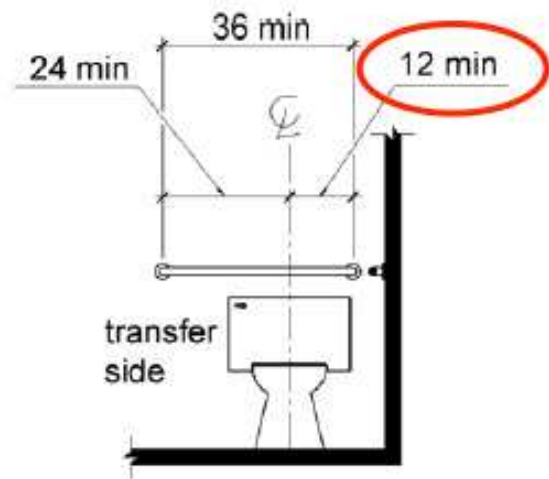
1991 ADAAG Section: 4.17.6

As Built:

centered at 17"

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 #15 Additional Finding Photos



Men's RR

Lat: 41.5544600000, Long: -91.5257800000

Finding: 16

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

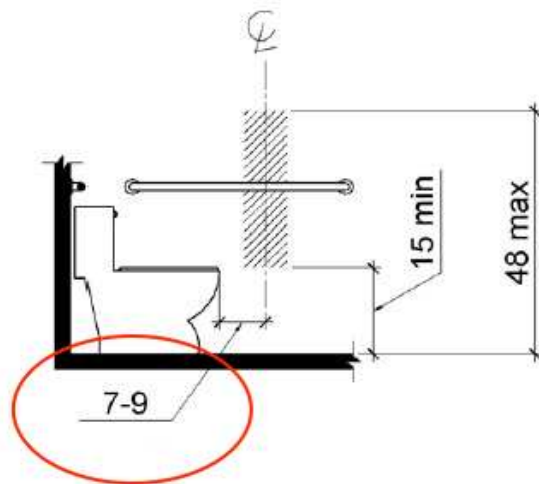
2010 ADAS Section: 604.7

As Built:

too far

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



Men's RR

Lat: 41.5544600000, Long: -91.5257800000

Finding: 17

The compartment door is not self closing.

The water closet compartment shall be equipped with a door that has an automatic-closing device.

Citation:

2015 ABAAS Section: 604.8.1.2

2010 ADAS Section: 604.8.1.2

As Built:

small hardware that is too high 52", small hardware, and not self closing

Recommendation:

Adjust stall door to be self-closing and replace hardware with lever hardware mounted max 48" aff



Finding #17 Additional Finding Photos



Boat Ramp

Lat: 41.5544600000, Long: -91.5257800000

Wheel: N/A, Direction: N/A

Finding: 18

Element meets all standards and requirements

Citation:

2010 ADAS Section: 206.2.2

As Built:

boat ramp good

Recommendation:

None

Camping

Lat: 41.5544600000, Long: -91.5257800000

Finding: 19

Element meets all standards and requirements

Citation:

2010 ADAS Section: 502.2, 502.3, 502.4, 502.5

As Built:

Parking has 20' wide area good for campsite #11

Recommendation:

None

Camping

Lat: 41.5544600000, Long: -91.5257800000

Finding: 20

There is no accessible route to the electrical hook up

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

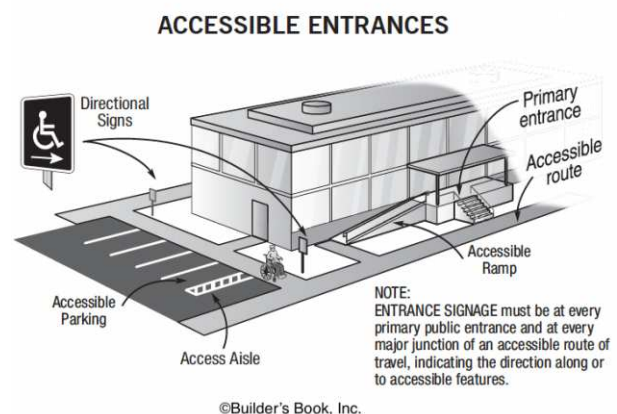
1991 ADAAG Section: 4.1.2

As Built:

lacks to electrical hookup

Recommendation:

Create an accessible route with crushed stone or other outdoor material from parking or walkway to electrical hook up



Camping

Lat: 41.5544600000, Long: -91.5257800000

Finding: 21

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:

fire ring in the grass
at site #11

Recommendation:

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



Camping

Lat: 41.5544600000, Long: -91.5257800000

Finding: 22

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

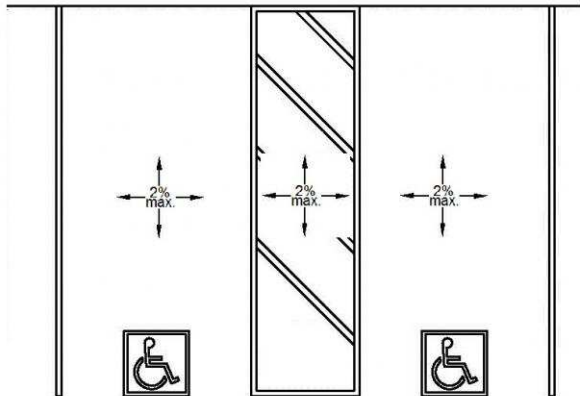
1991 ADAAG Section: 4.6.3*

As Built:

slope 3.5% in RV parking

Recommendation:

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



Finding #22 Additional Finding Photos



Camping

Lat: 41.5544600000, Long: -91.5257800000

Finding: 23

36 inches (915 mm) on all usable sides of the table measured from the back edge of the benches

Citation:

2015 ABAAS Section: 1011.2.1

As Built:

3.8% slope at table in
accessible side- site
#11

Recommendation:

Provide required 36" clear ground space around all usable portions of the table as a smart practice



Finding #23 Additional Finding Photos



Camping

Lat: 41.5544600000, Long: -91.5257800000

Finding: 24

Camping facilities shall provide camping units with mobility features complying with F244.2 in accordance with Table F244.2.

Where a camping facility provides different types of camping units, Table F244.2 shall apply to each type of camping unit provided.

Total Number of Camping Units Provided in Camping Facility Minimum Number of Camping Units with Mobility Features Required

1	1
2 to 25	2
26 to 50	3
51 to 75	4
76 to 100	5
101 to 150	7
151 to 200	8
201 and over	8, plus 2 percent of the number over 200

Citation:

2015 ABAAS Section: F244.2

As Built:

1 of 21 sites
accessible; 1/14 are
electric, 0/7 primitive

Recommendation:

Create the required number of accessible camp sites per table F244.2 as a smart practice; leave as is primitive sites.



Play Area

Lat: 41.5544600000, Long: -91.5257800000

Finding: 25

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

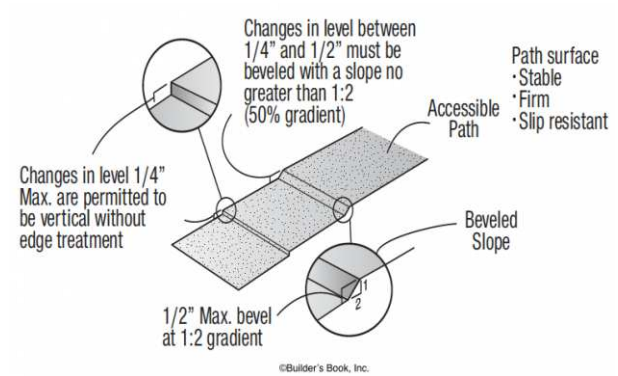
1991 ADAAG Section: 4.5.1*

As Built:

loose gravel at play area entry

Recommendation:

Resurface AR where deterioration occurs



Play Area

Lat: 41.5544600000, Long: -91.5257800000

Finding: 26

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

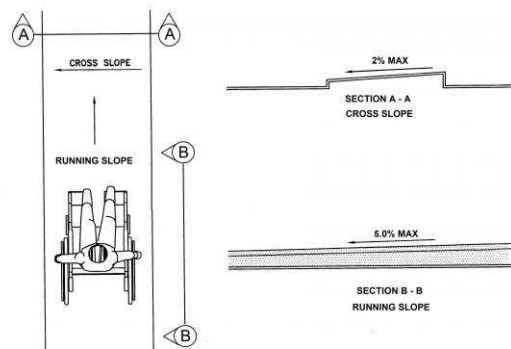
1991 ADAAG Section: 4.3.7

As Built:

9.5% play area entry

Recommendation:

When replacing AR to play area, assure slopes are max 5% running and 2.08% cross



Finding #26 Additional Finding Photos



Play Area

Lat: 41.5544600000, Long: -91.5257800000

Finding: 27

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:

old, unable to tell
what it once was...
low possibly 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



Play Area

Lat: 41.5544600000, Long: -91.5257800000

Finding: 28

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:

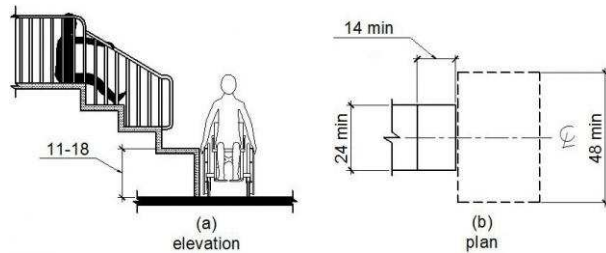
2010 ADAS Section: 1008.3.1.2

As Built:

21.25"

Recommendation:

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



Finding #28 Additional Finding Photos



Play Area

Lat: 41.5544600000, Long: -91.5257800000

Finding: 29

Element meets all standards and requirements

Citation:

2010 ADAS Section: 240.2.2, 1008.4

As Built:

Elevated play components - 7 of 13 on AR- dinosaurs panel, double slide, window bench, stair steps, window bench #2, ladder, leaf climber; failing/no AR: tunnel, slide, steering wheel, bubble panel, straight slide, telescope, curved slide

Recommendation:

None

Play Area

Lat: 41.5544600000, Long: -91.5257800000

Finding: 30

Element meets all standards and requirements

Citation:

2010 ADAS Section: 240.2.1.2

As Built:

Ground level
components meet
incentive scoping - 8
components, 4
different types

Recommendation:

None

Play Area

Lat: 41.5544600000, Long: -91.5257800000

Finding: 31

A minimum of one of each type of ground level play components is not on an accessible route.

Where ground level play components are provided, at least one of each type shall be on an accessible route and shall comply.

Citation:

2010 ADAS Section: 240.2.1.1

As Built:

manipulable- steering
wheel 44"; swings-
buckets 41", 41.25",
belt 29", 30"

Recommendation:

Lower play component to within reach range of 20" to 36" for tots/18" to 44" for 5 to 12 year old play component

Lower the seat, or raise the surface fill level to achieve entry height to one swing of 11" to 24" agl



Finding #31 Additional Finding Photos

