

Site Accessibility Evaluation



Pechman Creek Delta

**5875 Sand Rd SE
Lone Tree, IA 52755**

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 Pechman Creek Delta located at 5875 Sand Rd SE, Lone Tree, IA, 52755. 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: 41.5052610000, Long: -91.5063840000

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, gravel
drive path to all
buildings

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: 41.5052610000, Long: -91.5063840000

Finding: 2

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

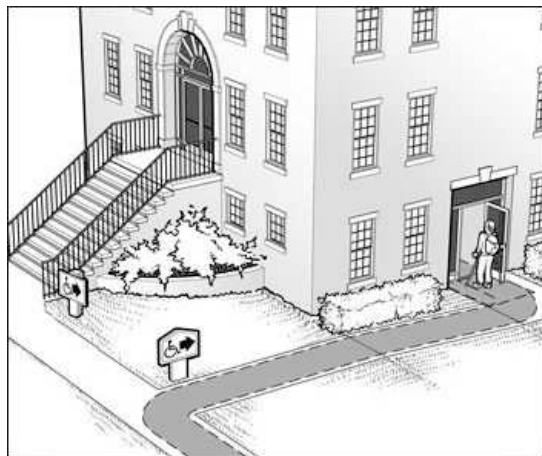
1991 ADAAG Section: 4.1.2

As Built:

all loose gravel with
rocks drive path;
grass to one storage
barn

Recommendation:

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



Finding #2 Additional Finding Photos



EAR

Lat: 41.5052600000, Long: -91.5063900000

Finding: 3

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

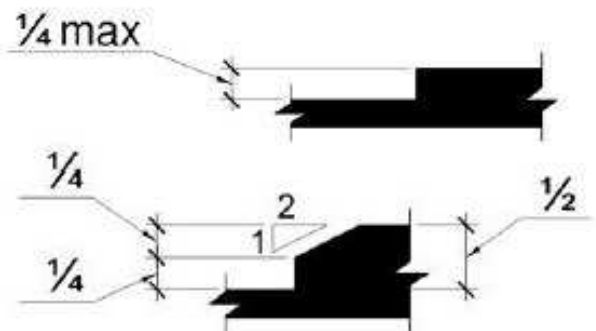
1991 ADAAG Section: 4.5.2

As Built:

1" change in level to shop

Recommendation:

Repair, bevel or ramp CIL along AR



Finding #3 Additional Finding Photos



Building

Lat: 41.5052600000, Long: -91.5063900000

Finding: 4

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

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

Citation:

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

1991 ADAAG Section: 4.13.1

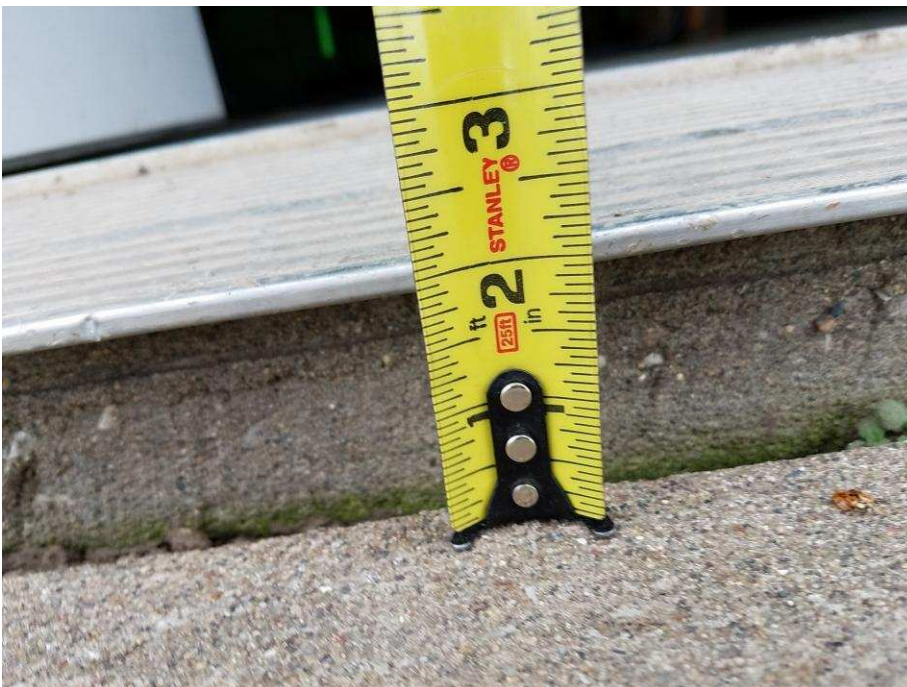
As Built:

main entry to shop -
2" CIL ext, 1.5" int,
knob

Recommendation:

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

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



Finding #4 Additional Finding Photos



Building

Lat: 41.5052600000, Long: -91.5063900000

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.

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:

front shop to back bay - 1.75" CIL shop side, 4.75" bay side, knob

Recommendation:

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

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



Finding #5 Additional Finding Photos



Building

Lat: 41.5052600000, Long: -91.5063900000

Finding: 6

The shelves and cabinet 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

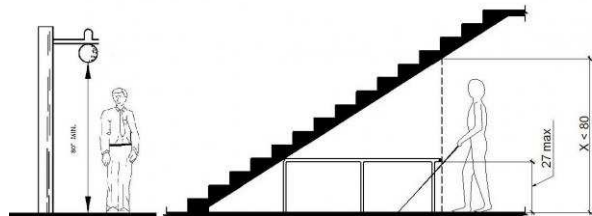
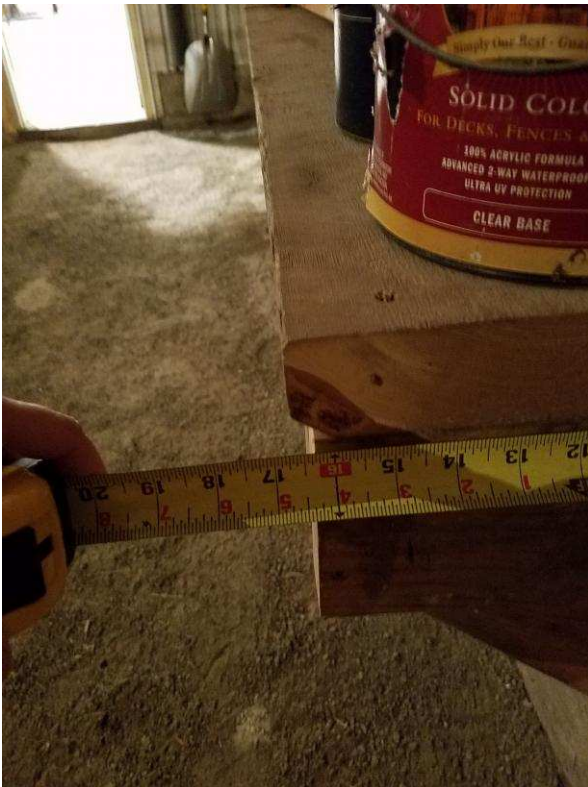
1991 ADAAG Section: 4.4.1*

As Built:

back room- shelves,
cabinet

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 #6 Additional Finding Photos



Building

Lat: 41.5052600000, Long: -91.5063900000

Finding: 7

The floor tiles do not appear to be slip resistant in wet conditions.

Floor and ground surfaces shall be stable, firm, and slip resistant

Citation:

2015 ABAAS Section: 302.1

2010 ADAS Section: 302.1

1991 ADAAG Section: 4.5.1*

As Built:

back room- dirt floor

Recommendation:

Leave as is, dirt floor, employee area



Building

Lat: 41.5052610000, Long: -91.5063840000

Finding: 8

The shelf, furnace, cabinets, more shelves, and first aid 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*

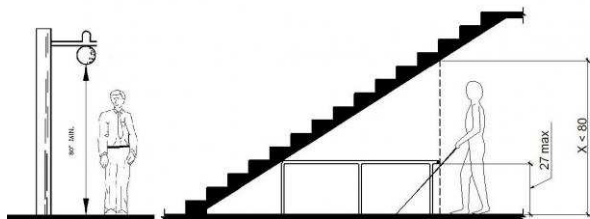
As Built:

front room- 13.5"
shelf; furnace 20";
cabinets and more
shelves 14"; first aid
11"

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 #8 Additional Finding Photos



Building

Lat: 41.5052610000, Long: -91.5063840000

Finding: 9

The shelves, fire extinguisher, fire aid, thermostat, light switch, and garage buttons 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

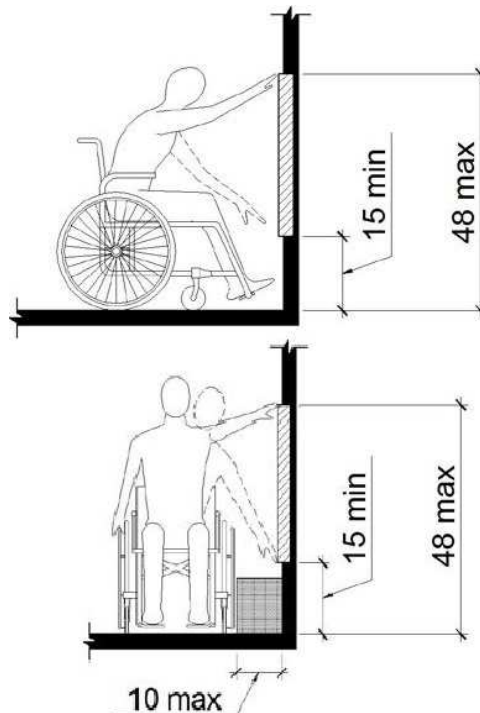
2010 ADAS Section: 308.1

As Built:

front room- shelves high over sink; 2 fire extinguishers 70"; first aid, thermostat, and light switch; garage buttons

Recommendation:

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



Finding #9 Additional Finding Photos



Building

Lat: 41.5052600000, Long: -91.5063900000

Finding: 10

The building entrance is not located on an accessible route.

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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

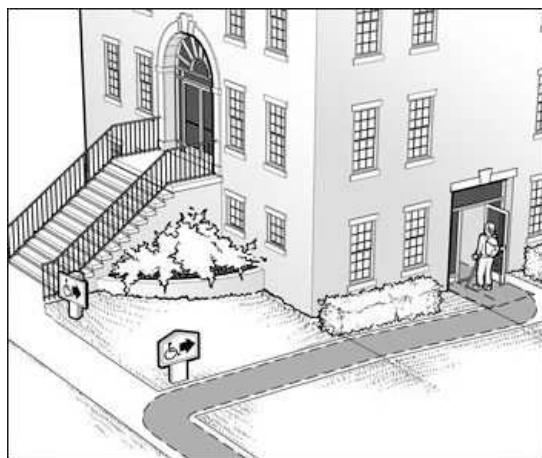
1991 ADAAG Section: 4.1.2

As Built:

unoccupied house on property, no accessible entry, public use?

Recommendation:

Create AR with crushed and compacted stone or similar outdoor material from parking or sidewalk to building entrance and provide an accessible means of entry to the house if intended for public use



Finding #10 Additional Finding Photos

