

Site Accessibility Evaluation



Schwab-Burford

**4045 245th St NE
Solon, IA 52333**

ADA Only

Inspection Date: 04/25/2019

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 Schwab-Burford located at 4045 245th St NE, Solon, IA, 52333. The facility was inspected on 04/25/2019.

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

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

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

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

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

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: 41.7532400000, Long: -91.5350000000

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:

2010 ADAS Section: 208.2

1991 ADAS Section: 4.1.2

As Built:

no accessible stalls,
visitors encouraged
to park on grass

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

EAR

Lat: 41.7532400000, Long: -91.5350000000

Finding: 2

There is a gap 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:

2010 ADAS Section: 302.3

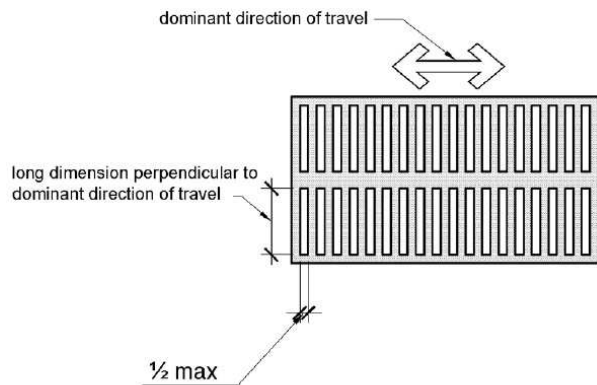
1991 ADAS Section: 4.5.4

As Built:

gaps along brick pavers where deteriorated

Recommendation:

Correct or fill gaps to be max .5" or reset pavers to do same



Finding #2 Additional Finding Photos



EAR

Lat: 41.7532400000, Long: -91.5350000000

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

2003 ANSI A117.1 Section: 303.2, 303.3

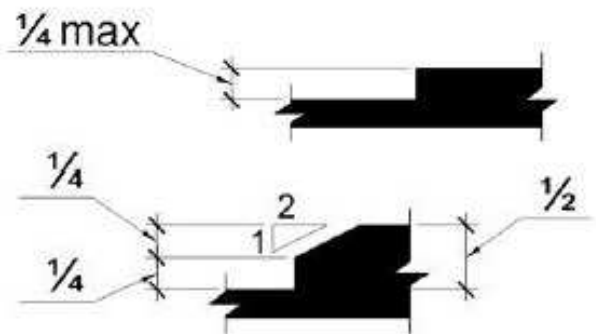
1991 ADAS Section: 4.5.2

As Built:

plants create CIL
between bricks

Recommendation:

Repair or reset pavers to eliminate CIL



EAR

Lat: 41.7532400000, Long: -91.5350000000

Finding: 4

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:

2010 ADAS Section: 403.3

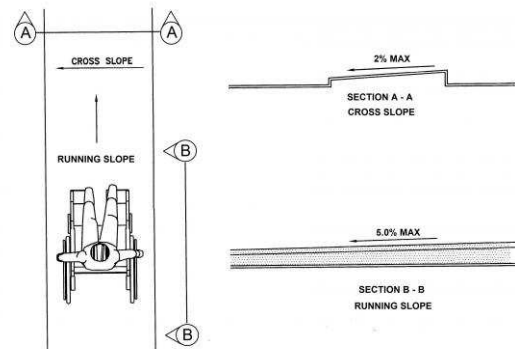
1991 ADAS Section: 4.3.7

As Built:

2.4% along side of barn

Recommendation:

Correct or repair cross slope along AR to max 2.08%



Finding #4 Additional Finding Photos



EAR

Lat: 41.7532400000, Long: -91.5350000000

Finding: 5

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:

2010 ADAS Section: 403.3

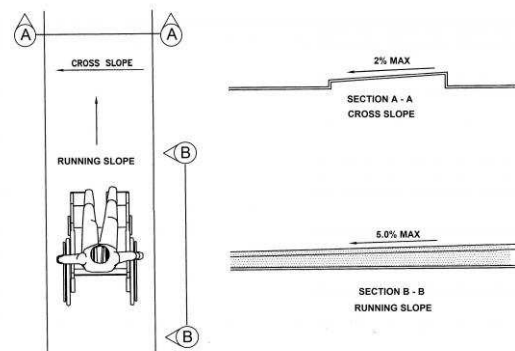
1991 ADAS Section: 4.3.7

As Built:

5.4% along side of barn by packing shed

Recommendation:

Correct or repair cross slope along AR to max 2.08%



Packing Shed

Lat: 41.7532400000, Long: -91.5350000000

Finding: 6

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:

2010 ADAS Section: 404.2.5

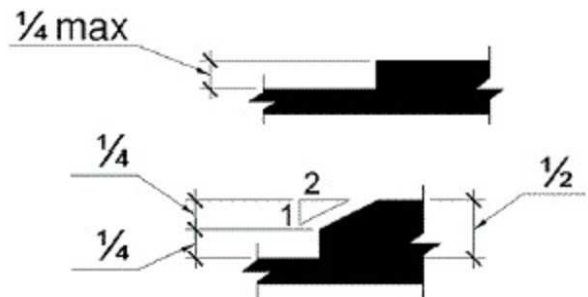
1991 ADAS Section: 4.13.8

As Built:

entry- 1" threshold

Recommendation:

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



Finding #6 Additional Finding Photos



Packing Shed

Lat: 41.7532400000, Long: -91.5350000000

Finding: 7

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

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

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

Citation:

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

1991 ADAS Section: 4.13.1

As Built:

upstairs- stairs both
sides, knob, 29" wide

Recommendation:

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

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

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

Finding #7 Continued



Finding #7 Additional Finding Photos



Packing Shed

Lat: 41.7532400000, Long: -91.5350000000

Finding: 8

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:

2010 ADAS Section: 303.3

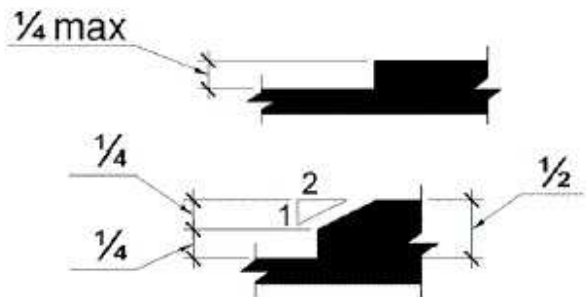
1991 ADAS Section: 4.3.8

As Built:

steps to stage
upstairs

Recommendation:

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



Packing Shed

Lat: 41.7532400000, Long: -91.5350000000

Finding: 9

The tops of handrails and their extensions must be between 34 inches and 38 inches above the stair nosing or ground.

The handrail gripping diameter is non-compliant.

The inside handrail is not continuous.

Citation:

2010 ADAS Section: 505.4

1991 ADAS Section: 4.9.4

As Built:

handrail small, lacks extensions, one side only

Recommendation:

Replace or remount handrails on both sides of stairway to be mounted 34" to 38" aff, with top and bottom extensions 12" minimum. Handrails must be 1.25"-2" in diameter, or a non-circular grip that has a perimeter dimension of 4"-6.25" maximum, with a minimum gap of 1.5" between handrail and wall.



Finding #9 Additional Finding Photos



Packing Shed

Lat: 41.7532400000, Long: -91.5350000000

Finding: 10

The stair risers are too tall.

Stair treads shall be no less than 11 inches deep, measured from riser to riser. Stair riser heights shall be 7 inches maximum and 4 inches minimum. On any given flight of stairs, all steps shall have uniform riser height and uniform tread widths.

Citation:

2010 ADAS Section: 504.2

As Built:

risers 8"

Recommendation:

Correct riser heights on stairs to consistent height between 4" to 7", leave as is if technically infeasible



Finding #10 Additional Finding Photos



Packing Shed

Lat: 41.7532400000, Long: -91.5350000000

Finding: 11

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:

2010 ADAS Section: 303.3

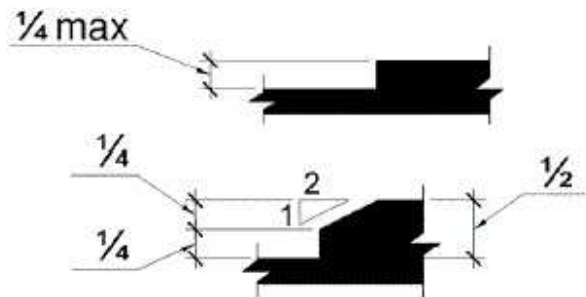
1991 ADAS Section: 4.3.8

As Built:

stairs only to 2nd level

Recommendation:

Leave as is, and provide alternate if activity is schedule for this space



Packing Shed

Lat: 41.7532400000, Long: -91.5350000000

Finding: 12

Compliant knee and toe clearance is not provided at the accessible table.

When seating for persons in wheelchairs is provided at fixed tables or counters, knee spaces at least 27 inches high, 30 inches wide and 19 inches deep shall be provided.

Citation:

2010 ADAS Section: 306.3.3

2003 ANSI A117.1 Section: 306.3.2, 306.3.3

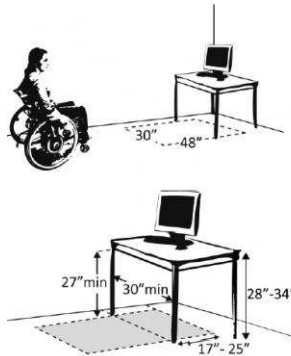
1991 ADAS Section: 4.32.3

As Built:

table lacks knee clearance, 26.25"

Recommendation:

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



Packing Shed

Lat: 41.7532400000, Long: -91.5350000000

Finding: 13

The operable part 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:

2010 ADAS Section: 305.3

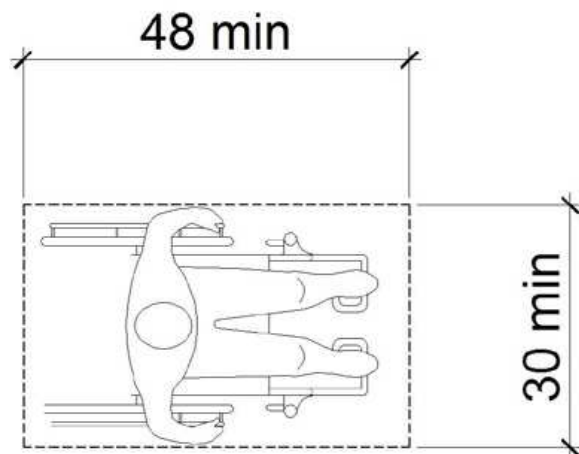
1991 ADAS Section: 4.2.4.1

As Built:

Outlets, panel, light
switch upstairs lack
clear floor space

Recommendation:

Remove, or relocate storage in CFS at fixtures and operable parts along the AR



Packing Shed

Lat: 41.7532400000, Long: -91.5350000000

Finding: 14

The hook is too high and is out of the maximum reach range for a side 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 to the finished floor.

Citation:

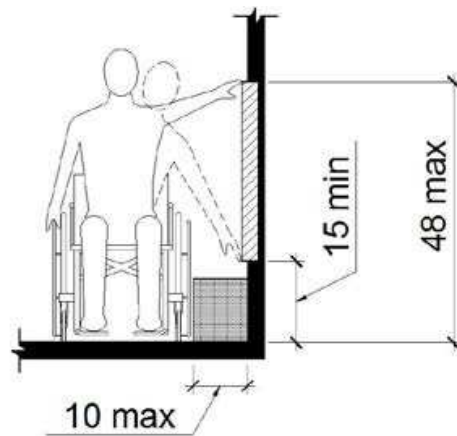
2010 ADAS Section: 308.3.1

As Built:

hooks high, 76"

Recommendation:

Lower operating mechanisms to max 48" aff to highest operable part; leave as is if employee only operated



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 15

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 ADAS Section: 4.13.1

As Built:

exterior by office- 11#,
closes fast, 46"
window

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

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



Finding #15 Additional Finding Photos



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 16

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 ADAS Section: 4.13.1

As Built:

office- knob, 47"
window, logs pull side

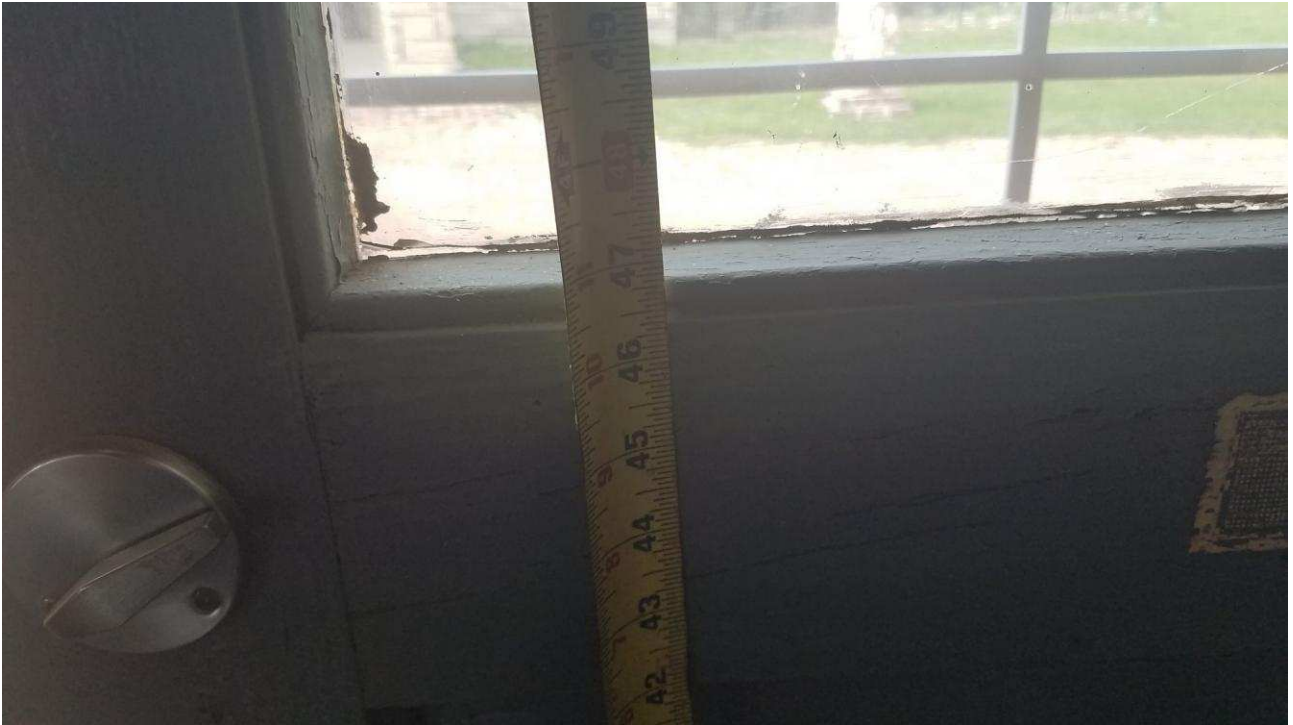
Recommendation:

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

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

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

Finding #16 Continued



Finding #16 Additional Finding Photos



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 17

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

As Built:

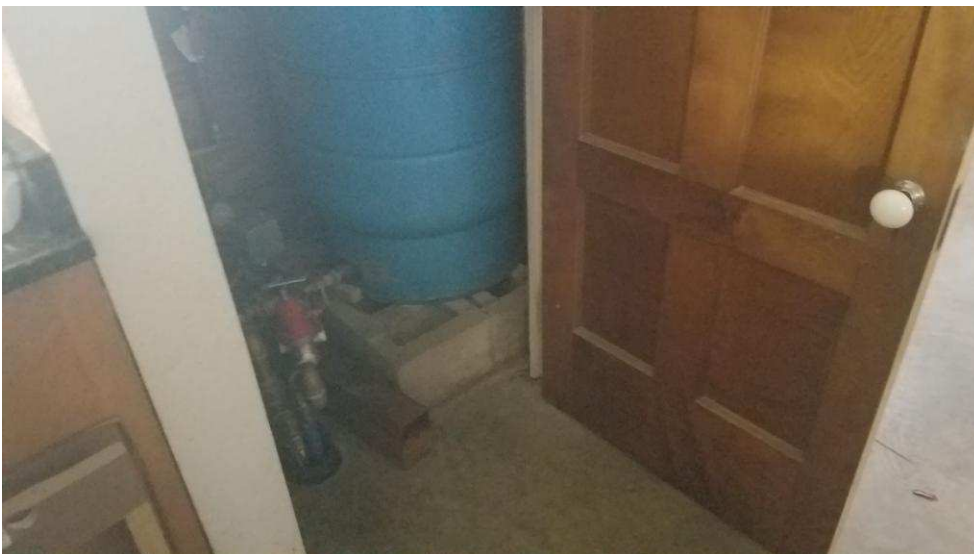
water heater- knob,
no entry, 26 5" wide

1991 ADAS Section: 4.13.1

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



Finding #17 Additional Finding Photos



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 18

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:

2010 ADAS Section: 404.2.4.1

1991 ADAS Section: 4.13.6

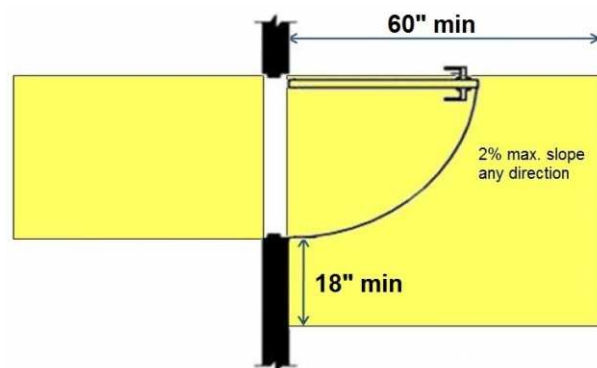
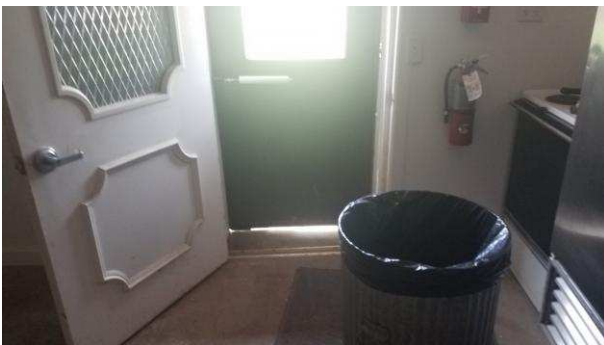
As Built:

kitchen- garbage can
back on 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



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 19

The controls are located such that operation require reaching across burners.

Where knee and toe space is provided, the underside of the range or cooktop shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock. The location of controls shall not require reaching across burners

Citation:

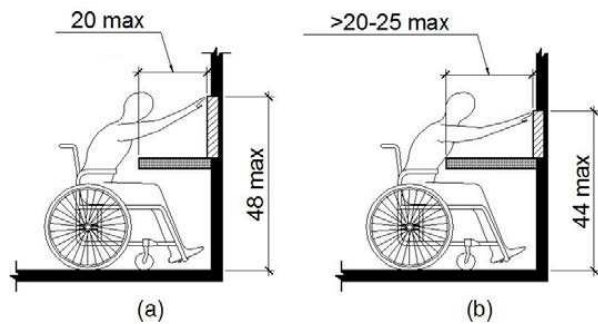
2010 ADAS Section: 804.6.4

As Built:

kitchen- oven
controls back panel

Recommendation:

Replace oven with one having controls on the front panel



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 20

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:

2010 ADAS Section: 606.2

1991 ADAS Section: 4.24.5

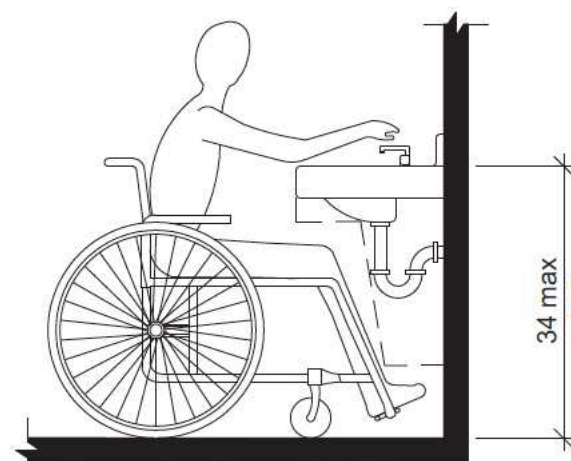
As Built:

kitchen- 37" aff, lacks
knee clearance

Recommendation:

Lower sinks to max 34" aff to front of rim

Remove cabinets to provide knee and toe clearance



Finding #20 Additional Finding Photos



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 21

The outlets are not accessible because it is located over an obstruction greater than 34 inches tall.

Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches maximum and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum for a reach depth of 10 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum for a reach depth of 24 inches maximum

Citation:

2010 ADAS Section: 308.3.2

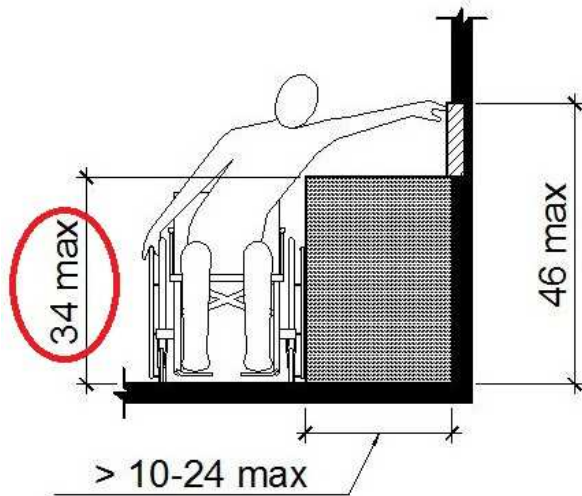
1991 ADAS Section: 4.2.6

As Built:

kitchen- all outlets
high and over counter

Recommendation:

Lower outlets to max 46" for a side reach over counter



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 22

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

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

Citation:

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

1991 ADAS Section: 4.13.1

As Built:

table storage- storage
push side, lock device
at top of door

Recommendation:

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

For all doors along the public circulation route, replace hardware with lever hardware or hardware operable without a tight pinch or grasp mounted 34" to 48" aff



Finding #22 Additional Finding Photos



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 23

The walking surface is obstructed. A 36 inch minimum clear walking surface is required.

Citation:

2010 ADAS Section: 403.5.1

1991 ADAS Section: 4.2.1

As Built:

table storage- storage prevents

Recommendation:

Relocate storage for 36" clear path through room



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 24

The hooks 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:

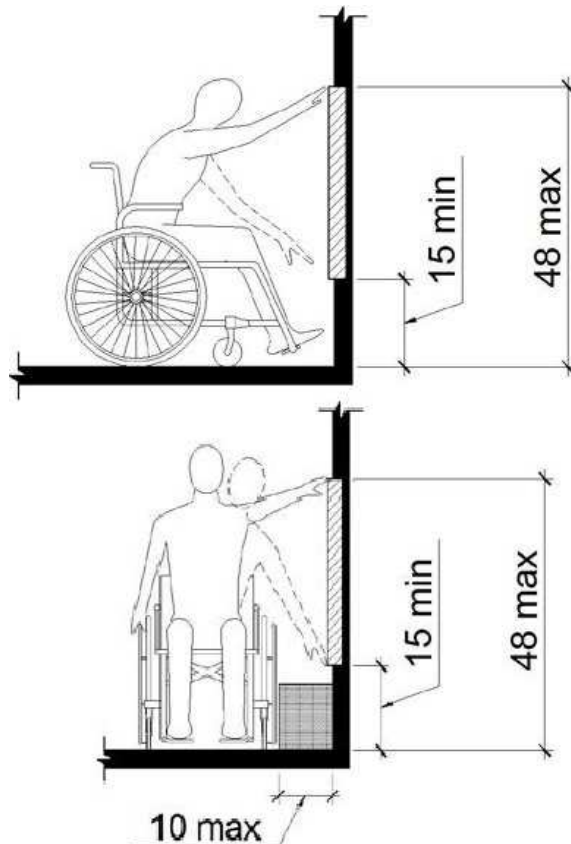
2010 ADAS Section: 308.1

As Built:

table storage- hooks 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



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 25

The door operating 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. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 404.2.7

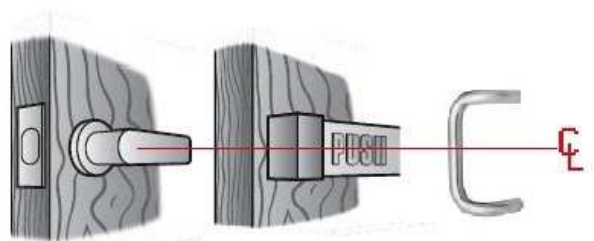
2003 ANSI A117.1 Section: 404.2.6

As Built:

chair storage- knob

Recommendation:

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



Lever Panic Bar Loop Handle

Operating hardware must be centered between 34" and 48" above the floor or ground

Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 26

The hooks 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:

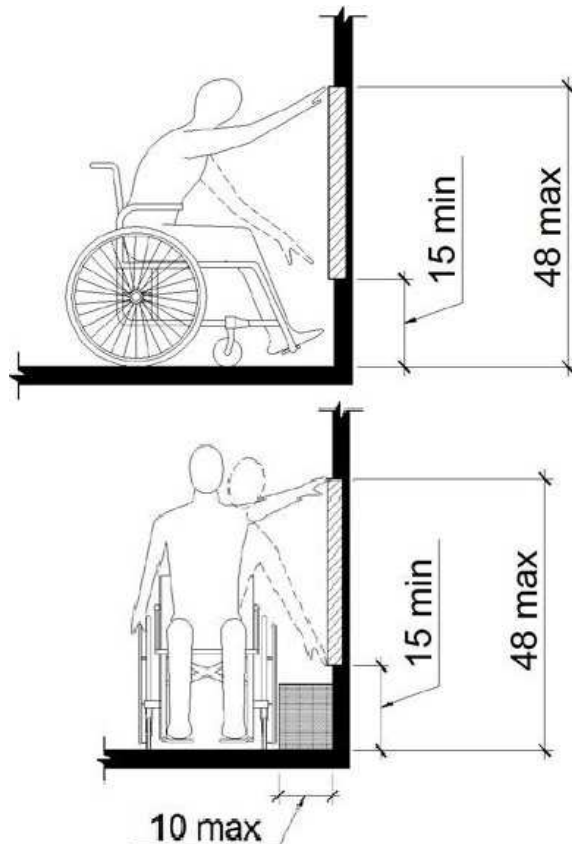
2010 ADAS Section: 308.1

As Built:

chair storage- hooks 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



Finding #26 Additional Finding Photos



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 27

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:

2010 ADAS Section: 404.2.5

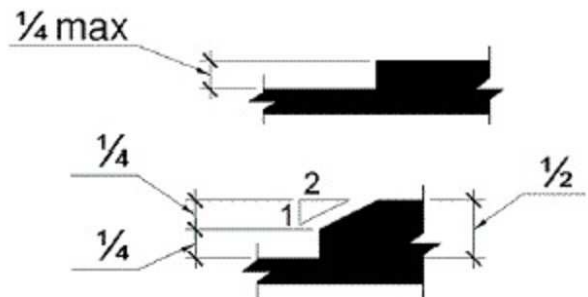
1991 ADAS Section: 4.13.8

As Built:

entry- 1.5" threshold

Recommendation:

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



Barn

Lat: 41.7532400000, Long: -91.5350000000

Wheel: N/A, Direction: N/A

Finding: 28

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

**fireplace entry door
compliant**

Recommendation:

None



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 29

The handrails are missing

Citation:

2010 ADAS Section: 505.4

1991 ADAS Section: 4.9.4

As Built:

fireplace area- lacks
handrails

Recommendation:

Install handrails on both sides of stairway to be mounted 34" to 38" aff, with top and bottom extensions 12" minimum. Handrails must be 1.25"-2" in diameter, or a non-circular grip that has a perimeter dimension of 4"-6.25" maximum, with a minimum gap of 1.5" between handrail and wall.



Finding #29 Additional Finding Photos



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 30

The stair risers are too tall.

Stair treads shall be no less than 11 inches deep, measured from riser to riser. Stair riser heights shall be 7 inches maximum and 4 inches minimum. On any given flight of stairs, all steps shall have uniform riser height and uniform tread widths.

Citation:

2010 ADAS Section: 504.2

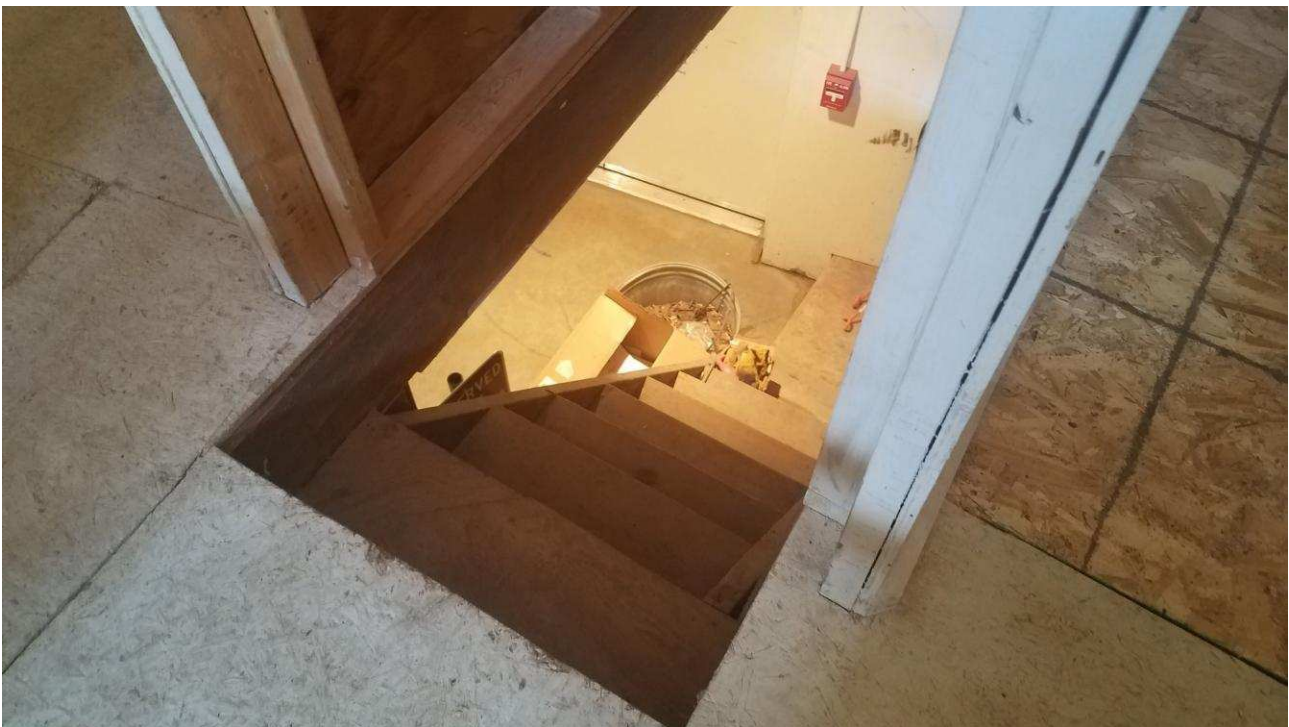
As Built:

fireplace area- steep stairs, open risers

Recommendation:

Correct riser heights on stairs to consistent height between 4" to 7", leave as is if technically infeasible

Instill kick plates or replace stairs with ones having closed risers



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 31

There is no accessible route to the area above the restrooms

At least one accessible route shall be provided to accessible facilities, accessible elements, and accessible spaces that are on the same site. The clear width must be a minimum 36 inches.

Citation:

2010 ADAS Section: 206.2.2

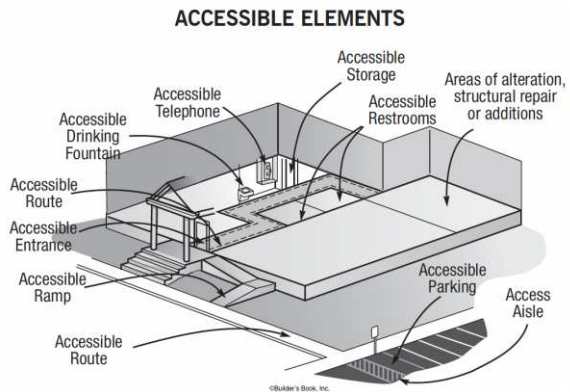
1991 ADAS Section: 4.1.3

As Built:

above restrooms-
narrow AR, low
overhead clearance,
accessed by stairs
only

Recommendation:

Leave as is, employee area only



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 32

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

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 ADAS Section: 4.13.1

As Built:

entry by bar- window 46.5", door sticks and is 23#

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, replace doors with ones having sidelight viewing windows max 43" aff



Finding #32 Additional Finding Photos



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 33

The bar does not have a low seating space.

Dining surfaces shall be dispersed throughout the space or facility containing dining surfaces. Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall provide a clear floor space positioned for a forward approach and knee and toe clearance. The tops of dining surfaces shall be 28 inches minimum and 34 inches maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 226.1

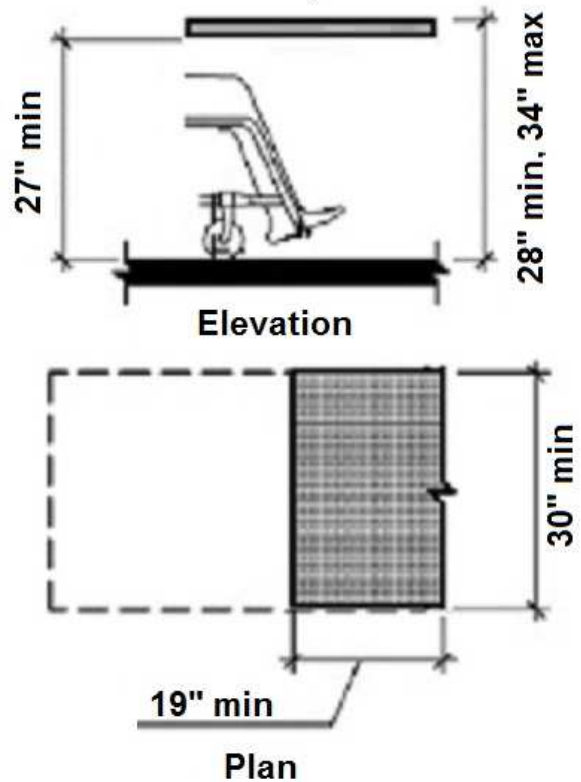
1991 ADAS Section: 5.1

As Built:

bar 44.5" tall

Recommendation:

Replace 5% of seating/tables with ones providing knee and toe clearances and having a dining surface between 28" and 34"



Finding #33 Additional Finding Photos



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 34

The stair risers are too tall.

Stair treads shall be no less than 11 inches deep, measured from riser to riser. Stair riser heights shall be 7 inches maximum and 4 inches minimum. On any given flight of stairs, all steps shall have uniform riser height and uniform tread widths.

Citation:

2010 ADAS Section: 504.2

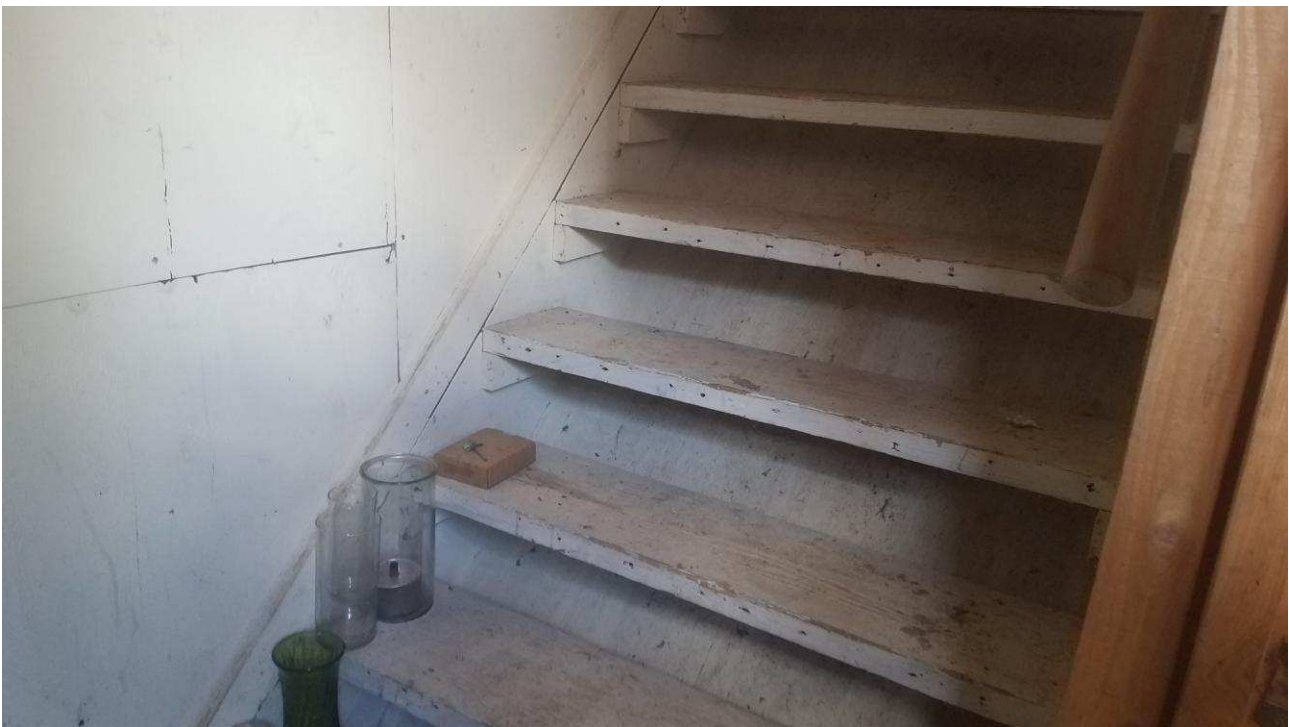
As Built:

stairs at office door
steep, open risers

Recommendation:

Correct riser heights on stairs to consistent height between 4" to 7", leave as is if technically infeasible

Install kick plates, or replace stairs with ones having closed risers.



Finding #34 Additional Finding Photos



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 35

The tops of handrails and their extensions must be between 34 inches and 38 inches above the stair nosing or ground.

The handrail does not have the required extension at the bottom of the stair flight.

The handrail gripping diameter is non-compliant.

The inside handrail is not continuous.

Citation:

2010 ADAS Section: 505.4

1991 ADAS Section: 4.9.4

As Built:

stair to office- one side only, lacks extensions

Recommendation:

Replace or remount handrails on both sides of stairway to be mounted 34" to 38" aff, with top and bottom extensions 12" minimum. Handrails must be 1.25"-2" in diameter, or a non-circular grip that has a perimeter dimension of 4"-6.25" maximum, with a minimum gap of 1.5" between handrail and wall.



Finding #35 Additional Finding Photos



Barn

Lat: 41.7532400000, Long: -91.5350000000

Finding: 36

There is no accessible route to the office area.

At least one accessible route shall be provided to accessible facilities, accessible elements, and accessible spaces that are on the same site. The clear width must be a minimum 36 inches.

Citation:

2010 ADAS Section: 206.2.2

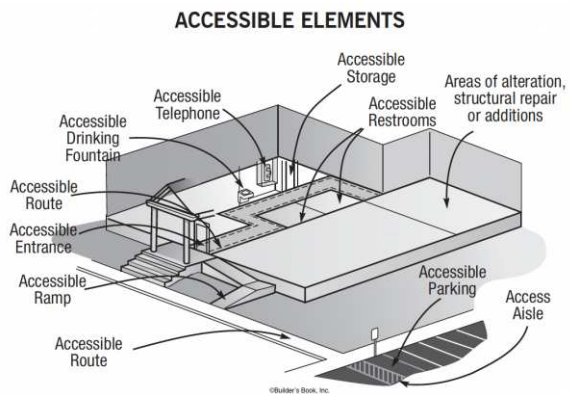
1991 ADAS Section: 4.1.3

As Built:

office- stairs only to
access, lacks
overhead due to metal
stairs

Recommendation:

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



Womens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 37

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

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

Citation:

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

1991 ADAS Section: 4.13.1

As Built:

women's restroom-
knob, 29" wide, 75"
overhead

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



Finding #37 Additional Finding Photos



Womens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 38

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:

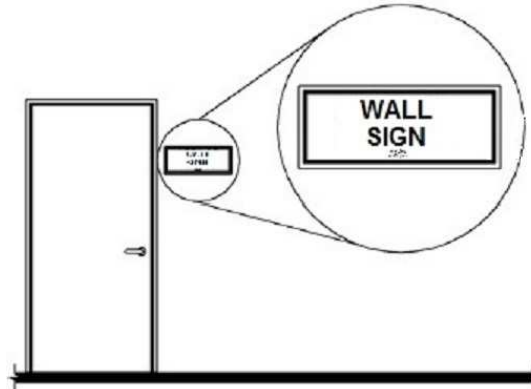
2010 ADAS Section: 703.4.2

As Built:

women's restroom
sign lacks Braille,
mounted to low at
47.5"

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



Womens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 39

The mirror is mounted too high.

Mirrors must have the bottom edge of the reflecting surface a maximum of 40 inches above the floor if above a sink or counter. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground.

Citation:

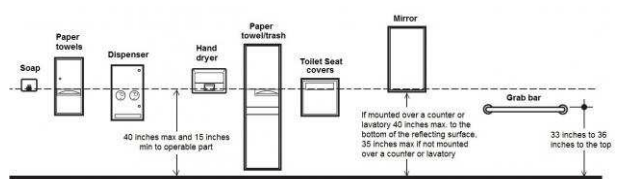
2010 ADAS Section: 603.2

As Built:

mirror height 43 inches

Recommendation:

Lower mirror so reflective surface is max 40" aff



Womens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 40

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:

2010 ADAS Section: 308.2.1

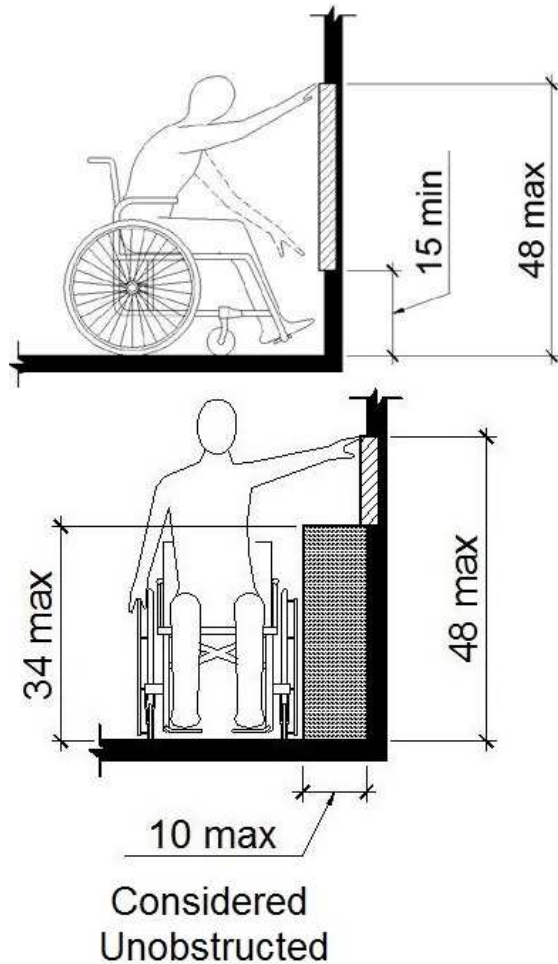
1991 ADAS Section: 4.2.5

As Built:

hooks high at 63.25"

Recommendation:

Remount the coat hook to be in reach range of 15" min to 48" max above the finished floor.



Womens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 41

Knee and toe clearance has not been provided at the sink.

The knee clearance shall be 11 inches deep minimum at 9 inches above the finish floor or ground, and 8 inches deep minimum at 27 inches above the finish floor or ground.

The toe clearance is the space under the sink between the finish floor or ground and 9 inches above the finish floor 30 inches wide minimum.

Citation:

2010 ADAS Section: 606.2

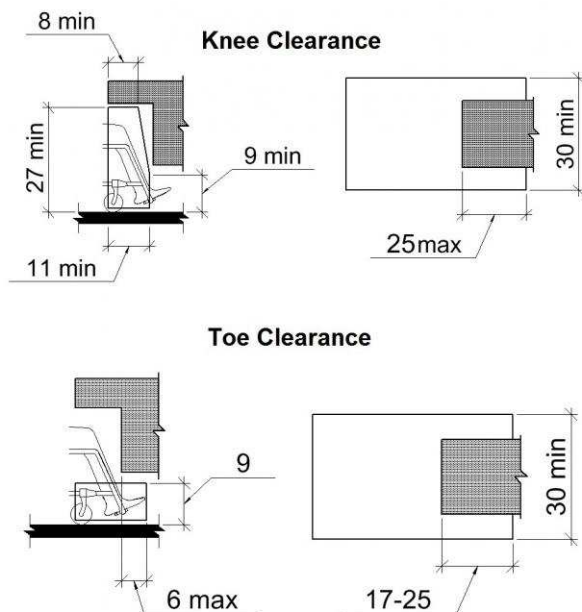
1991 ADAS Section: 4.24.3

As Built:

cabinet in knee clearance

Recommendation:

Remove under sink cabinets to provide knee and toe clearances under sinks and insulate exposed pipes



Womens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 42

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:

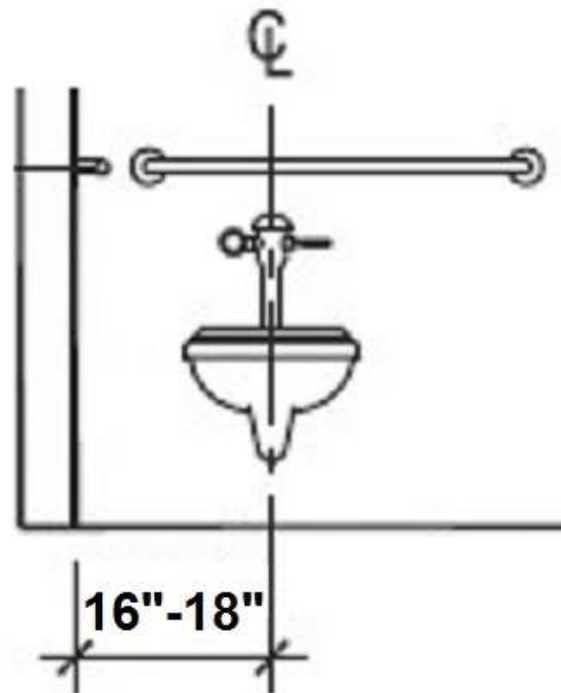
2010 ADAS Section: 604.2

As Built:

24" to centerline

Recommendation:

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



Womens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 43

The side grab bar does not extend far enough 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:

2010 ADAS Section: 604.5.1

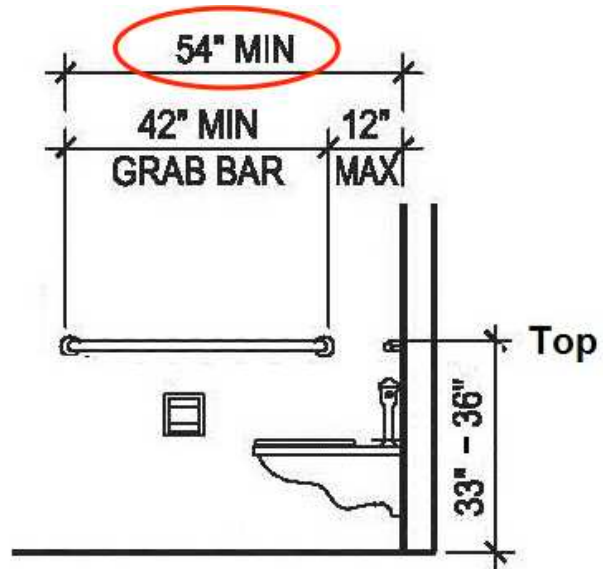
1991 ADAS Section: 4.17.6

As Built:

side grab bar extends to 48"

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



Womens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 44

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:

2010 ADAS Section: 604.5.2

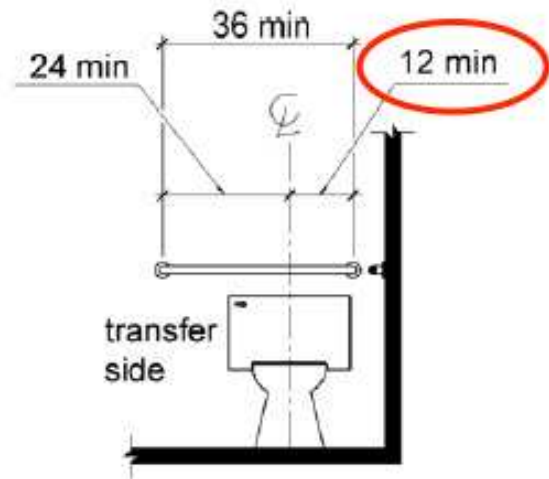
1991 ADAS Section: 4.17.6

As Built:

rear grab bar fails, 16"
to existing centerline

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



Womens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 45

The door is not located on the wall or partition farthest from the water closet.

Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches maximum from the front partition. The door shall be self-closing.

Toilet compartment doors shall not swing into the minimum required compartment area.

Citation:

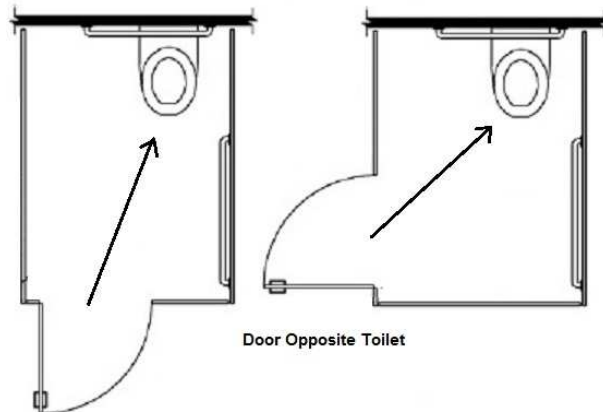
2010 ADAS Section: 604.8.1.2

As Built:

stall door not self-closing placement directly in front of toilet

Recommendation:

Remount stall door to be opposite toilet and on wall farthest from the toilet, adjust to be self-closing



Womens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 46

The toilet paper is not installed within the compliant range in front of the toilet.

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:

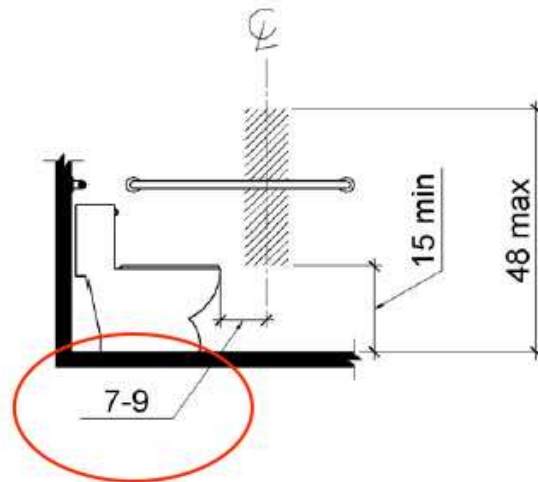
2010 ADAS Section: 604.7

As Built:

toilet paper adjacent to toilet

Recommendation:

Remount toilet paper to 7" to 9" from the front of the toilet to center of dispenser and 15" to 48" aff



Mens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 47

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

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

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

Citation:

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

1991 ADAS Section: 4.13.1

As Built:

men's restroom to fireplace- 22" wide, 76.75" overhead, wall and fireplace pull side, knob

Recommendation:

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

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

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

Finding #47 Continued



Finding #47 Additional Finding Photos



Mens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 48

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:

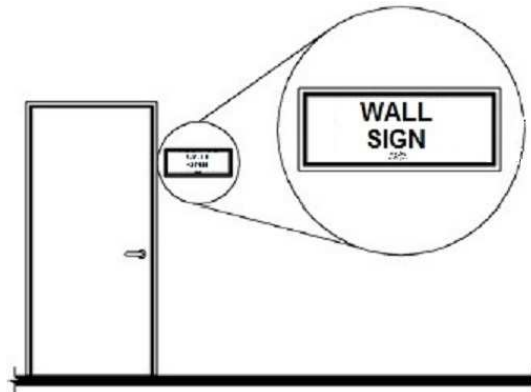
2010 ADAS Section: 703.4.2

As Built:

men's restroom lacks
Braille and symbol of
access

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



Mens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 49

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:

2010 ADAS Section: 605.2

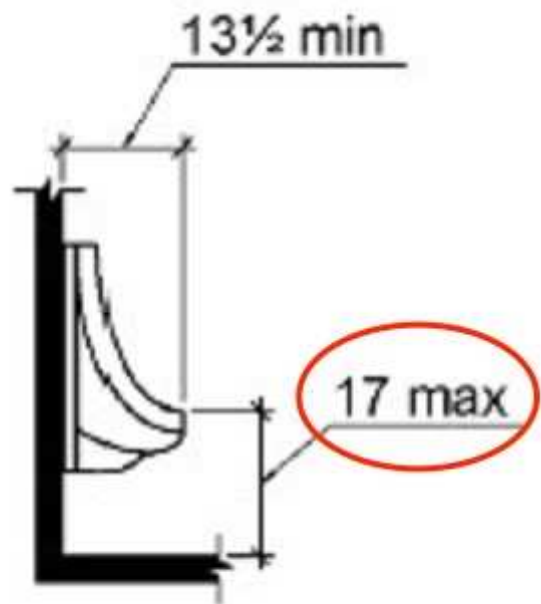
1991 ADAS Section: 4.18.2

As Built:

21"

Recommendation:

Lower urinal so that rim height is max 17" aff



Mens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 50

The mirror is mounted too high.

Mirrors must have the bottom edge of the reflecting surface a maximum of 40 inches above the floor if above a sink or counter. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground.

Citation:

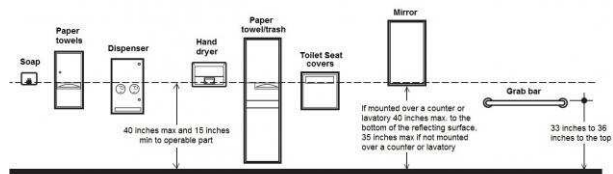
2010 ADAS Section: 603.2

As Built:

mirror height 57.75"

Recommendation:

Lower mirror so reflective surface is max 40" aff



Mens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 51

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:

2010 ADAS Section: 308.2.1

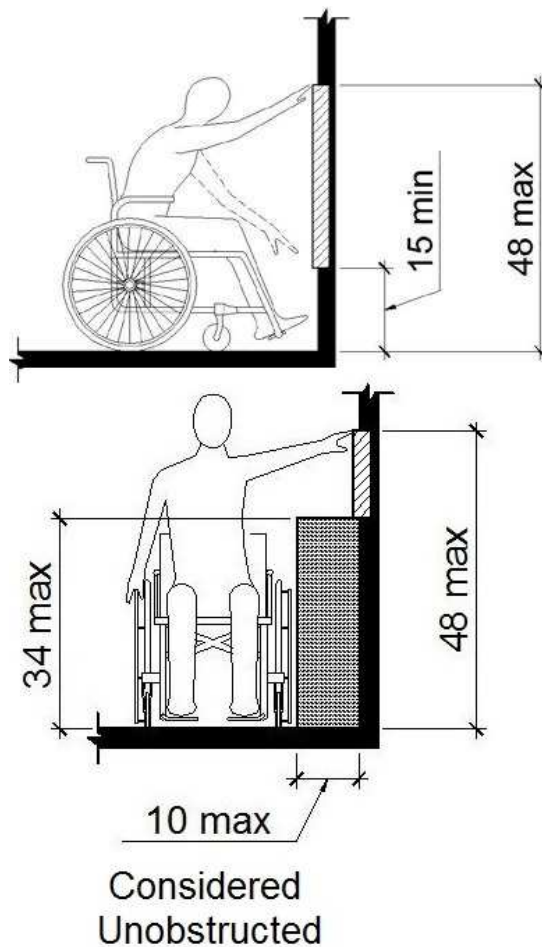
1991 ADAS Section: 4.2.5

As Built:

hooks high at 68.5"
and lack CFS

Recommendation:

Remount the coat hook to be in reach range of 15" min to 48" max above the finished floor and relocate storage for CFS



Mens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 52

The water and drain pipes under the lavatory are not adequately insulated.

Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

Citation:

2010 ADAS Section: 606.5

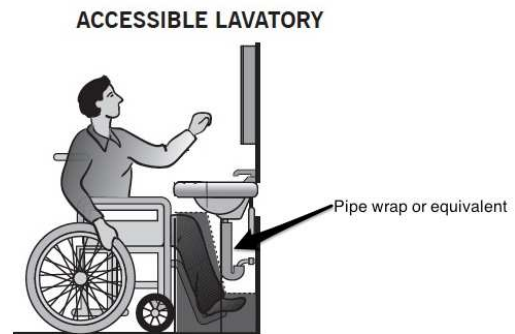
1991 ADAS Section: 4.19.4

As Built:

Storage under sink,
pipes not insulated

Recommendation:

Insulate exposed pipes under one sink and removes storage for CFS



Mens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 53

The compartment door does not have an unobstructed clear opening width of 32 inches.

The water closet compartment shall be equipped with a door that has an automatic-closing device, and must have a clear, unobstructed opening width 32 inches.

Citation:

2010 ADAS Section: 404.2.3

2003 ANSI A117.1 Section: 404.2.2

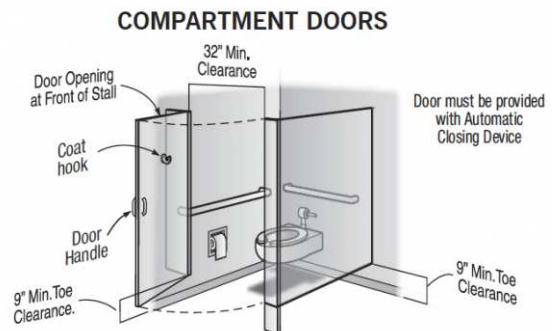
1991 ADAS Section: 4.17.5

As Built:

door width 26.5"

Recommendation:

Widen stall doors to 32" when opened to 90 degrees



Mens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 54

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:

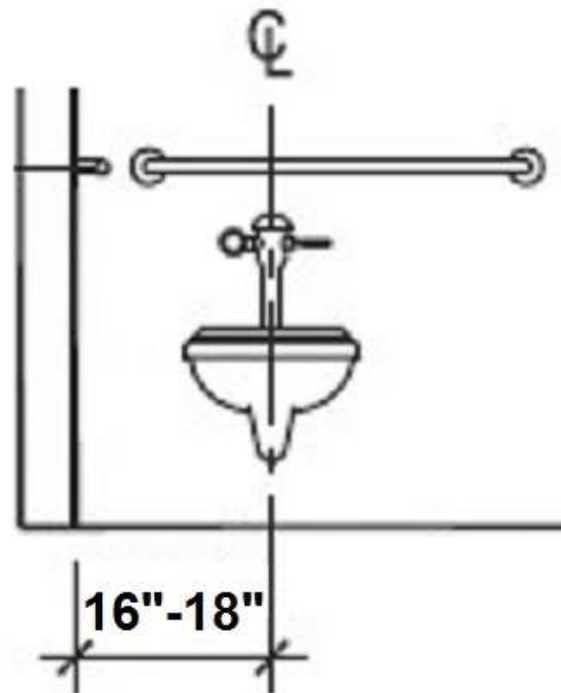
2010 ADAS Section: 604.2

As Built:

24" to centerline

Recommendation:

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



Mens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 55

Accessible toilets must have correct grab bars installed.

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.

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.

Citation:

2010 ADAS Section: 604.5

2003 ANSI A117.1 Section: 604.5

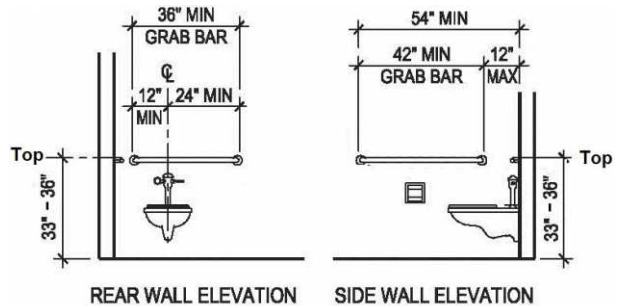
1991 ADAS Section: 4.17.6

As Built:

both grab bars fail 18" long

Recommendation:

Install required side and rear grab bars in wheelchair accessible stall



Mens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 56

The toilet paper is not installed within the compliant range in front of the toilet.

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:

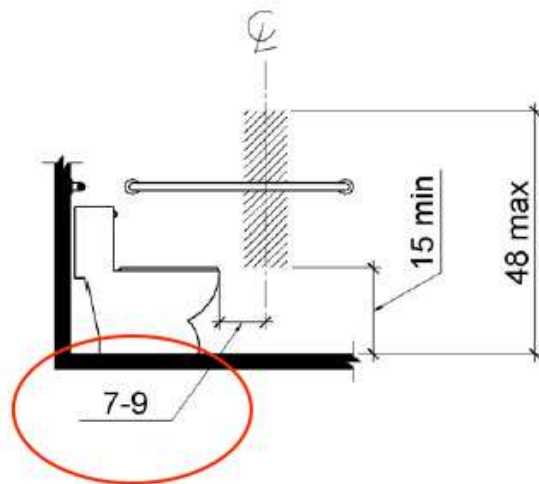
2010 ADAS Section: 604.7

As Built:

toilet paper adjacent to toilet

Recommendation:

Remount toilet paper dispenser 7" to 9" from toilet and 15" to 48" aff



Mens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 57

The toilet paper holder 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:

2010 ADAS Section: 307.2

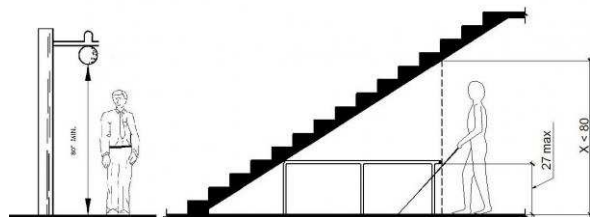
1991 ADAS Section: 4.4.1

As Built:

toilet paper holder
protrudes from the
rear wall 11 and 3/4 in

Recommendation:

Relocate protruding objects in toilet compartment



Mens Restroom

Lat: 41.7532400000, Long: -91.5350000000

Finding: 58

The paper towels are not accessible because there is not adequate clear floor space for an approach.

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

Citation:

2010 ADAS Section: 305.3

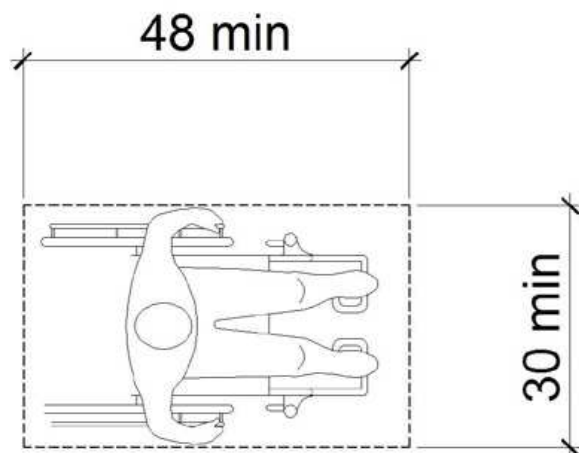
1991 ADAS Section: 4.2.4.1

As Built:

paper towels lack
clear floor space

Recommendation:

Relocate items under paper towels to provide CFS



Brides Room

Lat: 41.7532400000, Long: -91.5350000000

Finding: 59

The hooks 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:

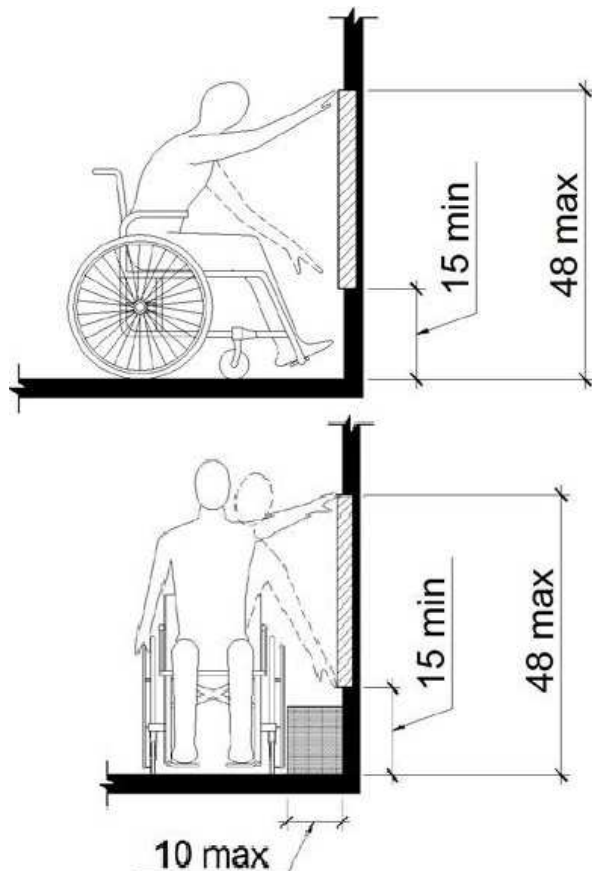
2010 ADAS Section: 308.1

As Built:

hooks high at 65" and clear floor space

Recommendation:

Remount operable parts to be in reach range of 15" min to 48" max and relocate storage for access



Park Site

Lat: 41.7532400000, Long: -91.5350000000

Finding: 60

There is no accessible route to the lower portion of the amphitheater.

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

Citation:

2010 ADAS Section: 206.2.2

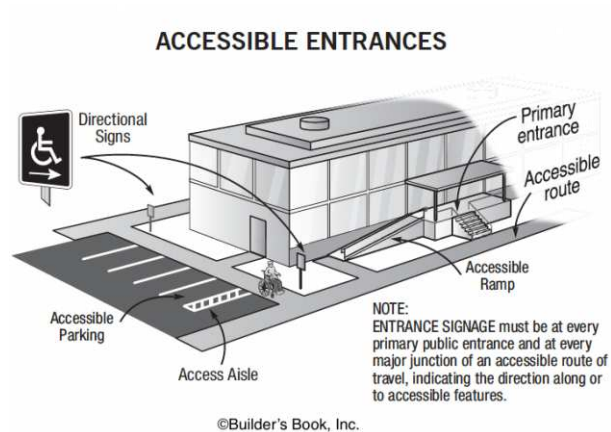
1991 ADAS Section: 4.1.2

As Built:

lacks AR to lower area at amphitheater

Recommendation:

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



Park Site

Lat: 41.7532400000, Long: -91.5350000000

Finding: 61

Based on the number of seats provided in this area, there should be a minimum of wheelchair seating spaces.

Wheelchair spaces shall be provided in assembly areas with fixed seating.

Citation:

2010 ADAS Section: 221.2, 221.2.1.1

1991 ADAS Section: 4.1.3(19)(a)

As Built:

lacks designated
accessible seating.
level areas provided
at top

Recommendation:

Provide at least two designated wheelchair seating spaces that are level and have 36' by 48" clearance



Number of Seats	Minimum Number of Required Wheelchair Spaces
4 to 25	1
26 to 50	2
51 to 150	4
151 to 300	5
301 to 500	6
501 to 5000	6, plus 1 for each $\frac{100}{150}$ or fraction thereof, between 501 through 5000
5001 and over	$\frac{46}{5000}$, plus 1 for each 200, or fraction thereof, over 5000

Park Site

Lat: 41.7532400000, Long: -91.5350000000

Finding: 62

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:

2010 ADAS Section: 226.1

1991 ADAS Section: 5.1

As Built:

0 of 2 tables
accessible

Recommendation:

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

