

# Site Accessibility Evaluation



## Storage Building

719 S Capitol St  
Longfellow, IA 52240

ADA Only

*Inspection Date: 11/30/2018*

*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 Storage Building located at 719 S Capitol St, Longfellow, IA, 52240. The facility was inspected on 11/30/2018.

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

## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 1

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:

Kitchen - knob, 1" CIL

### Recommendation:

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

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



**Finding #1 Additional Finding Photos**



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 2

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

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

#### Citation:

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

1991 ADAS Section: 4.13.1

#### As Built:

Kitchen exit - wall in push, 9.7% slope ext, 10#

#### 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 8.5 lbf to open exterior doors as a smart practice



Finding #2 Additional Finding Photos



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 3

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:

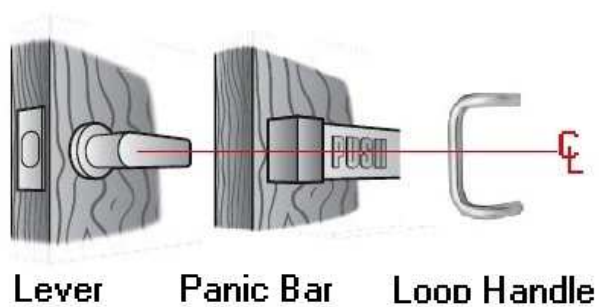
2010 ADAS Section: 404.2.7

#### As Built:

W RR - knob

#### Recommendation:

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



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



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 4

The restroom is not nearly compliant.

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

### Citation:

2010 ADAS Section: 603.1

1991 ADAS Section: 4.17.1

### As Built:

W RR - no accessible features, 64" x 84"

### Recommendation:

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



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### 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 ADAS Section: 4.13.1

#### As Built:

Lounge - knob, 1" CIL

#### Recommendation:

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

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



**Finding #5 Additional Finding Photos**



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 6

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:

Furnace off lounge - knob, no entry

#### Recommendation:

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

Leave as is lack of maneuvering clearance, closet



**Finding #6 Additional Finding Photos**



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### 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.

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:

Hot water closet off lounge - storage on pull, knob

#### Recommendation:

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

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



**Finding #7 Additional Finding Photos**



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 8

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

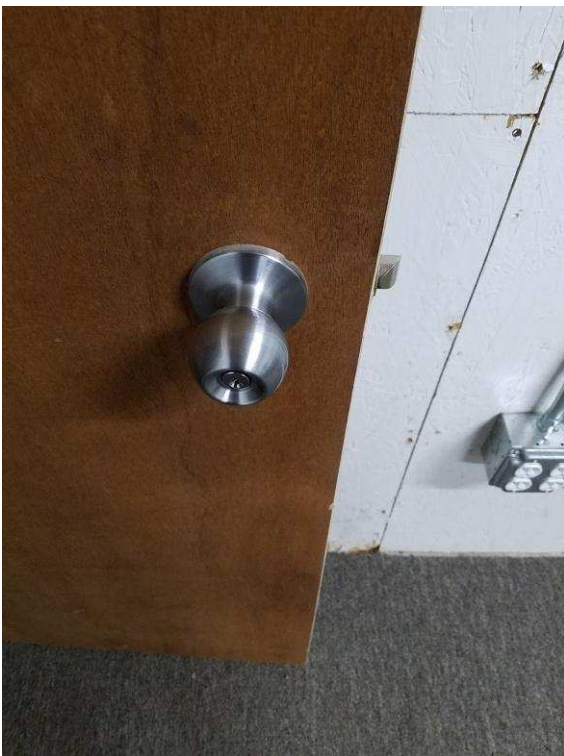
#### As Built:

Stairwell - stairs on push, knob

#### Recommendation:

Leave as is lack of maneuvering clearance due to stairs, infeasible to correct

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





**Finding #8 Additional Finding Photos**



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 9

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

#### Citation:

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

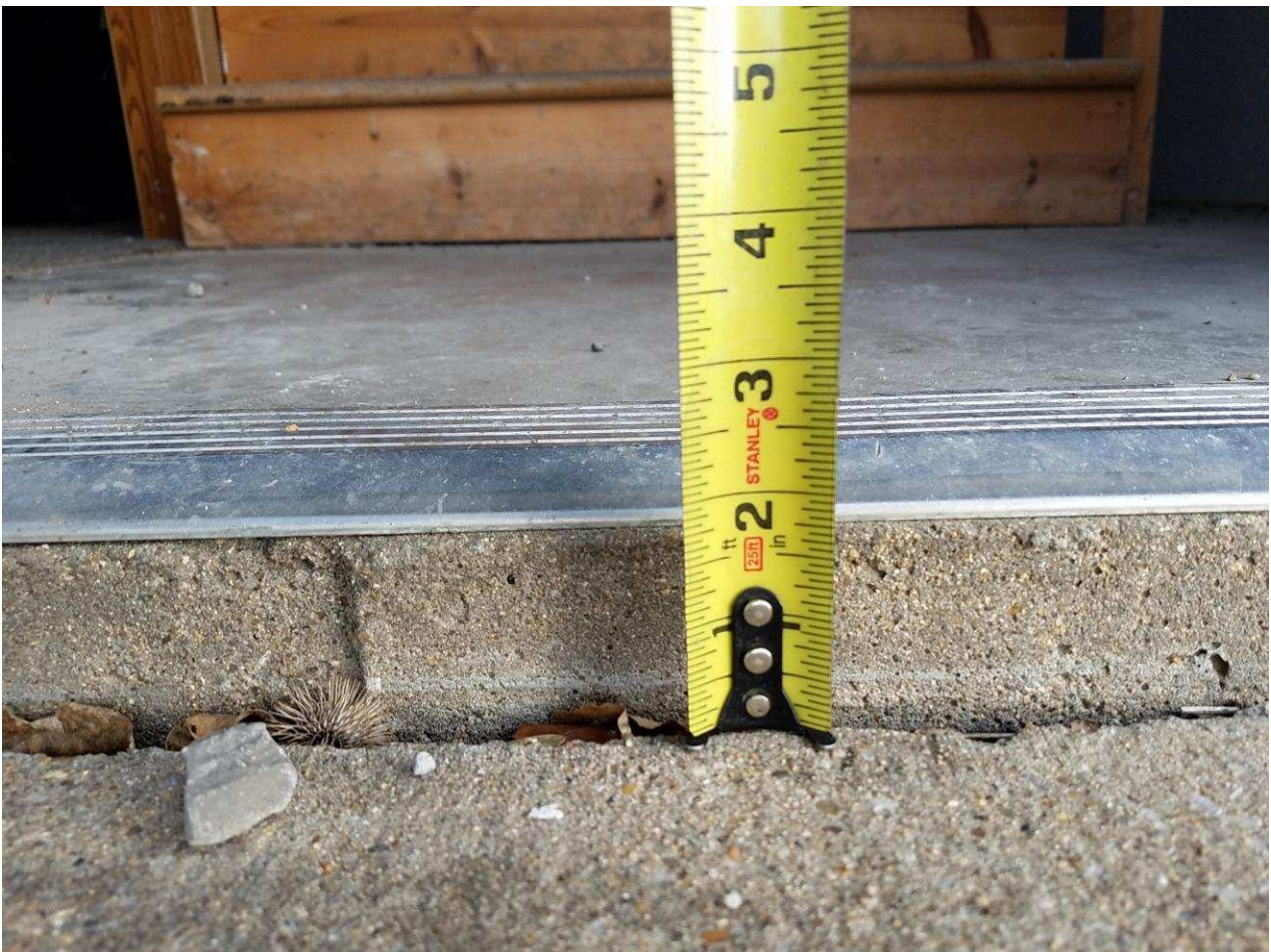
1991 ADAS Section: 4.13.1

#### As Built:

Stair exit - 2" CIL,  
small pad

#### Recommendation:

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



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 10

There is insufficient turning space within this room or space.

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

#### Citation:

2010 ADAS Section: 304.3.1, 304.3.2

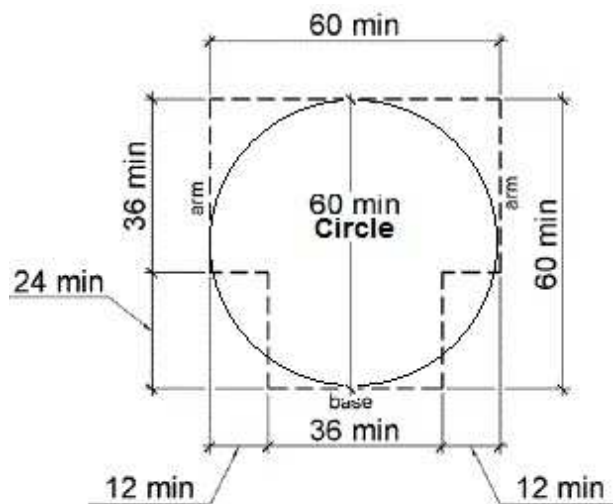
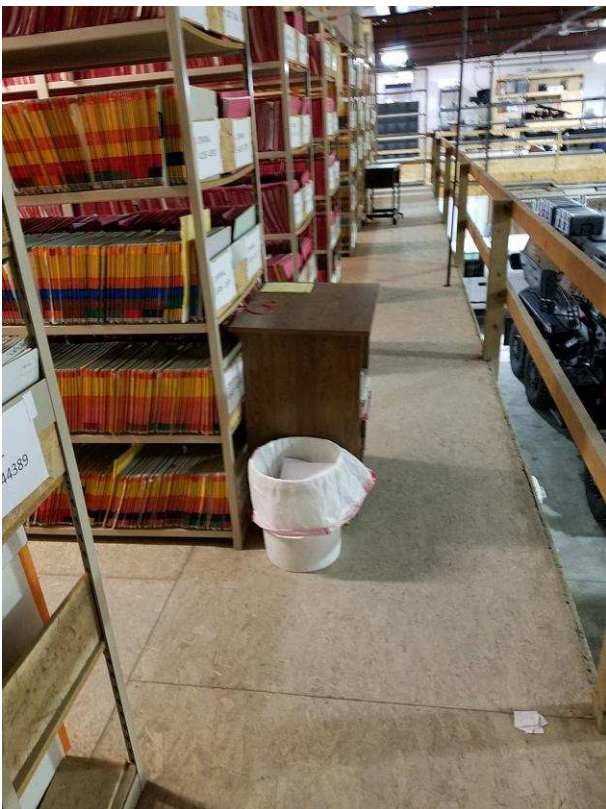
1991 ADAS Section: 4.2.3

#### As Built:

mezzanine lacks AR and turning

#### 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 #10 Additional Finding Photos**



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 11

The keybox is positioned too high for either a side or front approach.

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

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

### Citation:

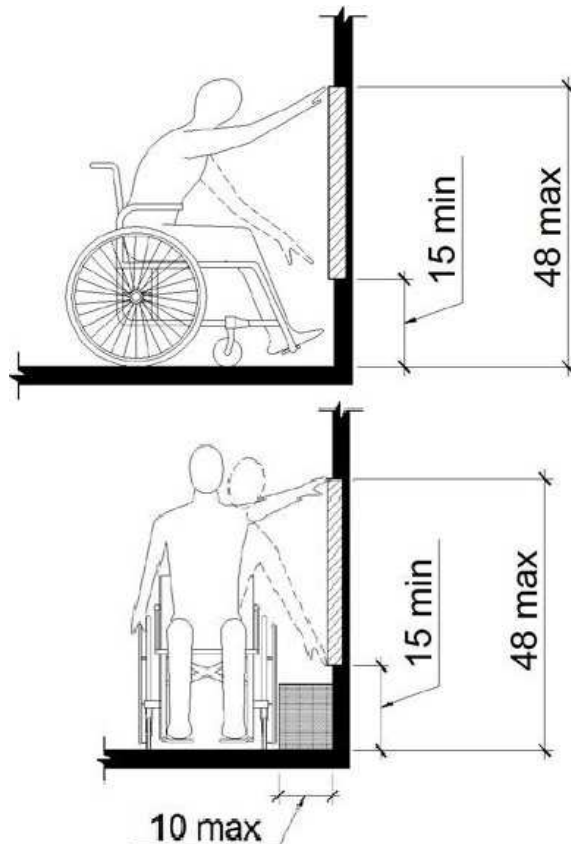
2010 ADAS Section: 308.1

### As Built:

main garage- keybox  
72"

### Recommendation:

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



**Finding #11 Additional Finding Photos**



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 12

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

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

#### Citation:

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

1991 ADAS Section: 4.13.1

#### As Built:

entry- 2" CIL, table on  
push, 10#, 9.4% slope

#### Recommendation:

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

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



**Finding #12 Additional Finding Photos**





## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 13

The shelves project more than 4 inches into the circulation path.

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

#### Citation:

2010 ADAS Section: 307.2

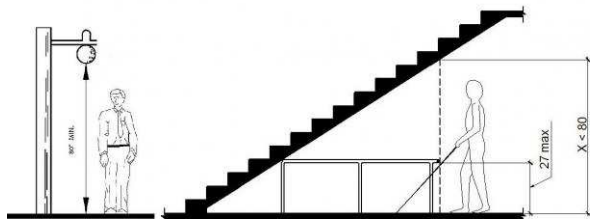
1991 ADAS Section: 4.4.1

#### As Built:

garage- shelves

#### 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 #13 Additional Finding Photos**



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 14

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:

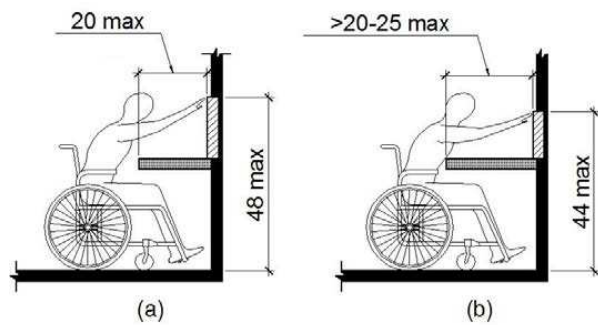
2010 ADAS Section: 804.6.4

#### As Built:

kitchen- oven  
controls on back  
panel

#### Recommendation:

Replace oven with one having controls on the front panel



## Storage

Lat: 41.6531800000, Long: -91.5362300000

Finding: 15

The microwave is positioned too high for either a side or front approach.

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

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

### Citation:

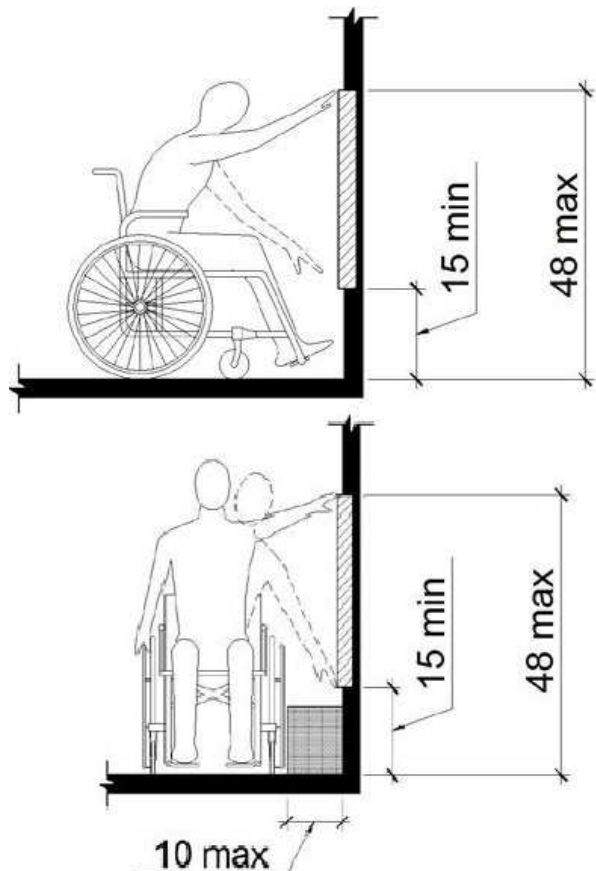
2010 ADAS Section: 308.1

### As Built:

kitchen- 67"  
microwave

### Recommendation:

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



**Finding #15 Additional Finding Photos**



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 16

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

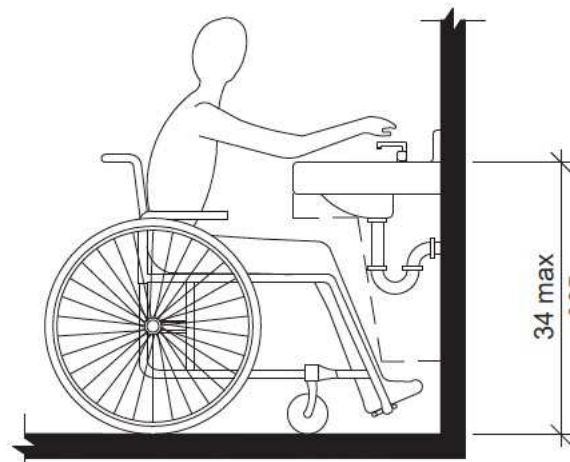
1991 ADAS Section: 4.24.5

### As Built:

kitchen- 36" rim and  
lacks knee clearance

### Recommendation:

Lower sinks to max 34" aff to front of rim



**Finding #16 Additional Finding Photos**



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 17

The cabinets 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

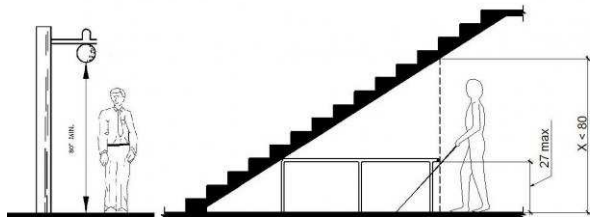
1991 ADAS Section: 4.4.1

#### As Built:

kitchen- 2 sets of cabinets

#### Recommendation:

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





**Finding #17 Additional Finding Photos**



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 18

There is no accessible route to the mezzanine

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

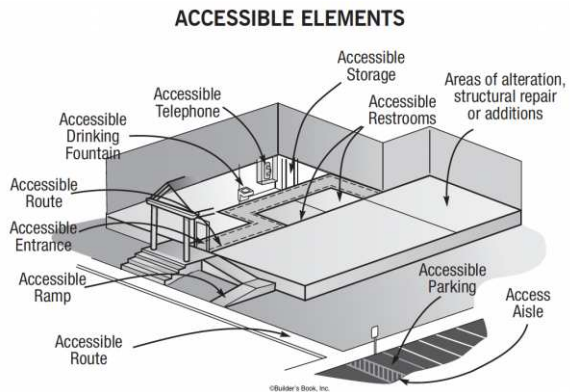
1991 ADAS Section: 4.1.3

#### As Built:

stairs to mezzanine-  
only access up; stairs  
to larger mezzanine,  
no other route

#### Recommendation:

Stairs only to upper level storage, leave as is, employee area only; reassign duties if an employee with a disability requires access here



**Finding #18 Additional Finding Photos**



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 19

The TV remote is positioned too high for either a side or front approach.

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

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

### Citation:

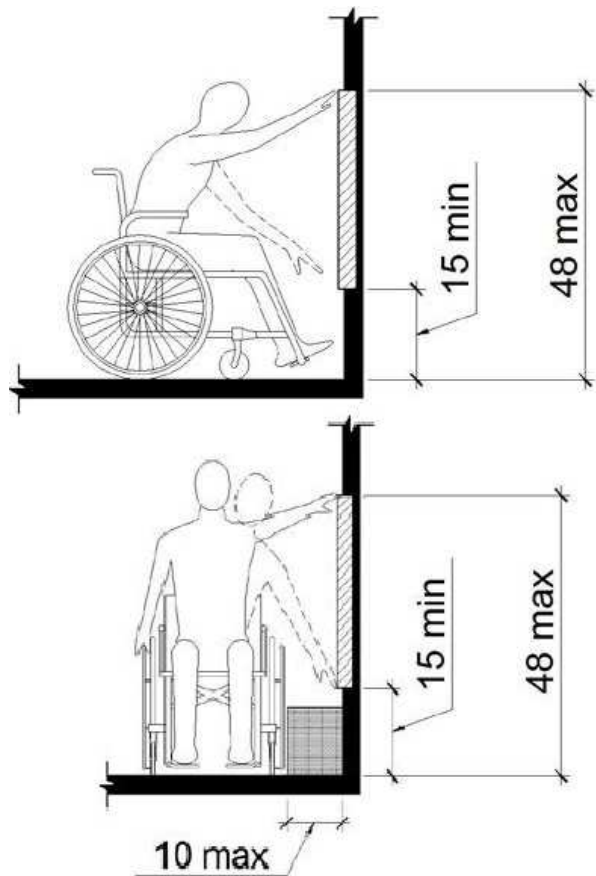
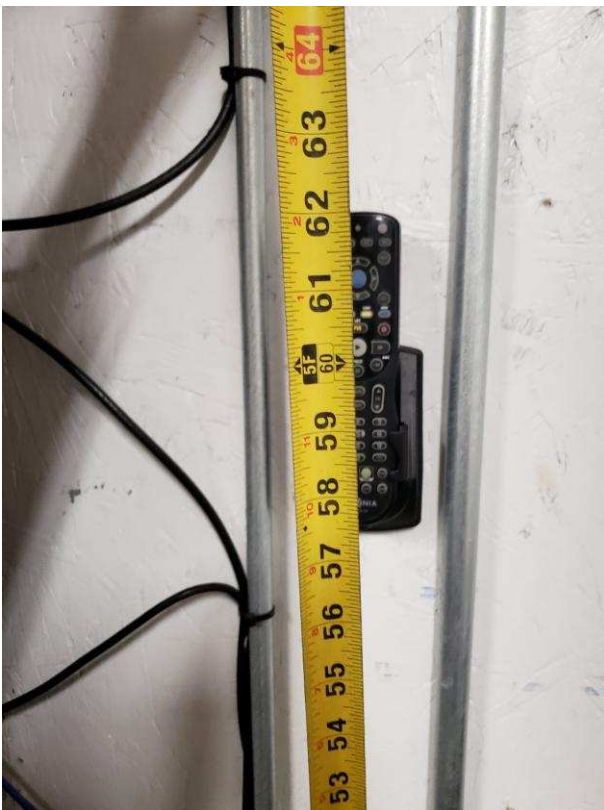
2010 ADAS Section: 308.1

### As Built:

lounge- tv remote

### Recommendation:

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



**Finding #19 Additional Finding Photos**



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 20

There is insufficient turning space within this room or space.

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

#### Citation:

2010 ADAS Section: 304.3.1, 304.3.2

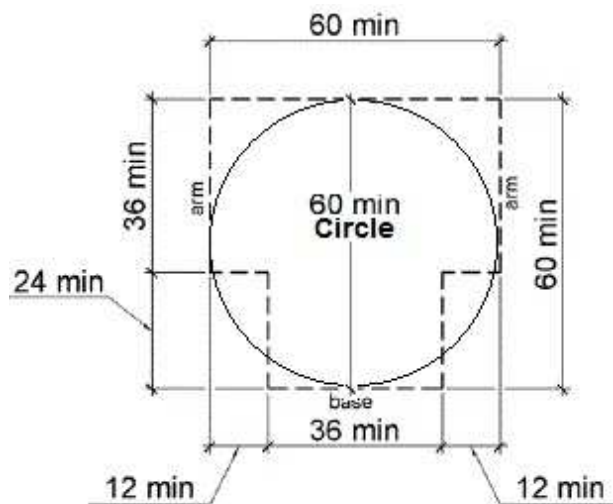
1991 ADAS Section: 4.2.3

#### As Built:

storage in lounge-furniture

#### 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



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### Finding: 21

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

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

#### Citation:

2010 ADAS Section: 307.4

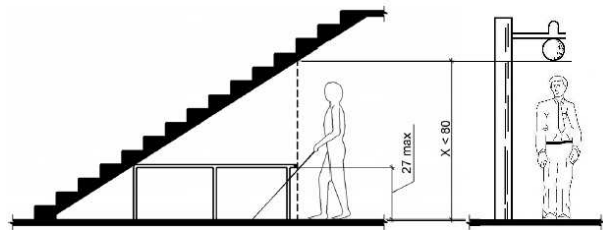
1991 ADAS Section: 4.4.2

#### As Built:

storage in lounge-  
stairs low

#### 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



## Storage

Lat: 41.6531800000, Long: -91.5362300000

### 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.

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

#### Citation:

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

1991 ADAS Section: 4.13.1

#### As Built:

rear exit by evidence-13#, cement pad ends on pull, cement pad back on pull, 1" gap, 1.75" CIL

#### Recommendation:

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

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





Finding #22 Additional Finding Photos



**Storage**

**Lat: 41.6531800000, Long: -91.5362300000**

**Finding: 23**

Element meets all standards and requirements

**Citation:**

2010 ADAS Section: 702

**As Built:**

alarms all good

**Recommendation:**

None