

Site Accessibility Evaluation



Johnson County Poor Farm

**4811 Melrose Ave
Iowa City, IA 52246**

ADA Only

*Inspection Date: 10/25/2018
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 Johnson County Poor Farm located at 4811 Melrose Ave, Iowa City, IA 52246. The facility was inspected on 10/25/2018.

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/Long: [41.65713, -91.60879]

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.

There are an unknown number of parking stalls in the parking lot that could be reasonably associated with this facility. There should be a minimum of one accessible stall with a minimum of one being designed as van accessible.

Citation:

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

cracked pavement at
asylum building

Recommendation:

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



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

Finding #1 Additional Finding Photos



EAR

Lat/Long: [41.65713, -91.60879]

Finding: 2

There is no accessible route between the buildings.

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

Citation:

2010 ADAS Section: 206.2.2

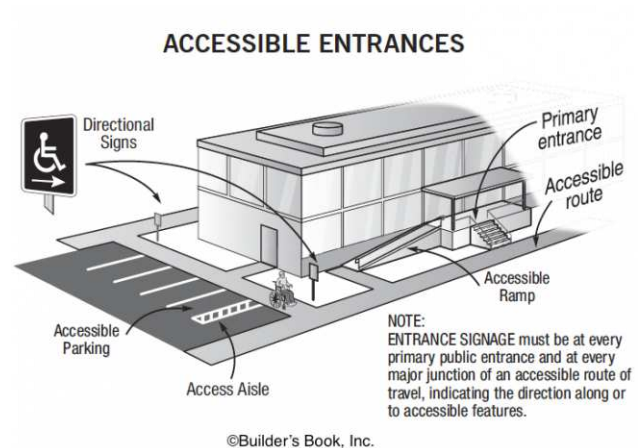
1991 ADAAG Section: 4.1.2

As Built:

lacks routes from all buildings, grass impedes where small parking area is; CIL, loose gravel, and uneven surfaces leads to all buildings

Recommendation:

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



Finding #2 Additional Finding Photos



Finding #2 Additional Finding Photos



EAR

Lat/Long: [41.65713, -91.60879]

Finding: 3

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

Citation:

2010 ADAS Section: 302.1

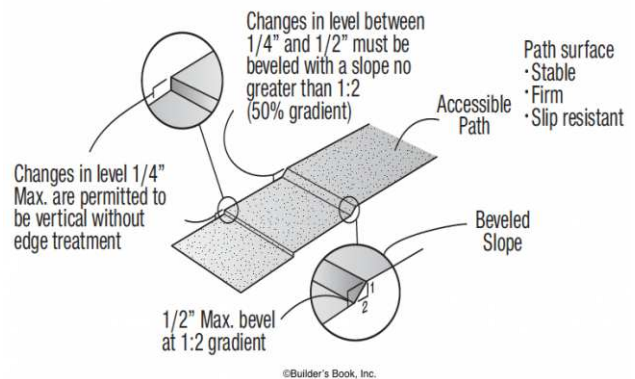
1991 ADAAG Section: 4.5.1*

As Built:

asylum parking- old
deteriorated where
people park for entry

Recommendation:

Resurface AR where deterioration occurs



Finding #3 Additional Finding Photos



EAR

Lat/Long: [41.65713, -91.60879]

Finding: 4

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

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

Citation:

2010 ADAS Section: 213.1

1991 ADAAG Section: 4.1.3

As Built:

grass into restrooms

Recommendation:

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



Finding #4 Additional Finding Photos



Left Restroom

Lat/Long: [41.65713, -91.60879]

Finding: 5

Element meets all standards and requirements

Citation:

2010 ADAS Section: 216.2, 703

As Built:

signage good

Recommendation:

None



Left Restroom

Lat/Long: [41.65713, -91.60879]

Finding: 6

The self closing faucet controls do not stay open for a minimum of 10 seconds.

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

Citation:

2010 ADAS Section: 606.4

1991 ADAAG Section: 4.19.5

As Built:

fails to stay on; sink
height complies

Recommendation:

Adjust sink faucet to remain on for a minimum of 10 seconds

Left Restroom

Lat/Long: [41.65713, -91.60879]

Finding: 7

Element meets all standards and requirements

Citation:

2010 ADAS Section: 603.2

As Built:

mirror compliant

Recommendation:

None

Left Restroom

Lat/Long: [41.65713, -91.60879]

Finding: 8

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

Citation:

2010 ADAS Section: 604.4

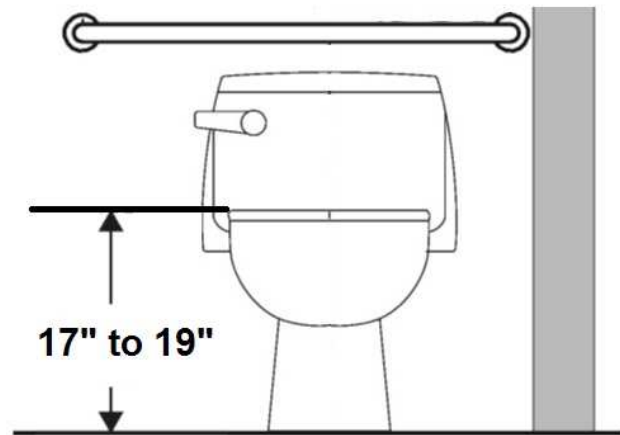
1991 ADAAG Section: 4.16.3*

As Built:

19" seat height;
centerline and grab
bars compliant

Recommendation:

Replace toilet seat, or re-set or replace toilet to 17" to 19" aff



Finding #8 Additional Finding Photos



Left Restroom

Lat/Long: [41.65713, -91.60879]

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.

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

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

CIL in MC of 1", 10#

Recommendation:

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

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



Finding #9 Additional Finding Photos



Right Restroom

Lat/Long: [41.65713, -91.60879]

Finding: 10

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

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

Citation:

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

1991 ADAAG Section: 4.13.1

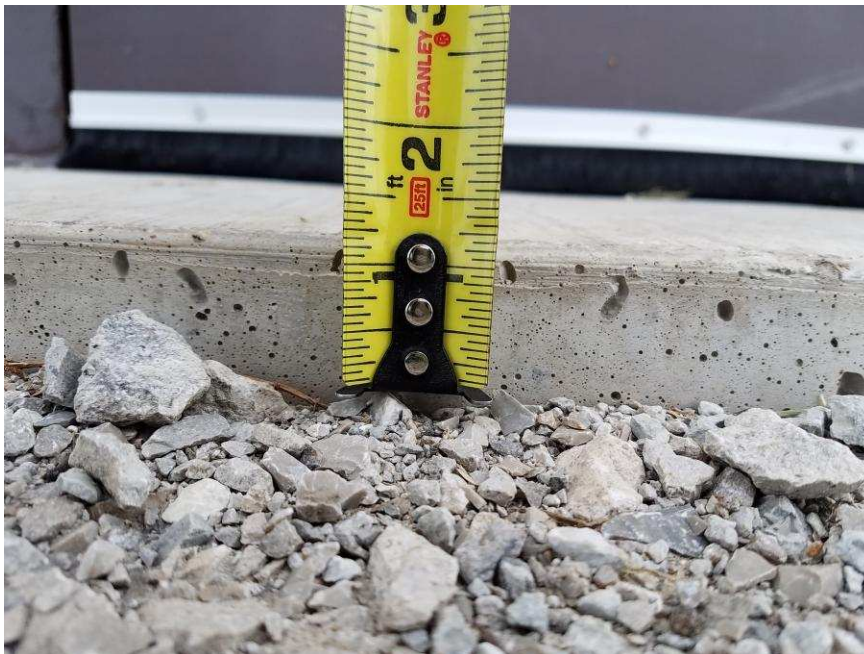
As Built:

CIL in MC of 1", 10#

Recommendation:

For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors; repair CIL in 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 #10 Additional Finding Photos



Right Restroom

Lat/Long: [41.65713, -91.60879]

Finding: 11

Element meets all standards and requirements

Citation:

2010 ADAS Section: 216.2, 703

As Built:

signage good

Recommendation:

None

Right Restroom

Lat/Long: [41.65713, -91.60879]

Wheel: N/A, Direction: N/A

Finding: 12

Element meets all standards and requirements

Citation:

2010 ADAS Section: 603.2

As Built:

mirror complies

Recommendation:

None

Right Restroom

Lat/Long: [41.65713, -91.60879]

Finding: 13

The self closing faucet controls do not stay open for a minimum of 10 seconds.

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

Citation:

2010 ADAS Section: 606.4

1991 ADAAG Section: 4.19.5

As Built:

faucet only stays on 8
seconds; sink
complies

Recommendation:

Adjust faucet to remain on for min 10 seconds

Right Restroom

Lat/Long: [41.65713, -91.60879]

Finding: 14

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

Citation:

2010 ADAS Section: 604.4

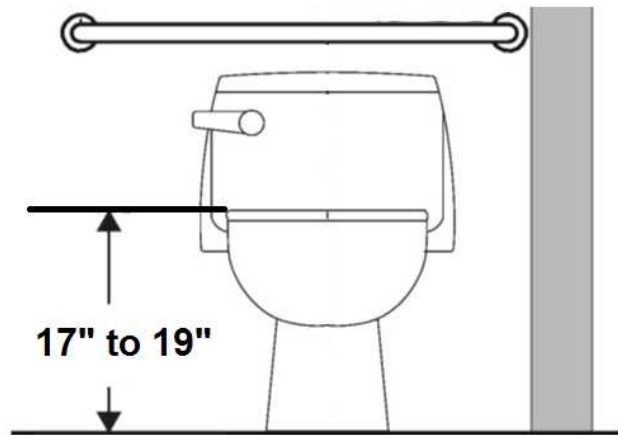
1991 ADAAG Section: 4.16.3*

As Built:

19.5" to seat;
centerline and grab
bars comply

Recommendation:

Replace toilet seat, or re-set or replace toilet to 17" to 19" aff



Finding #14 Additional Finding Photos



Right Restroom

Lat/Long: [41.65713, -91.60879]

Finding: 15

The toilet paper is not installed within the compliant range.

Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

Citation:

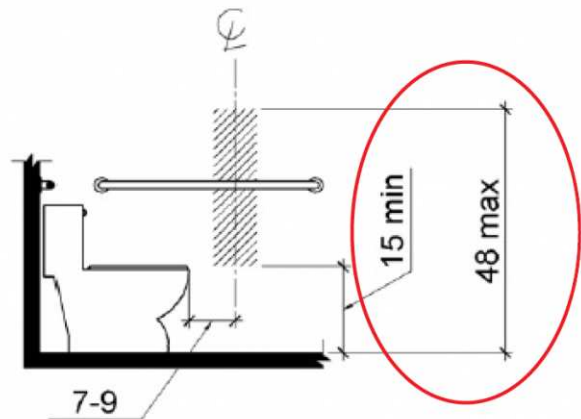
2010 ADAS Section: 604.7

As Built:

toilet paper dispenser
is too far

Recommendation:

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



Finding #15 Additional Finding Photos



Site Buildings

Lat/Long: [41.65713, -91.60879]

Finding: 16

The overhead support 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

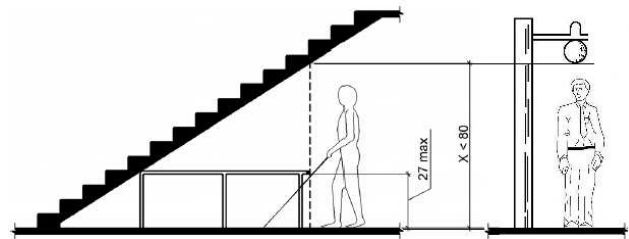
1991 ADAAG Section: 4.4.2

As Built:

70.75" into cells

Recommendation:

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



Finding #16 Additional Finding Photos



Site Buildings

Lat/Long: [41.65713, -91.60879]

Finding: 17

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

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

Citation:

2010 ADAS Section: 403.5.1

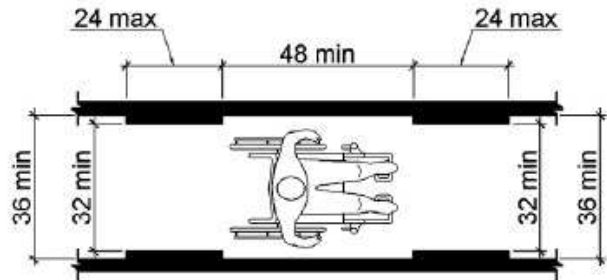
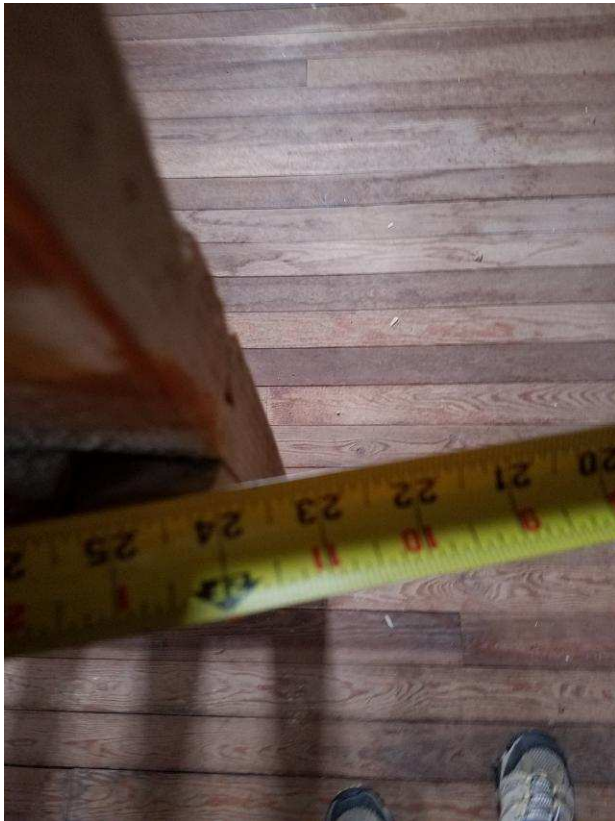
1991 ADAAG Section: 4.3.3

As Built:

24" into cells in asylum

Recommendation:

Widen AR to compliant 36" clear width



Finding #17 Additional Finding Photos



Site Buildings

Lat/Long: [41.65713, -91.60879]

Finding: 18

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

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

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

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

back entry, asylum - knob, too narrow, small ramp landing on exterior

Recommendation:

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

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

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

Finding #18 Continued



Site Buildings

Lat/Long: [41.65713, -91.60879]

Finding: 19

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

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

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

Citation:

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

1991 ADAAG Section: 4.13.1

As Built:

front entry, asylum -
knob, 28" wide, 1" CIL
interior, steps exterior

Recommendation:

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

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

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

Finding #19 Continued



Finding #19 Additional Finding Photos



Site Buildings

Lat/Long: [41.65713, -91.60879]

Finding: 20

The ramps slope exceeds the maximum running slope (direction of travel) allowable of 8.33%.

Ramps should have the least possible slope but in no case more than 8.3% (1:12).

Citation:

2010 ADAS Section: 405.2

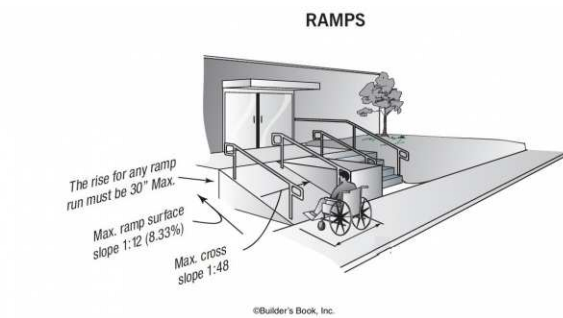
1991 ADAAG Section: 4.8.2*

As Built:

11.6% slope on ramp
to back asylum entry

Recommendation:

Correct slope of ramp to max 8.33%



Finding #20 Additional Finding Photos



Site Buildings

Lat/Long: [41.65713, -91.60879]

Finding: 21

The ramp run has not been provided with edge protection.

The floor or ground surface of the ramp run or landing shall extend 12 inches minimum beyond the inside face of a handrail or a curb or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface.

Citation:

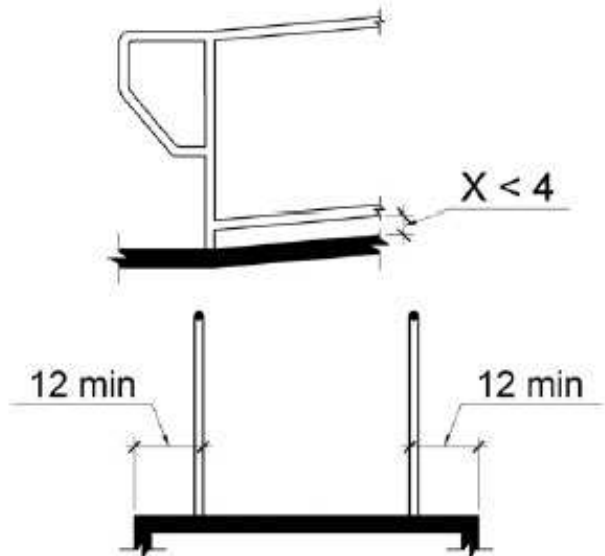
2010 ADAS Section: 405.9.2, 405.9.1, 405.9

As Built:

ramp lacks edge protection

Recommendation:

Install rail along bottom edge of ramp that prevents a 4" sphere from passing through



Site Buildings

Lat/Long: [41.65713, -91.60879]

Finding: 22

The landing at the change of direction is not the correct size.

Landings at a change of direction shall have a dimension in the direction of ramp run of not less than 60 inches by 60 inches.

Citation:

2010 ADAS Section: 405.7.4

1991 ADAAG Section: 4.8.4*

As Built:

48" by 46.5"

Recommendation:

Enlarge landing on ramp where directions change to 60" by 60"



Finding #22 Additional Finding Photos



Park Site

Lat/Long: [41.65713, -91.60879]

Finding: 23

There is no accessible route to the gardens.

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

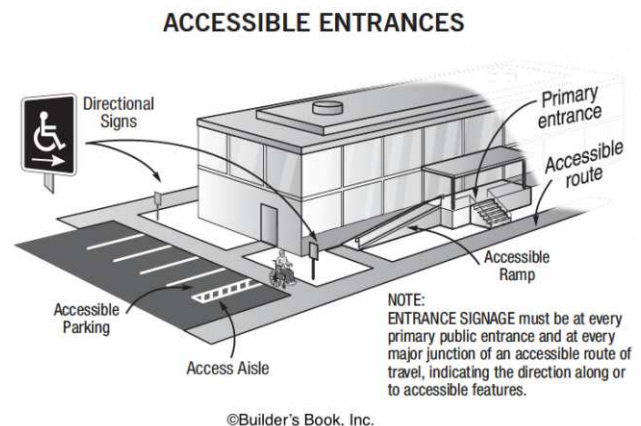
1991 ADAAG Section: 4.1.2

As Built:

gardens- grass, small greenhouse that is going to be revamped/torn down

Recommendation:

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



Finding #23 Additional Finding Photos

