

Site Accessibility Evaluation



SEATS and Secondary Roads

**4810 Melrose Ave
Iowa City, IA 52246**

ADA Only

***Inspection Date: 11/29/2018
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 SEATS and Secondary Roads located at 4810 Melrose Ave, Iowa City, IA 52246. The facility was inspected on 11/29/2018.

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: [41.65788, -91.6059]

Finding: 1

The parking sign is mounted too low.

Parking space identification signs shall include the International Symbol of Accessibility complying with. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

Citation:

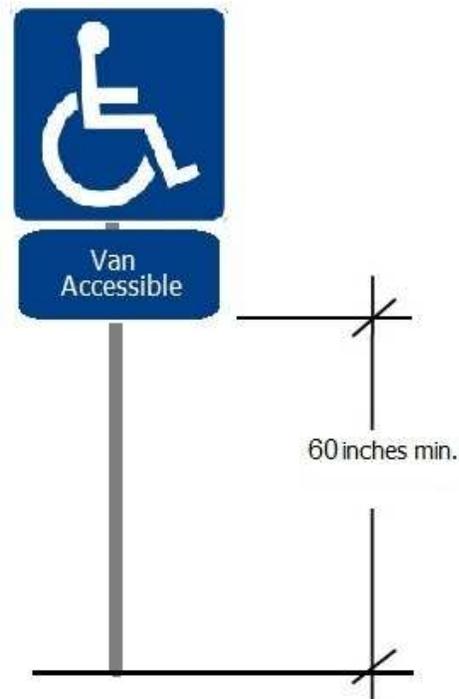
2010 ADAS Section: 502.6

As Built:

front- signs fail 54"
and 57"; back- both
58"

Recommendation:

Raise existing accessible parking signs so lowest end of bottom sign is min 60" aff



Finding #1 Additional Finding Photos



Parking

Lat/Long: [41.65788, -91.6059]

Finding: 2

Element meets all standards and requirements

Citation:

2010 ADAS Section: 208.2

As Built:

front- 18 stalls/2
accessible complies
with scoping

Recommendation:

None

Parking

Lat/Long: [41.65788, -91.6059]

Finding: 3

Element meets all standards and requirements

Citation:

2010 ADAS Section: 502.2, 502.3, 502.4, 502.5

As Built:

front parking -
complies with scoping

Recommendation:

None

Parking

Lat/Long: [41.65788, -91.6059]

Finding: 4

The van stall is missing a sign identifying it as a van accessible stall.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."

Citation:

2010 ADAS Section: 502.6

1991 ADAS Section: 4.6.4

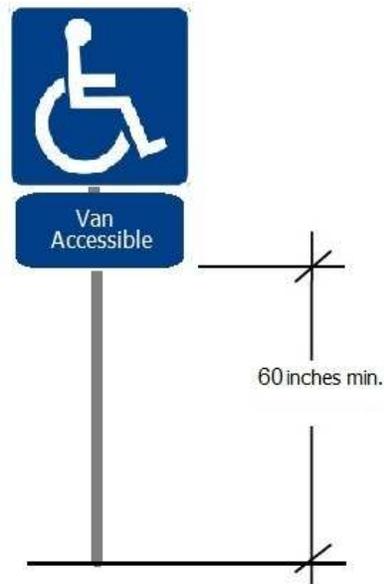
As Built:

no van sign on premises, but front stalls are wide enough for it, back are not

Recommendation:

Add one van parking sign to one accessible stall and repaint stall and access aisle to 11' and 5' or 8' and 8' in back lot

Add one van parking sign to van accessible stall and assure stall and access aisle are 11' and 5' or 8' and 8' in front lot



Parking

Lat/Long: [41.65788, -91.6059]

Finding: 5

The cross slopes (narrow dimension) and/or running slopes (long dimension) of the accessible stall exceeds 2%.

The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.

Citation:

2010 ADAS Section: 502.4

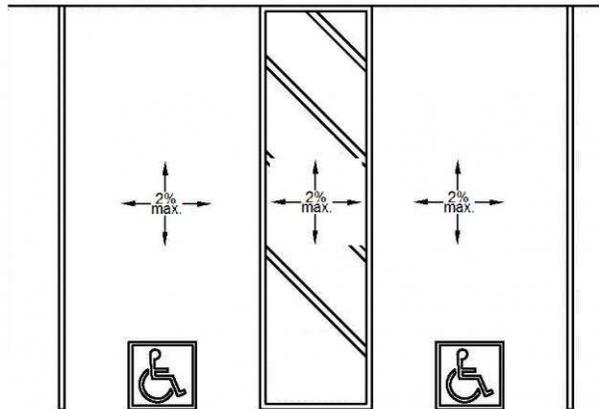
1991 ADAS Section: 4.6.3

As Built:

Employee lot - R stall
2.7%

Recommendation:

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



Finding #5 Additional Finding Photos



Parking

Lat/Long: [41.65788, -91.6059]

Finding: 6

Element meets all standards and requirements

Citation:

2010 ADAS Section: 208.2

As Built:

back- has many
unmarked stalls, 7
stalls with 2
accessible, meets
scoping for lined stalls

Recommendation:

None

SEATS IAR

Lat/Long: [41.65788, -91.6059]

Finding: 7

The reception counter 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

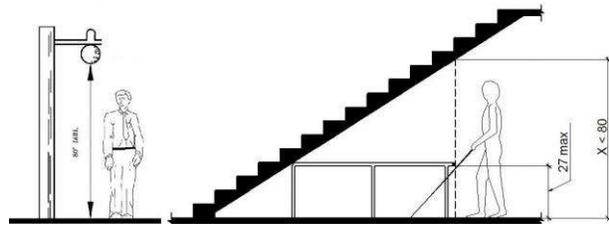
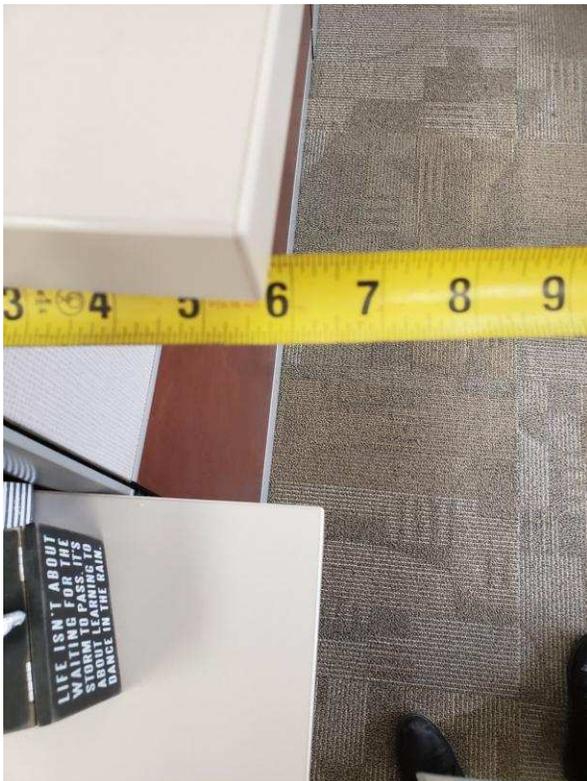
1991 ADAS Section: 4.4.1

As Built:

reception counter
protrudes 5"

Recommendation:

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



Finding #7 Additional Finding Photos



SEATS IAR

Lat/Long: [41.65788, -91.6059]

Finding: 8

Element meets all standards and requirements

Citation:

2010 ADAS Section: 211.2, 211.3, 602, 305

As Built:

drinking fountains -
comply

Recommendation:

None

SEATS IAR

Lat/Long: [41.65788, -91.6059]

Finding: 9

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.9

1991 ADAS Section: 4.13.11

As Built:

Interior entry non auto
#12

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



SEATS IAR

Lat/Long: [41.65788, -91.6059]

Finding: 10

Exterior doors exceed 8.5 lbs of force to open; fire doors shall have a minimum opening force allowable by the appropriate administrative authority

Citation:

2010 ADAS Section: 404.2.9

As Built:

**exterior entry non auto
#12**

Recommendation:

Inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice

SEATS IAR

Lat/Long: [41.65788, -91.6059]

Finding: 11

Element meets all standards and requirements

Citation:

2010 ADAS Section: 702

As Built:

alarms comply

Recommendation:

None

SEATS IAR

Lat/Long: [41.65788, -91.6059]

Wheel: N/A, Direction: N/A

Finding: 12

Element meets all standards and requirements

Citation:

2010 ADAS Section: 216.2, 703

As Built:

**all permanent signage
compliant**

Recommendation:

None

SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 13

The knobs are not accessible because they requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

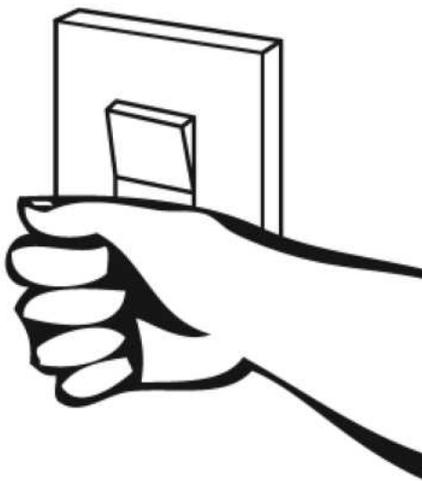
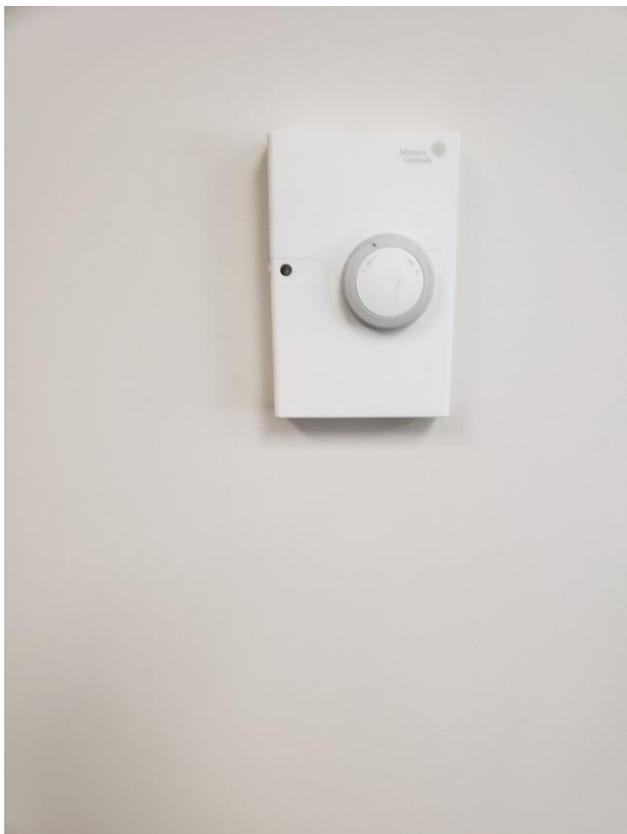
1991 ADAS Section: 4.27.4

As Built:

126, 119- knobs at
thermostat controls

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



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 14

The thermostats 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:

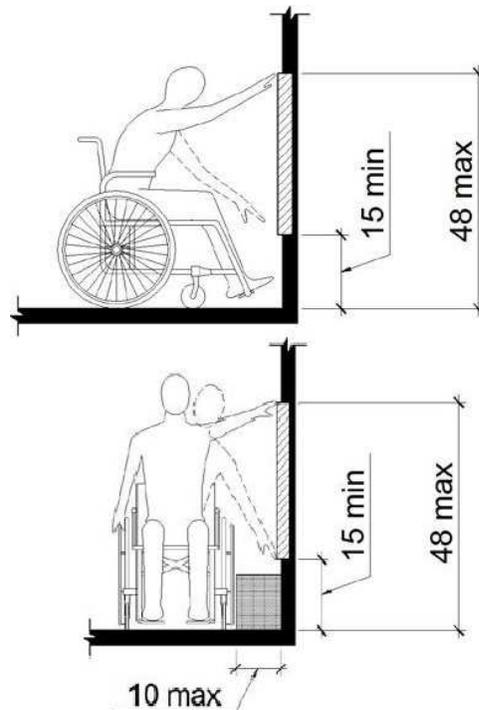
2010 ADAS Section: 308.1

As Built:

126, 119- thermostat 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 #14 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 15

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

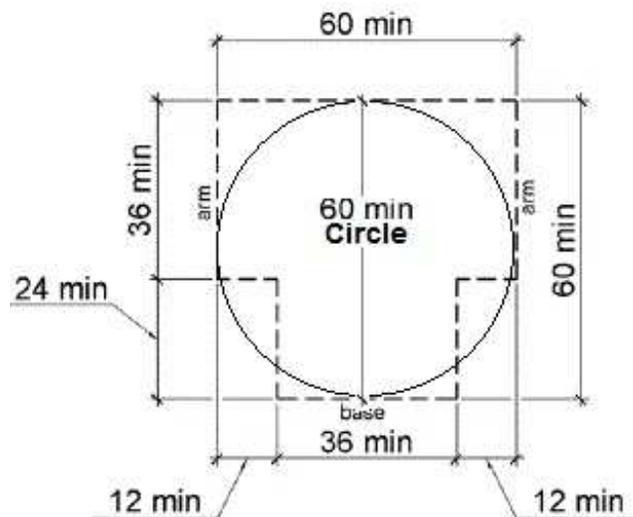
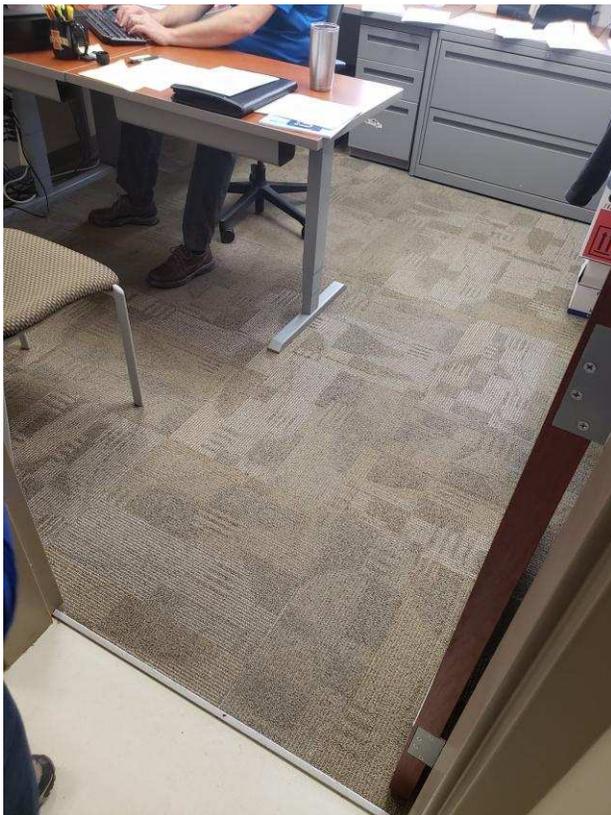
1991 ADAS Section: 4.2.3

As Built:

125- 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



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 16

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

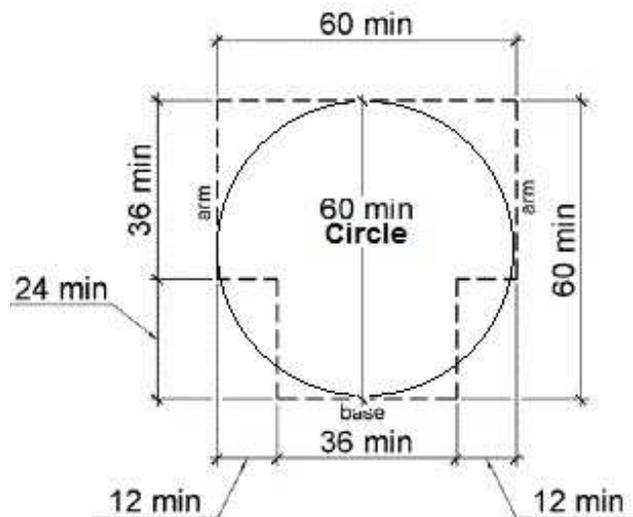
1991 ADAS Section: 4.2.3

As Built:

124- 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



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 17

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:

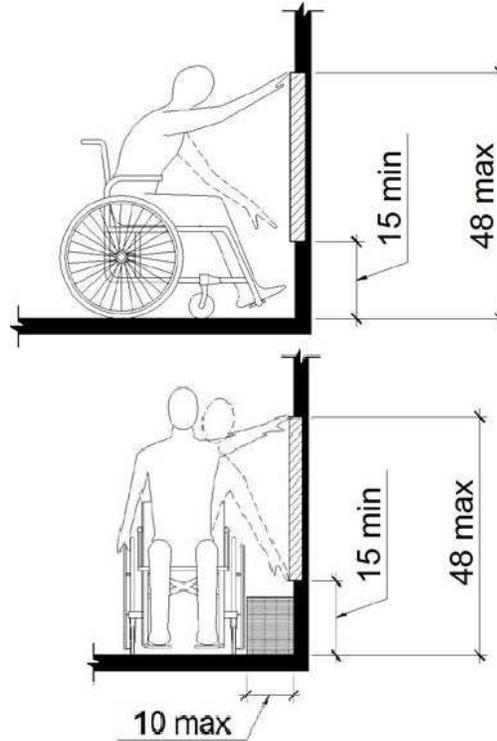
2010 ADAS Section: 308.1

As Built:

125- hooks 61.5"

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 #17 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 18

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

room 128 - room complies

Recommendation:

None

SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 19

The panels 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

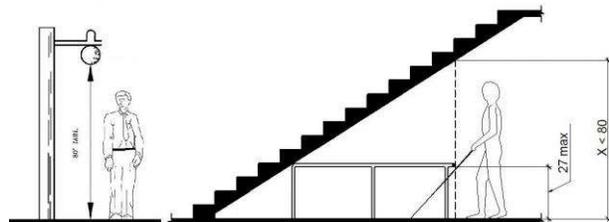
1991 ADAS Section: 4.4.1

As Built:

IT- some panels protrude

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 #19 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 20

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:

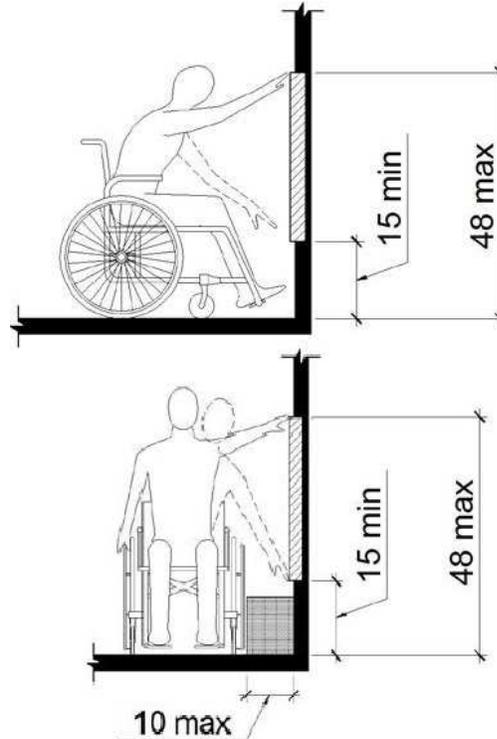
2010 ADAS Section: 308.1

As Built:

123- hooks 73"

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 #20 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 21

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2,
403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4,
606.3, 308

As Built:

electrical room - room
complies

Recommendation:

None

SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 22

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

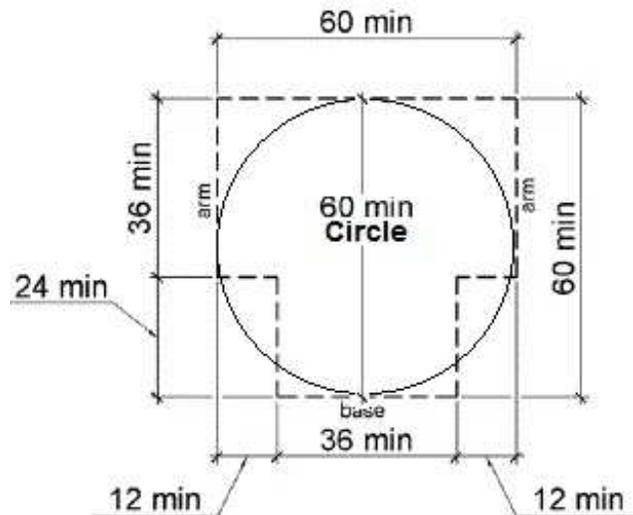
1991 ADAS Section: 4.2.3

As Built:

HVAC- furniture obstructs

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



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 23

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

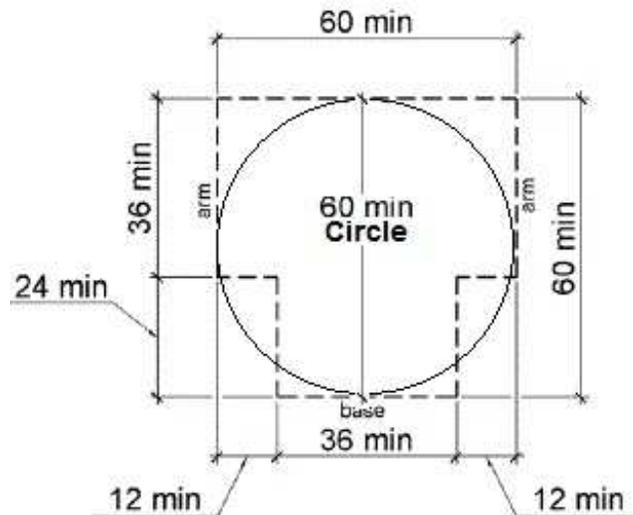
1991 ADAS Section: 4.2.3

As Built:

121- furniture, narrows to 25" behind desk

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 #23 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

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:

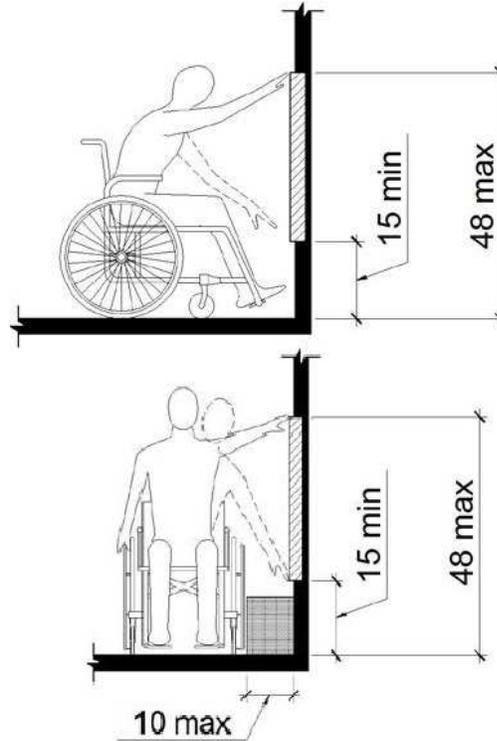
2010 ADAS Section: 308.1

As Built:

121- hooks

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



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 25

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:

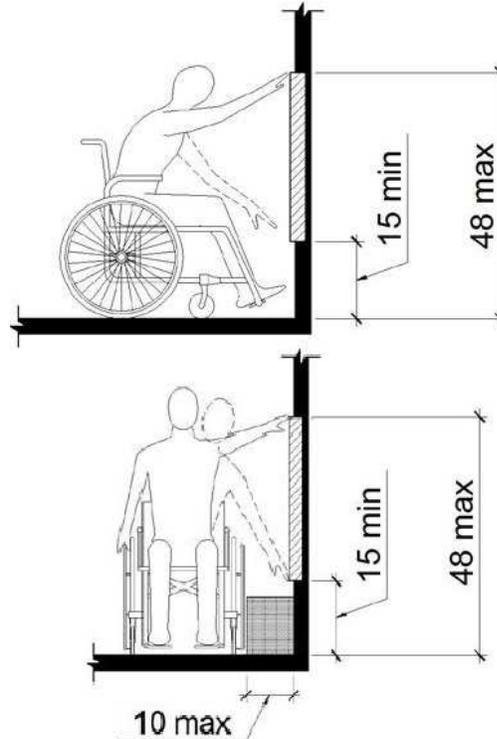
2010 ADAS Section: 308.1

As Built:

120- hooks

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



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 26

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

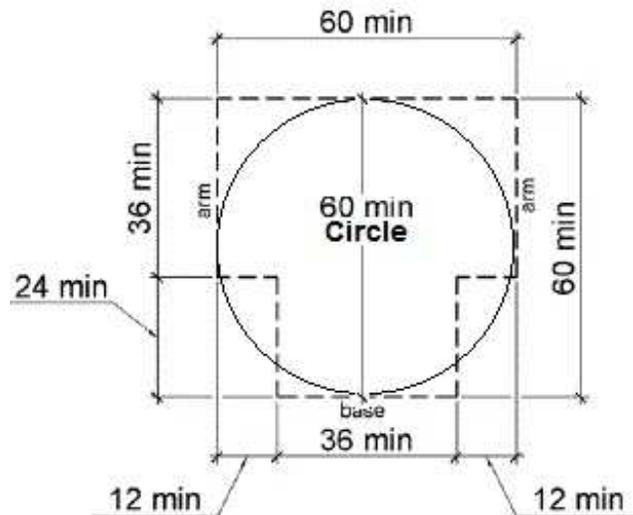
1991 ADAS Section: 4.2.3

As Built:

120- furniture, narrows to 27" behind desk

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



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 27

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, 606.2 Exception 1, 606.2 Exception 4, 606.2 Exception 5, 606.2 Exception 6, 606.2 Exception 7, 606.3, 606.4, 606.5

1991 ADAS Section: 4.24.5 , 4.24.2 , 4.24.3, 4.24.4 , 4.24.6 , 4.24.7

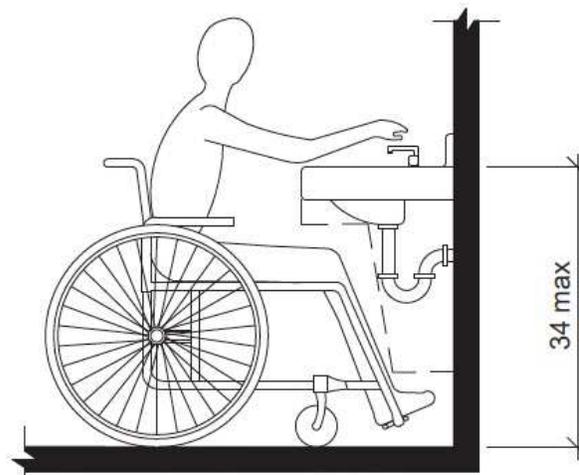
As Built:

break room- sink rim
36"

Recommendation:

Lower sinks to max 34" aff to front of rim

Finding #27 Continued



Finding #27 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 28

The AED and first aid project more than 4 inches into the circulation path.

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

Citation:

2010 ADAS Section: 307.2

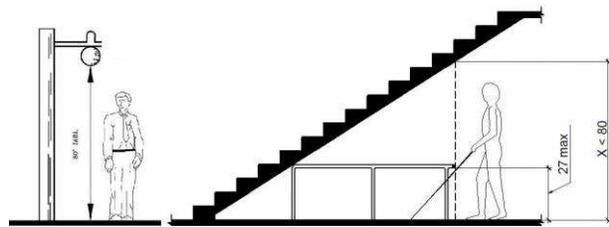
1991 ADAS Section: 4.4.1

As Built:

break room- AED and first aid

Recommendation:

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



Finding #28 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 29

Compliant knee and/or toe clearance is not provided.

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: 306.2.1

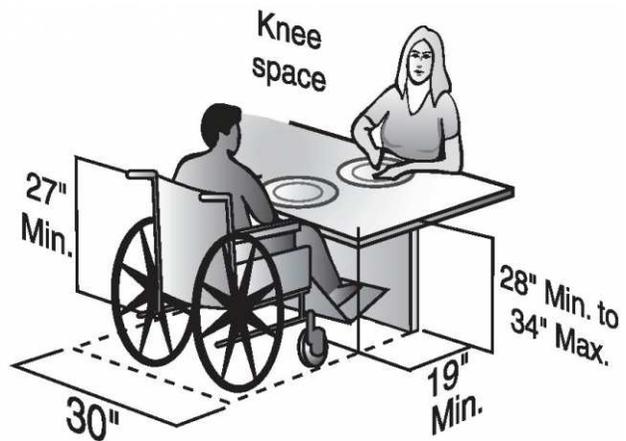
1991 ADAS Section: 4.32.3

As Built:

break room- 0 of 3
tables provide toe
clearance

Recommendation:

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



Dining or Work Surface

©Builder's Book, Inc.

SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 30

The first aid, AED, and phone high 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:

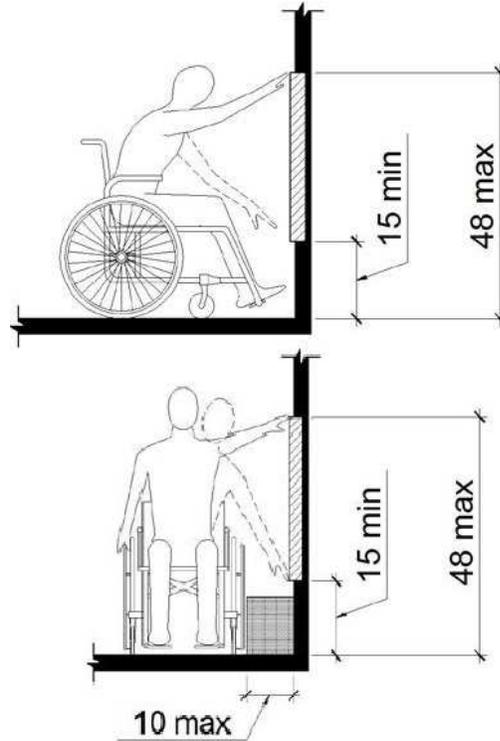
2010 ADAS Section: 308.1

As Built:

break room- first aid,
AED, and phone high

Recommendation:

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



Finding #30 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 31

The panel 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

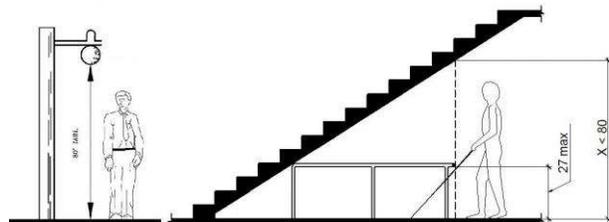
1991 ADAS Section: 4.4.1

As Built:

116 the vault- panel 5"

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 #31 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 32

The water heater 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

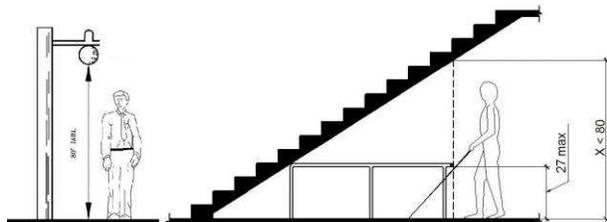
1991 ADAS Section: 4.4.1

As Built:

janitor- water heater
protrudes

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



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 33

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

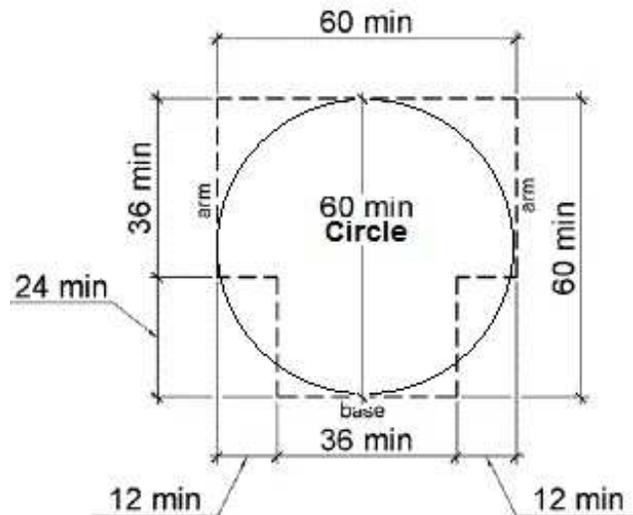
1991 ADAS Section: 4.2.3

As Built:

janitor- room 54"
narrow

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



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 34

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

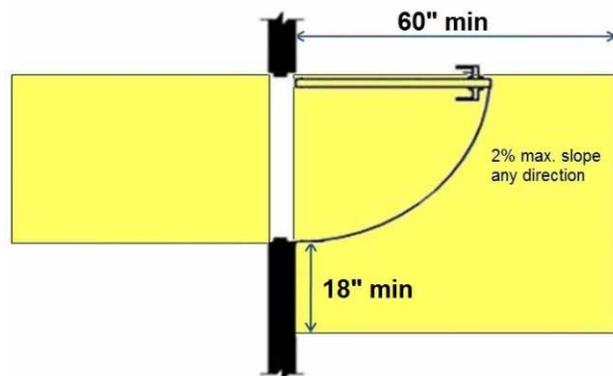
1991 ADAS Section: 4.13.6

As Built:

Rm 127 - copier on pull

Recommendation:

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 35

The cabinets extend 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

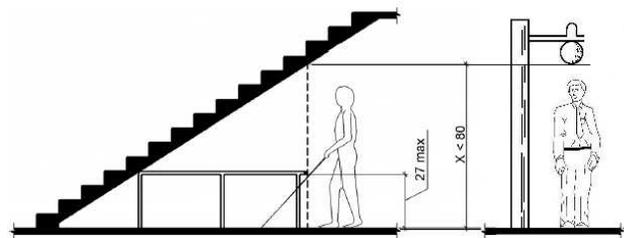
1991 ADAS Section: 4.4.2

As Built:

Rm 127 - cabinets at
55.75"

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 #35 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 36

The vision light panels (glazing/window) are mounted too high.

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 maximum above the finish floor.

Citation:

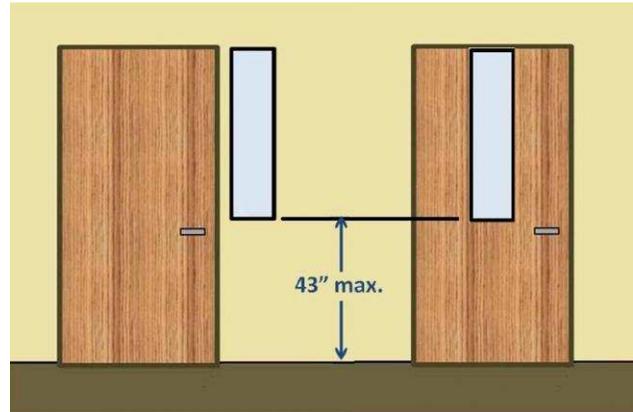
2010 ADAS Section: 404.2.11

As Built:

Tom B - 47.5" to window

Recommendation:

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



Finding #36 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 37

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.

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:

Carter B - 47.5" to window, chair and desk on pull

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 ones having sidelight viewing windows max 43" aff



Finding #37 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 38

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.

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:

Dawn A - 47.5" to window, chair and desk on pull

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 ones having sidelight viewing windows max 43" aff



Finding #38 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Wheel: N/A, Direction: N/A

Finding: 39

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

**Rm 128 - door
complies**

Recommendation:

None

SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 40

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.

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.

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:

IT - chair and storage on pull, fast, 15#

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 5 lbf to open interior doors

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



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 41

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.

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:

Rm 123 - 47.5" to
window, desk at 13.5"
on pull, 14#

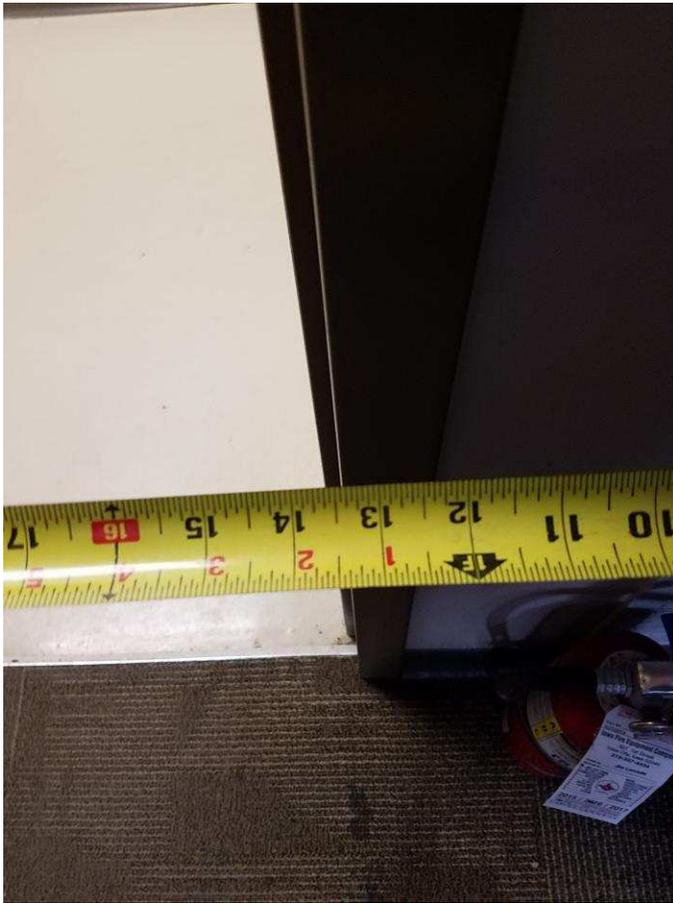
Recommendation:

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 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 #41 Continued



Finding #41 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Wheel: N/A, Direction: N/A

Finding: 42

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

**Electrical - door
complies**

Recommendation:

None

SEATS

Lat/Long: [41.65788, -91.6059]

Wheel: N/A, Direction: N/A

Finding: 43

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

**Furnace room - door
complies**

Recommendation:

None

SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 44

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.

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:

Chris H- 47" to window, chair and desk on pull

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 ones having sidelight viewing windows max 43" aff



Finding #44 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 45

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.

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:

Mike H - 47.5" to window, chair and desk on pull

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 ones having sidelight viewing windows max 43" aff



Finding #45 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 46

The vision light panels (glazing/window) are mounted too high.

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 maximum above the finish floor.

Citation:

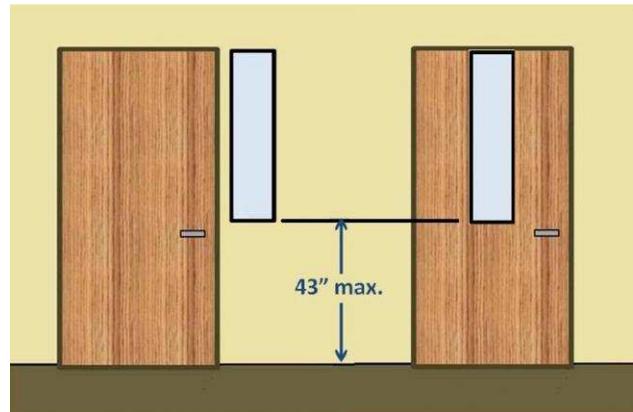
2010 ADAS Section: 404.2.11

As Built:

Kevin B - 47" to window

Recommendation:

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



SEATS

Lat/Long: [41.65788, -91.6059]

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.

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:

Int exit near 119 - 45.5"
to window, wall at 10"
on push and pull, 16#

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 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 #47 Continued



Finding #47 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 48

The vision light panels (glazing/window) are mounted too high.

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 maximum above the finish floor.

Citation:

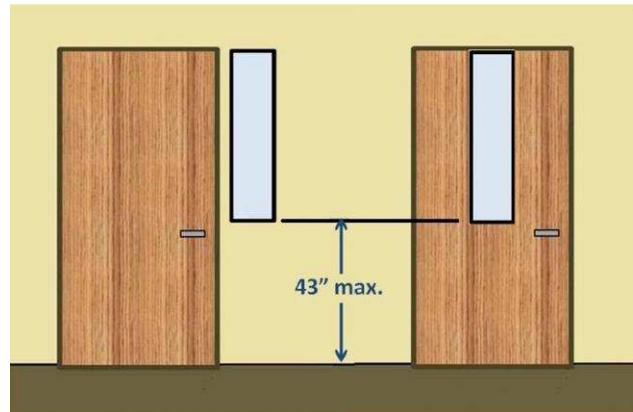
2010 ADAS Section: 404.2.11

As Built:

Breakroom - 47.5" to window

Recommendation:

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



Finding #48 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 49

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.

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

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:

Vault 116 - 10" to wall
on pull, lockers back,
15#

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 closing speed on door closers



Finding #49 Additional Finding Photos



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 50

The landing on the pull side of the door is obstructed.

Landings for doors on the pull side with a latch approach must be flat (2% max. slope in any direction) for a minimum distance of 48 inches in the direction of travel. The width of the landing must be as wide as the door plus an additional 24 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

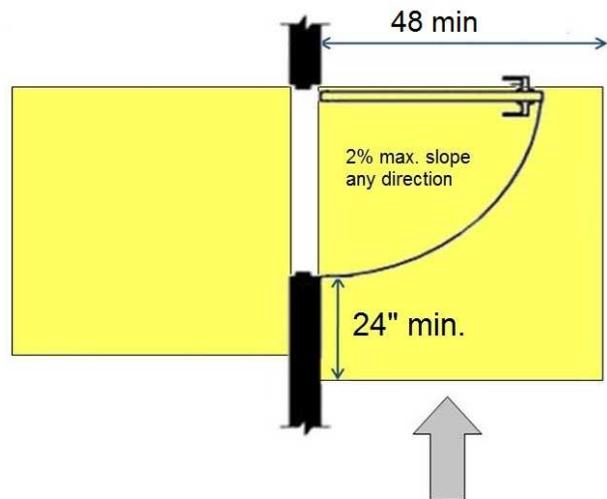
1991 ADAS Section: 4.13.6

As Built:

Janitor - hot water
heater in clearance

Recommendation:

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



SEATS

Lat/Long: [41.65788, -91.6059]

Finding: 51

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

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

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.

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:

Rear exit exterior - 46" to window, wall on pull, recessed, fast, 11#, narrow pad on pull

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 closing speed on door closers

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

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

Finding #51 Continued



Finding #51 Additional Finding Photos



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 52

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:

conference room A-
fast, 10#, window 47"

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 #52 Continued



Finding #52 Additional Finding Photos



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 53

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).

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:

conference room
storage small- storage
on push, 27.5" wide

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



Finding #53 Additional Finding Photos



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 55

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.

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

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:

conference room
storage large- storage
on push, 9#

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 5 lbf to open interior doors

Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 56

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

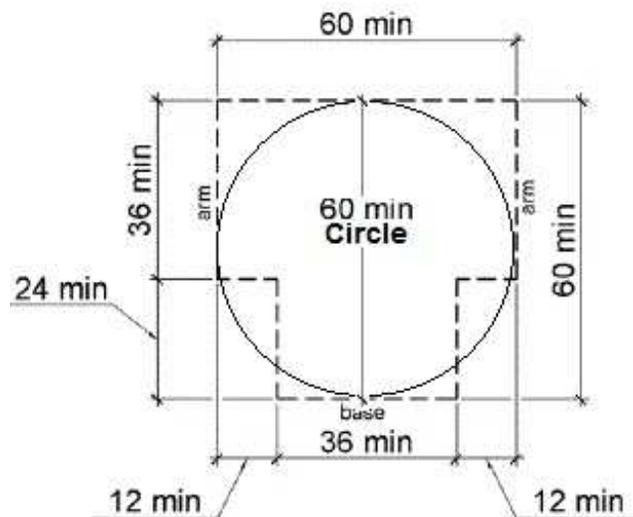
1991 ADAS Section: 4.2.3

As Built:

conference large
storage- storage

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 57

The switch 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

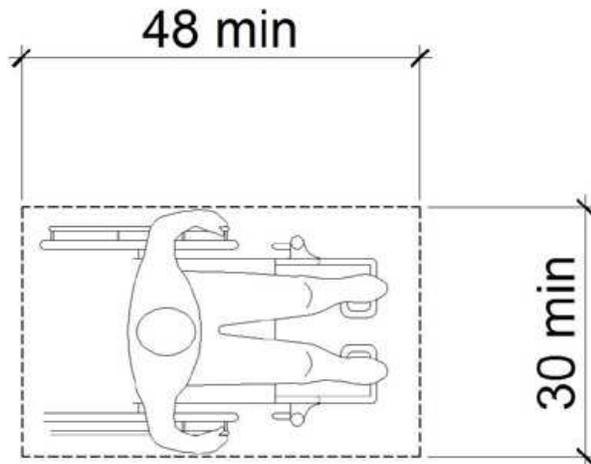
1991 ADAS Section: 4.2.4.1

As Built:

conference room large
storage- switch

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 58

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

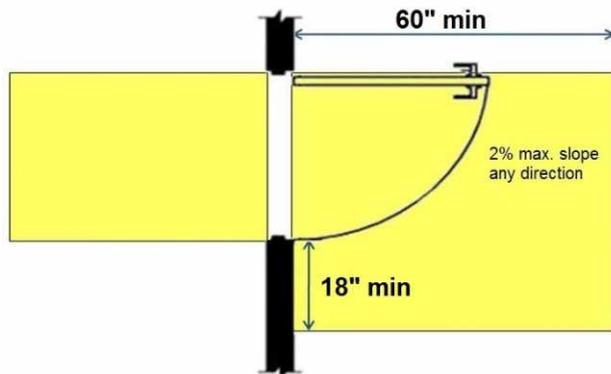
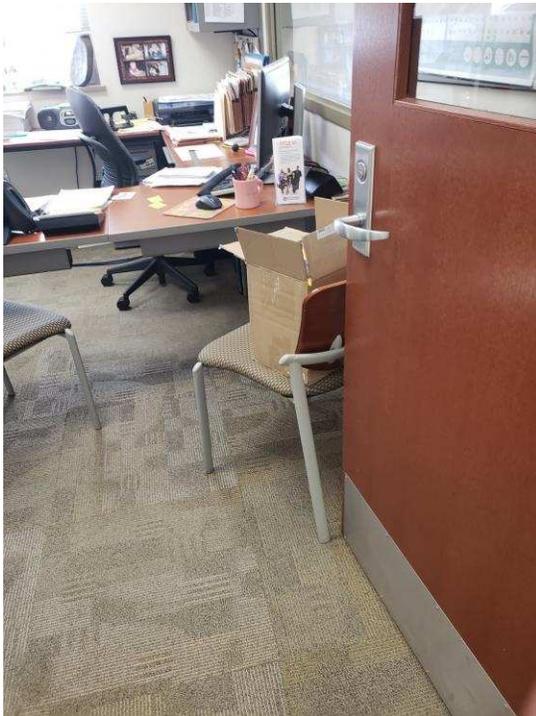
1991 ADAS Section: 4.13.6

As Built:

reception- chair back
on pull

Recommendation:

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 59

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

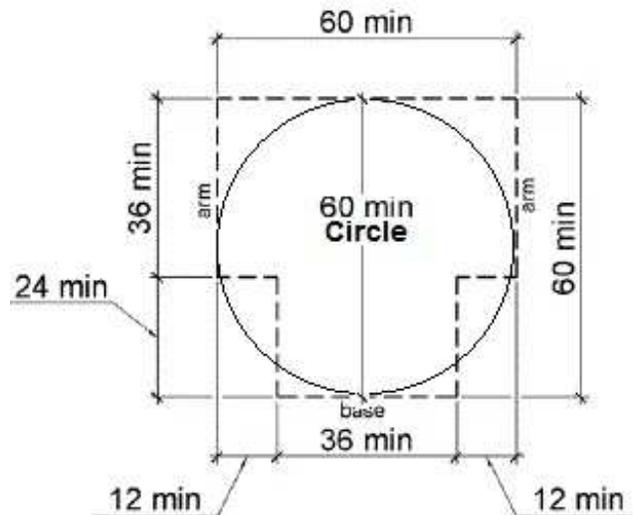
1991 ADAS Section: 4.2.3

As Built:

reception- 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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 60

The thermostat knobs are not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

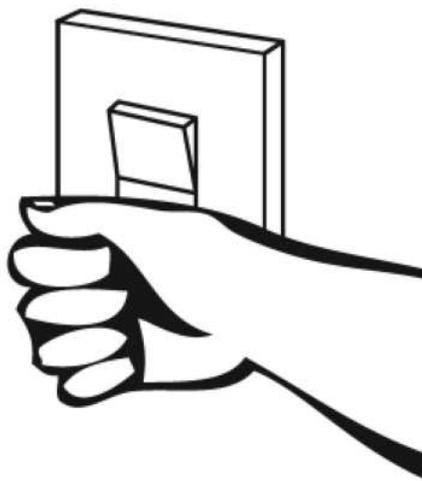
1991 ADAS Section: 4.27.4

As Built:

room 106, 108-
thermostat knob

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 61

The thermostat 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:

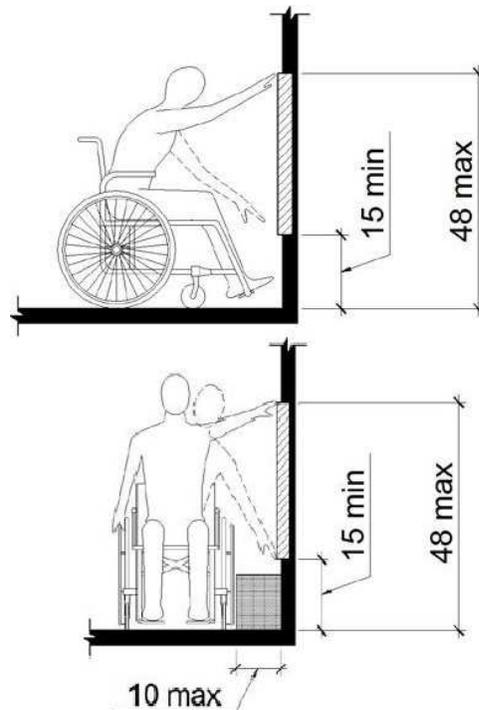
2010 ADAS Section: 308.1

As Built:

106, 108- thermostat
high 60"

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 #61 Additional Finding Photos



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 62

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2,
403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4,
606.3, 308

As Built:

106 room complies

Recommendation:

None

Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 63

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

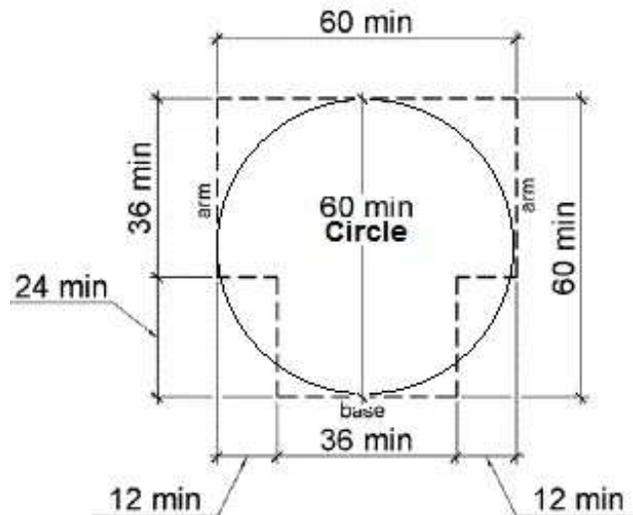
1991 ADAS Section: 4.2.3

As Built:

furnace room- storage obstructs

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 64

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2,
403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4,
606.3, 308

As Built:

107 - room complies

Recommendation:

None

Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 65

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2,
403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4,
606.3, 308

As Built:

109 - room complies

Recommendation:

None

Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 66

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2,
403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4,
606.3, 308

As Built:

134- file room
complies

Recommendation:

None

Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 67

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2,
403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4,
606.3, 308

As Built:

110 - room complies

Recommendation:

None

Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 68

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

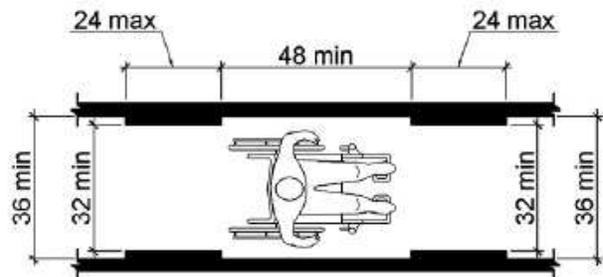
1991 ADAS Section: 4.3.3

As Built:

library 111- lacks route
around table

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 #68 Additional Finding Photos



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 69

The key 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:

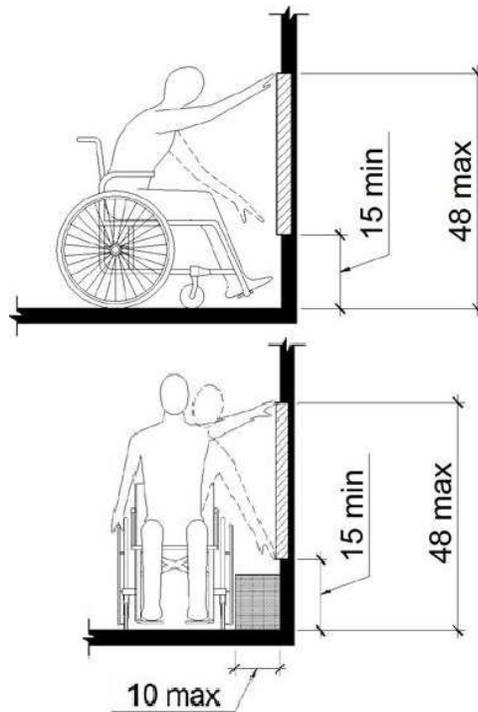
2010 ADAS Section: 308.1

As Built:

115- key hooks high 63"

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 70

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

115 closet, no entry
closet complies

Recommendation:

None

Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 71

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

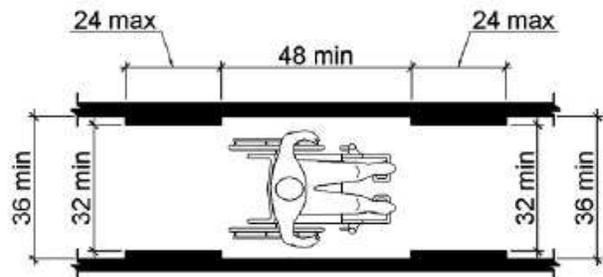
1991 ADAS Section: 4.3.3

As Built:

sprinkler control-narrows to 25"

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 #71 Additional Finding Photos



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 72

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

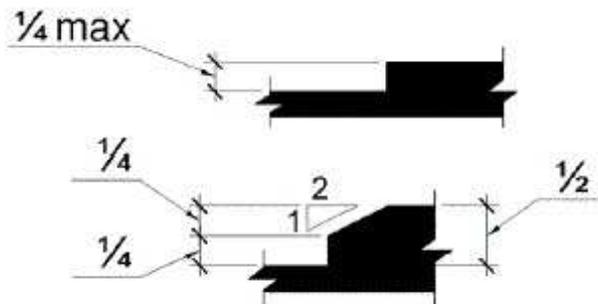
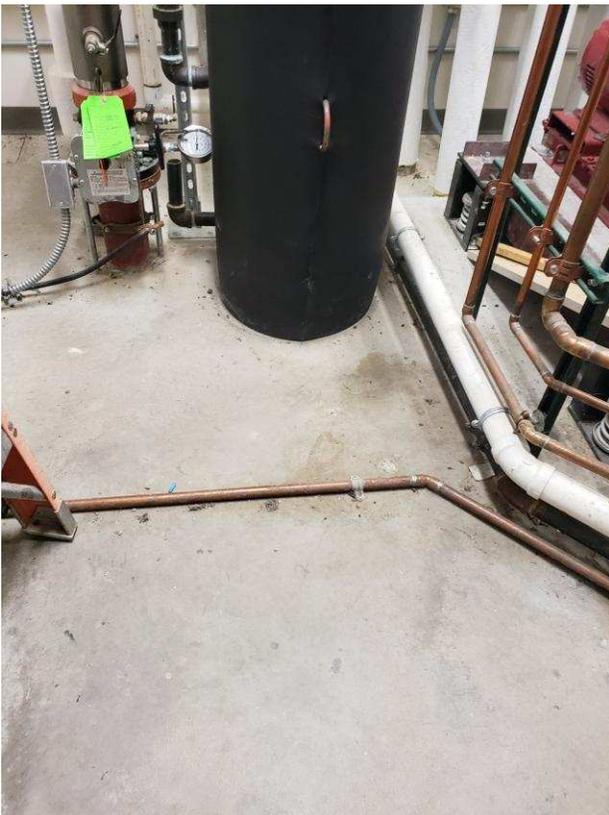
1991 ADAS Section: 4.3.8

As Built:

sprinkler control- pipe

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 73

The sprinkler control 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:

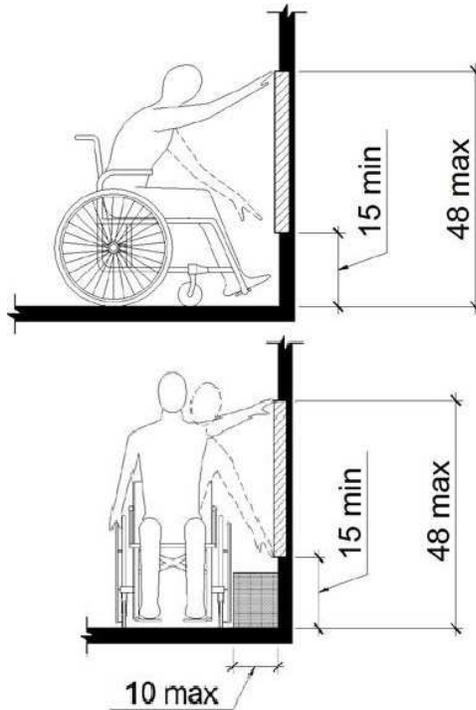
2010 ADAS Section: 308.1

As Built:

sprinkler control-
sprinkler control 64"

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 74

The fire extinguisher and alarm panel are 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

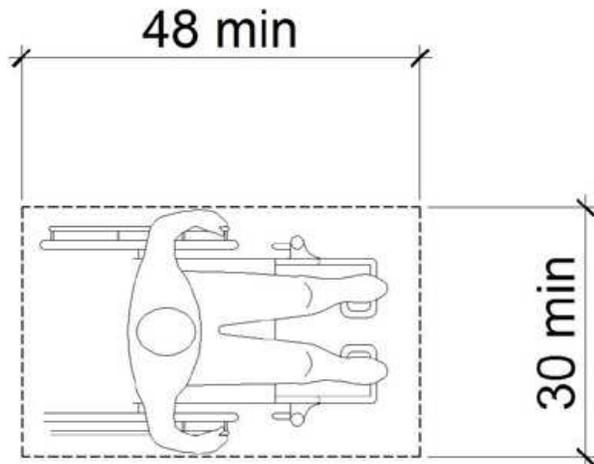
1991 ADAS Section: 4.2.4.1

As Built:

sprinkler room- fire
extinguisher and alarm
panel

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 75

The vision light panels (glazing/window) are mounted too high.

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 maximum above the finish floor.

Citation:

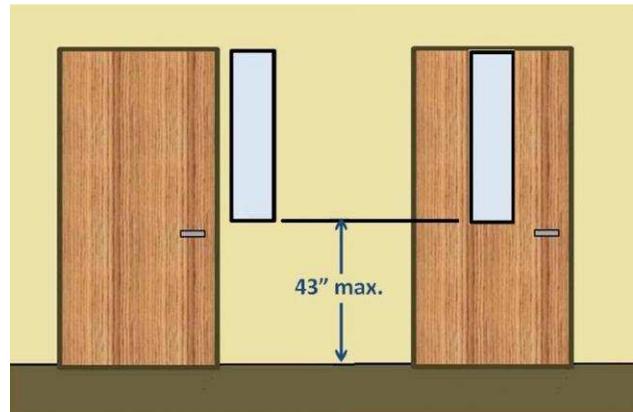
2010 ADAS Section: 404.2.11

As Built:

Conference 135 single
- window at 47.5"

Recommendation:

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



Finding #75 Additional Finding Photos



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 76

The thermostat knob is not accessible because it requires tight grasping, pinching or twisting of the wrist.

Citation:

2010 ADAS Section: 309.4

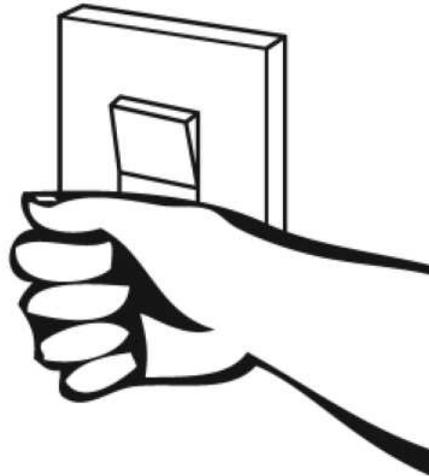
1991 ADAS Section: 4.27.4

As Built:

Conference 135 -
thermostat knob
mounted 60"

Recommendation:

Replace thermostat knob with an operable part usable without a tight pinch or grasp and lower to max 48" aff



Finding #76 Additional Finding Photos



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 77

The vision light panels (glazing/window) are mounted too high.

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 maximum above the finish floor.

Citation:

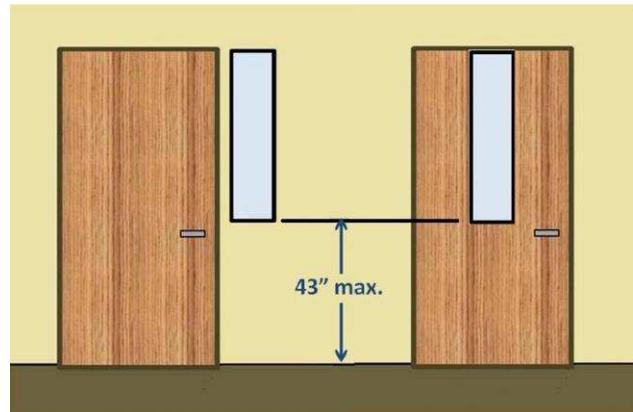
2010 ADAS Section: 404.2.11

As Built:

Conference B 105 -
window at 47.5"

Recommendation:

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Wheel: N/A, Direction: N/A

Finding: 78

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

Conference B, 105 - room complies

Recommendation:

None

Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 79

The vision light panels (glazing/window) are mounted too high.

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 maximum above the finish floor.

Citation:

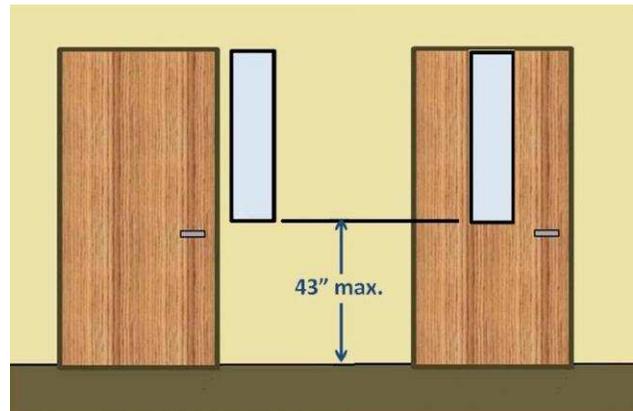
2010 ADAS Section: 404.2.11

As Built:

106 - window at 47.25"

Recommendation:

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 80

The vision light panels (glazing/window) are mounted too high.

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 maximum above the finish floor.

Citation:

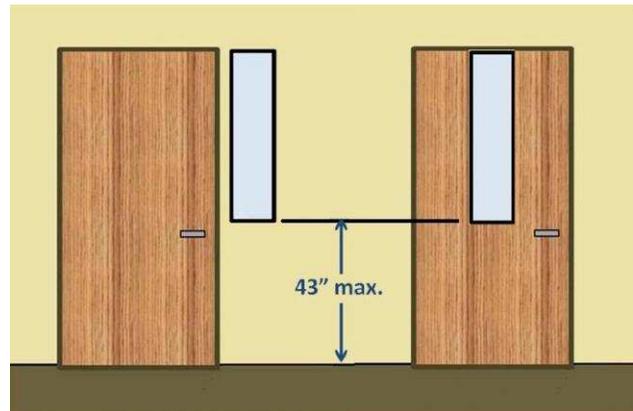
2010 ADAS Section: 404.2.11

As Built:

107 - window at 47.25"

Recommendation:

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 81

The vision light panels (glazing/window) are mounted too high.

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 maximum above the finish floor.

Citation:

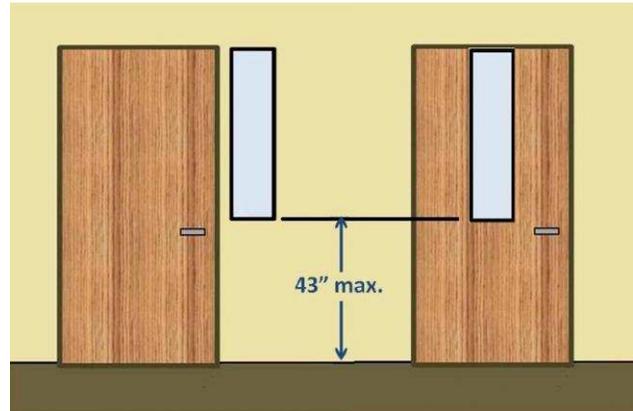
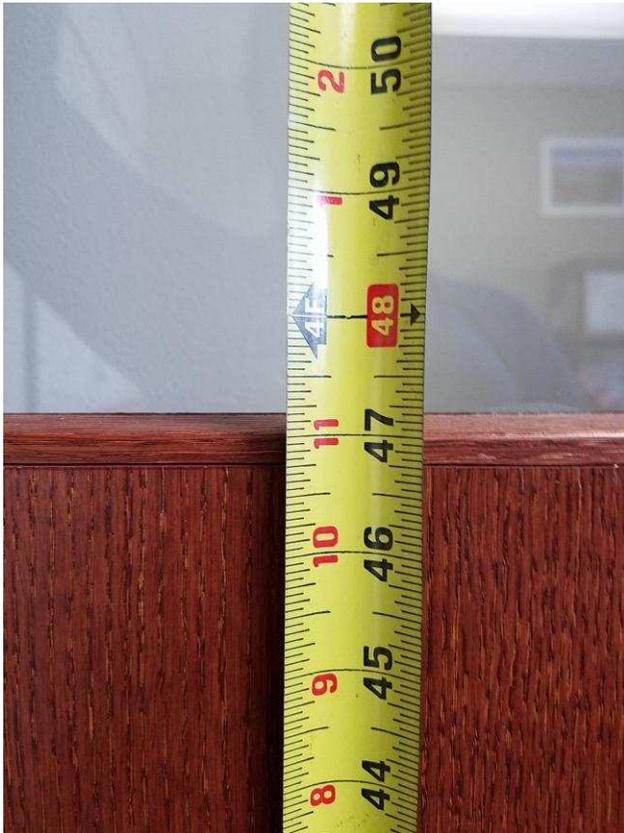
2010 ADAS Section: 404.2.11

As Built:

108 - window at 47"

Recommendation:

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 82

The vision light panels (glazing/window) are mounted too high.

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 maximum above the finish floor.

Citation:

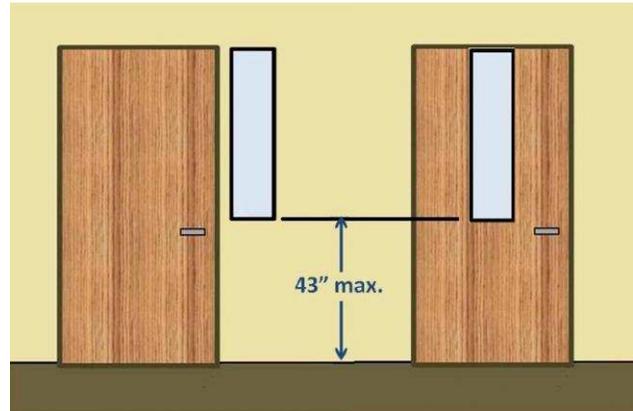
2010 ADAS Section: 404.2.11

As Built:

109 - window at 47"

Recommendation:

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 83

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

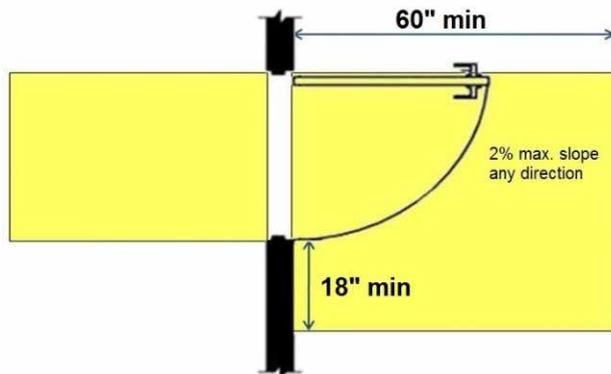
1991 ADAS Section: 4.13.6

As Built:

134 - printer on pull

Recommendation:

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 84

The vision light panels (glazing/window) are mounted too high.

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 maximum above the finish floor.

Citation:

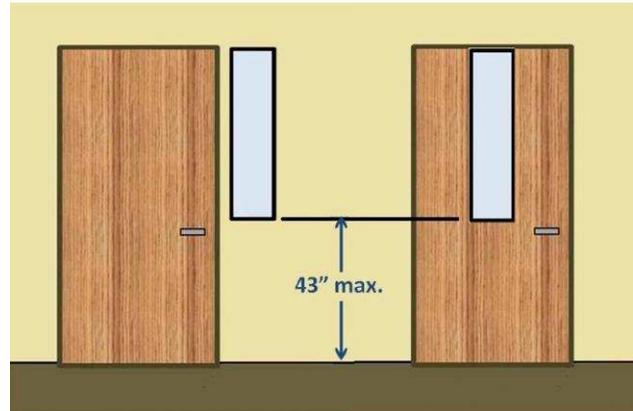
2010 ADAS Section: 404.2.11

As Built:

110 - window at 47.25"

Recommendation:

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 85

The vision light panels (glazing/window) are mounted too high.

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 maximum above the finish floor.

Citation:

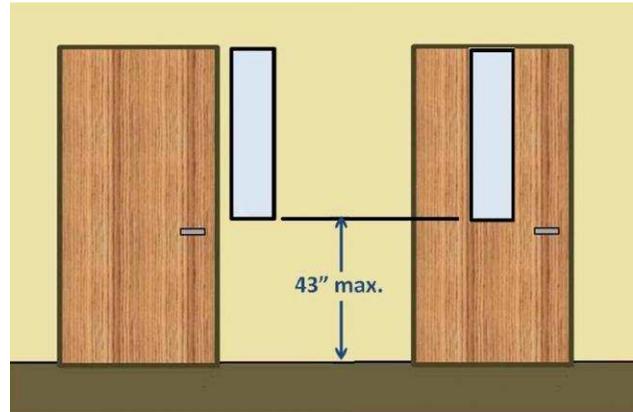
2010 ADAS Section: 404.2.11

As Built:

Library 111 - window
at 47.25"

Recommendation:

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 86

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:

Secondary Rds to
back hall - 13#,
window 45.25"

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 87

The vision light panels (glazing/window) are mounted too high.

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 maximum above the finish floor.

Citation:

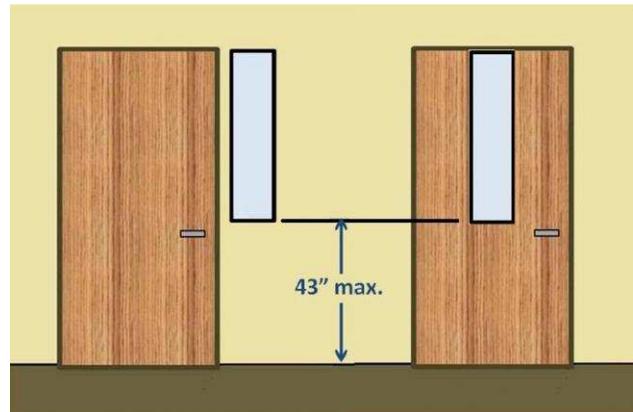
2010 ADAS Section: 404.2.11

As Built:

115 from back hall-window at 47.5"

Recommendation:

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 88

The vision light panels (glazing/window) are mounted too high.

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 maximum above the finish floor.

Citation:

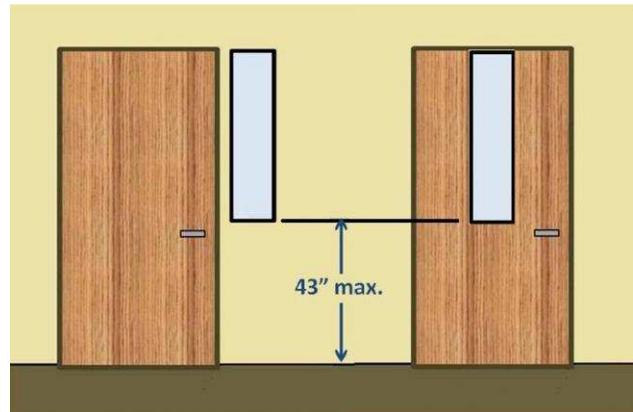
2010 ADAS Section: 404.2.11

As Built:

115 front RR hall -
window at 47.75"

Recommendation:

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



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 89

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

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

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.

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:

Rear exit exterior -
45.5" to window,
recessed 11", fast, 13#,
narrow pad on pull

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 closing speed on door closers

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

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 #89 Continued



Finding #89 Additional Finding Photos



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 90

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

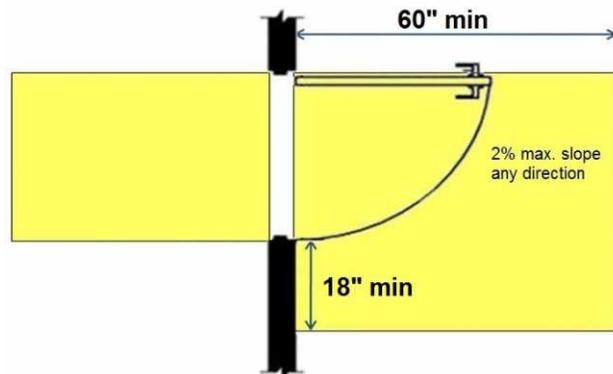
1991 ADAS Section: 4.13.6

As Built:

Sprinkler room-storage on pull

Recommendation:

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



Secondary Roads

Lat/Long: [41.65788, -91.6059]

Finding: 91

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

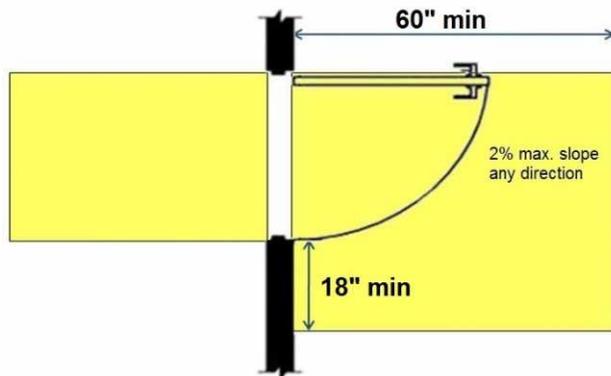
1991 ADAS Section: 4.13.6

As Built:

furnace room - storage
on pull

Recommendation:

For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60" maneuvering space around doors



SEATS and Secondary Roads Women's Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 92

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:

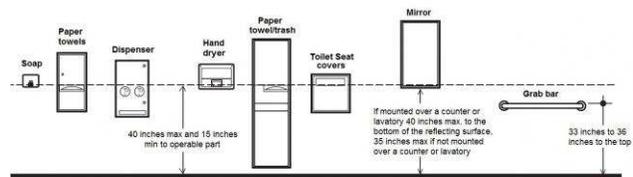
2010 ADAS Section: 603.3

As Built:

mirror at 40.5"

Recommendation:

Lower mirror so reflective surface is max 40" aff



Finding #92 Additional Finding Photos



SEATS and Secondary Roads Women's Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 93

The toilet compartment is not wide enough.

Toilet compartments must be a minimum of 60 inches in width.

Citation:

2010 ADAS Section: 604.8

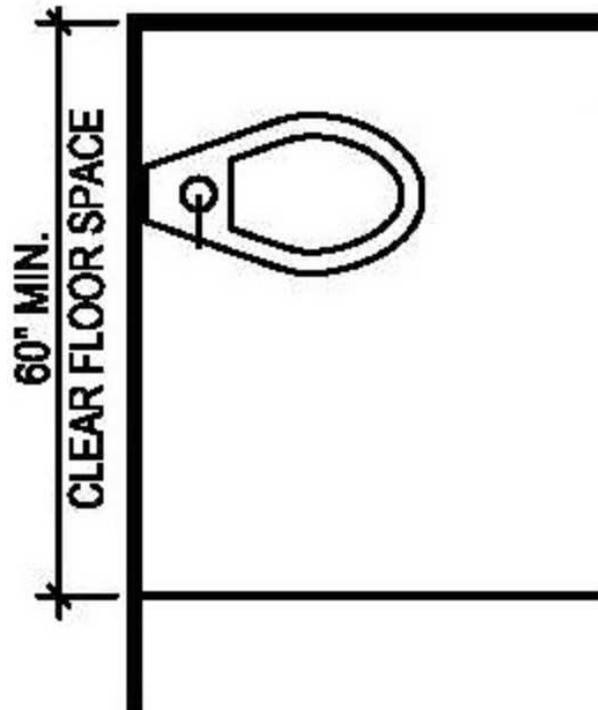
1991 ADAS Section: 4.17.3

As Built:

59.5" wide, depth good

Recommendation:

Widen accessible stalls to min. 60" clear width



Finding #93 Additional Finding Photos



SEATS and Secondary Roads Women's Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 94

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:

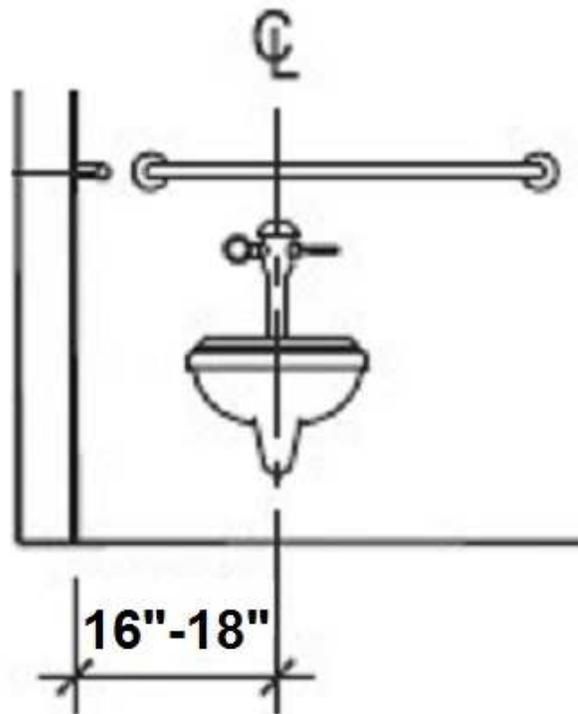
2010 ADAS Section: 604.2

As Built:

centerline 18.5"

Recommendation:

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



Finding #94 Additional Finding Photos



SEATS and Secondary Roads Women's Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 95

The rear grab bar does not extend adequately past the toilet on the wide 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 wall side and 24 inches minimum on the wide 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

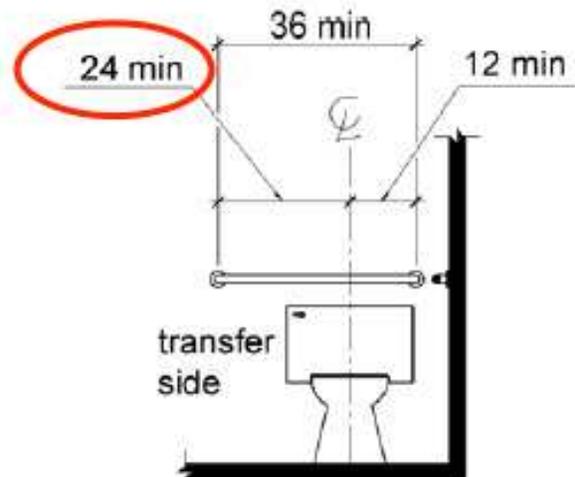
1991 ADAS Section: 4.16.4

As Built:

10.5" to closed side

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



SEATS and Secondary Roads Women's Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 96

Element meets all standards and requirements

Citation:

2010 ADAS Section: 216.2, 703

As Built:

sign complies

Recommendation:

None

SEATS and Secondary Roads Women's Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 97

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.9

1991 ADAS Section: 4.13.11

As Built:

16#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



SEATS and Secondary Roads Women's Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 98

The sharps dispenser 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:

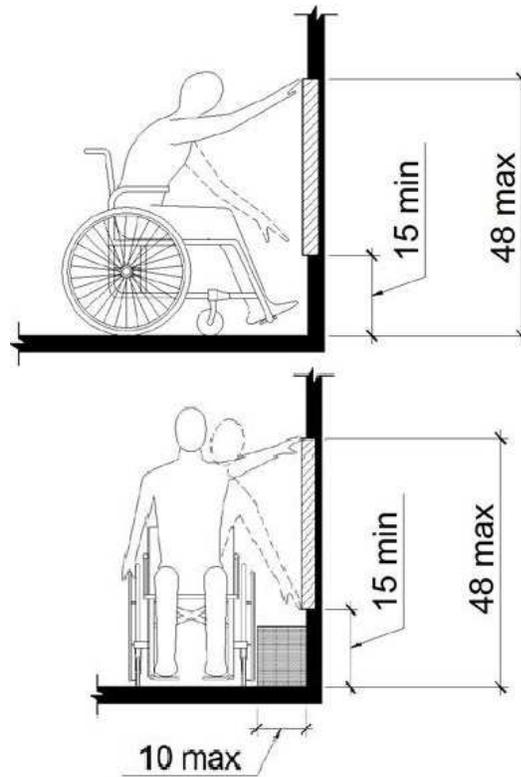
2010 ADAS Section: 308.1

As Built:

sharps dispenser 57"

Recommendation:

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



Finding #98 Additional Finding Photos



SEATS and Secondary Roads Women's Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 99

Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. 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 (100 mm) 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 (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

Citation:

2010 ADAS Section: 604.8.1.2

As Built:

chair back on pull

Recommendation:

Relocate furniture to allow maneuvering clearance for the stall door.



Finding #99 Additional Finding Photos



SEATS and Secondary Roads Men's Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 100

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:

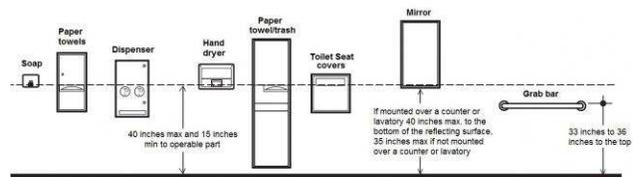
2010 ADAS Section: 603.3

As Built:

mirror at 40.5"

Recommendation:

Lower mirror so reflective surface is max 40" aff



Finding #100 Additional Finding Photos



SEATS and Secondary Roads Men's Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 101

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:

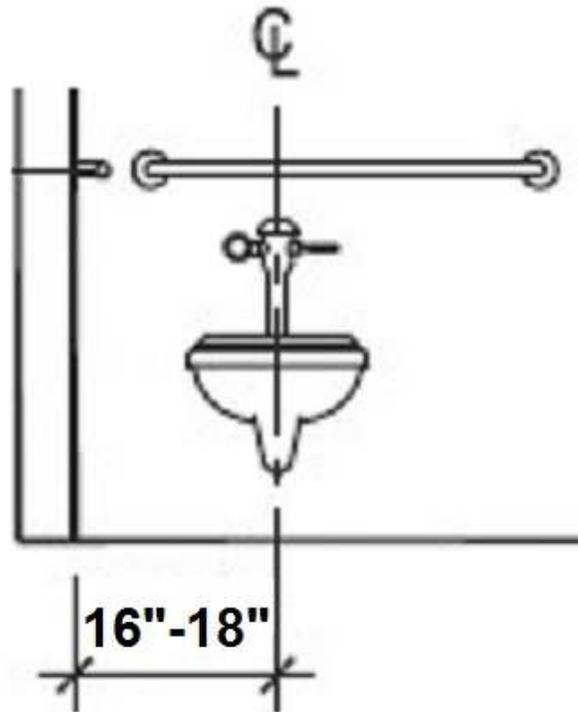
2010 ADAS Section: 604.2

As Built:

centerline 19.5"

Recommendation:

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



Finding #101 Additional Finding Photos



SEATS and Secondary Roads Men's Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 102

The side grab bar is located greater than 12 inches from the rear wall.

The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.

Citation:

2010 ADAS Section: 604.5.1

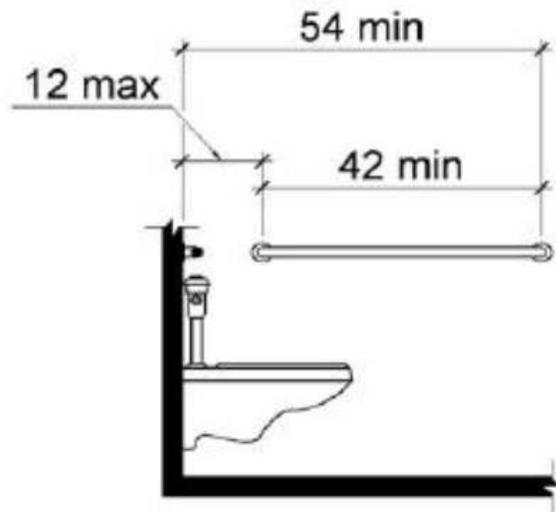
1991 ADAS Section: 4.16.4

As Built:

11" from rear, 53" on far end, bars covered with magazines

Recommendation:

Remount side grab bar to max 12" from the rear wall at the close end and min 54" on the far end, and 33" to 36" aff



Finding #102 Additional Finding Photos



SEATS and Secondary Roads Men's Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 103

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.

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

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:

garbage on pull, 15#

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 5 lbf to open interior doors



SEATS and Secondary Roads Men's Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 104

The sharps dispenser 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:

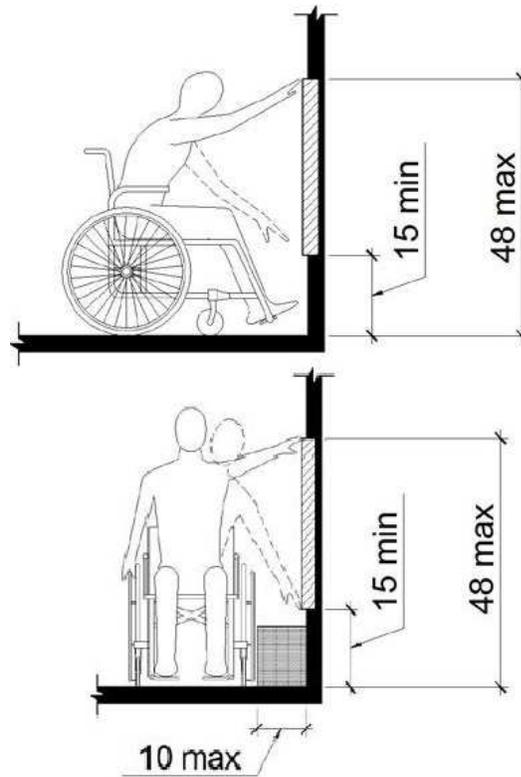
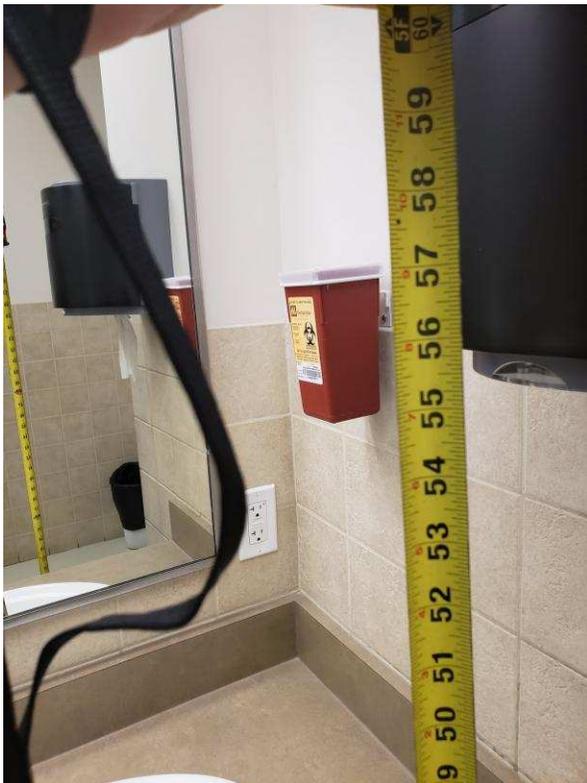
2010 ADAS Section: 308.1

As Built:

sharps dispenser 57"

Recommendation:

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



Finding #104 Additional Finding Photos



SEATS and Secondary Roads Men's Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 105

The compartment door is not self closing.

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

Citation:

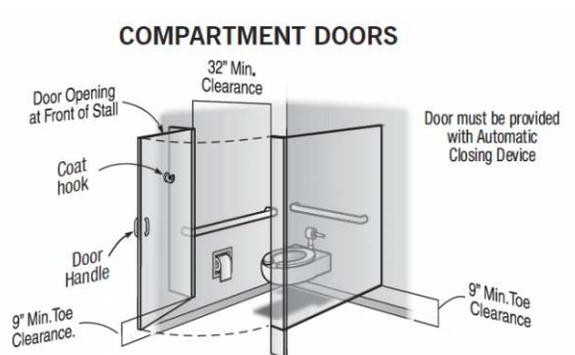
2010 ADAS Section: 604.8.1.2

As Built:

door fails to self-close

Recommendation:

Replace or adjust stall door of accessible stall with one that is self-closing



SEATS and Secondary Roads Men's Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 106

The locking/latching 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.

Citation:

2010 ADAS Section: 604.8.1.2

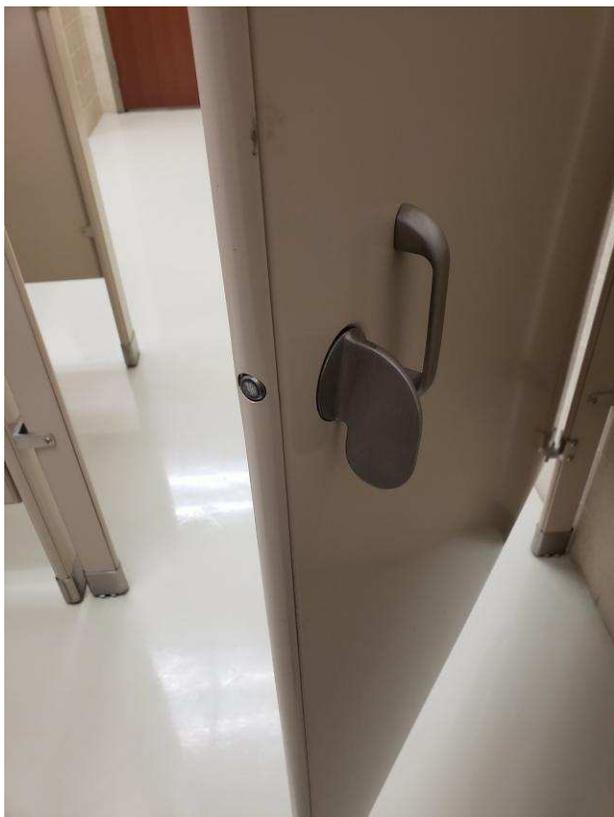
1991 ADAS Section: 4.13.9

As Built:

door lacks exterior hardware, small interior hardware

Recommendation:

Replace or install interior and exterior stall hardware that is operable without a tight pinch or grasp



Finding #106 Additional Finding Photos



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 107

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.

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 door- 45" to
window, garbage on
pull, desk back

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 ones having sidelight viewing windows max 43" aff



Finding #107 Additional Finding Photos



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 108

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.

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:

Garage entry - 11#, 48"
to window, support on
push

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 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 #108 Continued



Finding #108 Additional Finding Photos



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 109

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.

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:

Files storage entry-
12#, bollard on pull,
48" to window

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 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 #109 Continued



Finding #109 Additional Finding Photos



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 110

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.

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:

records storage back
exit- 12#, cement pad
ends at 14", window at
47"

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

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

Finding #110 Continued



Finding #110 Additional Finding Photos



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 111

The garage button 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:

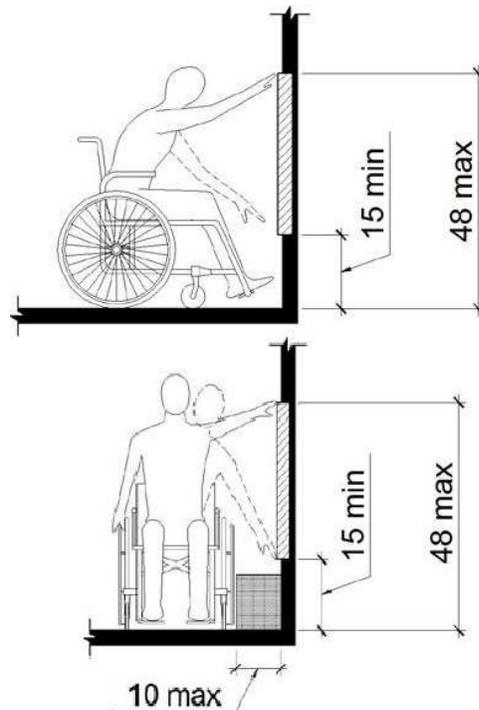
2010 ADAS Section: 308.1

As Built:

records storage-garage buttons 57"

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 #111 Additional Finding Photos



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 112

The AED 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:

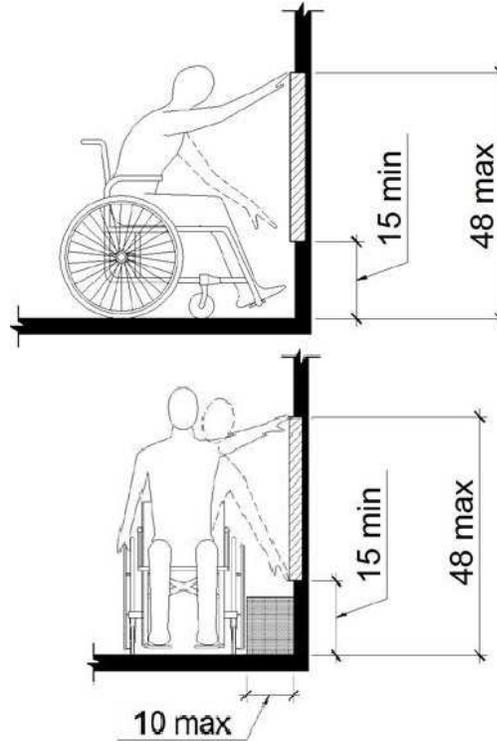
2010 ADAS Section: 308.1

As Built:

garage- AED 64"

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 #112 Additional Finding Photos



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 113

Several items 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

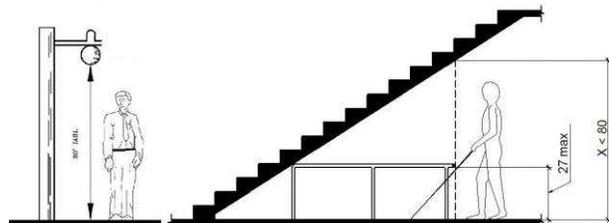
1991 ADAS Section: 4.4.1

As Built:

garage- AED 7.25", 9"
high bowl drinking
fountain, 13" eyewash
station

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 #113 Additional Finding Photos



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 114

The stairs 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

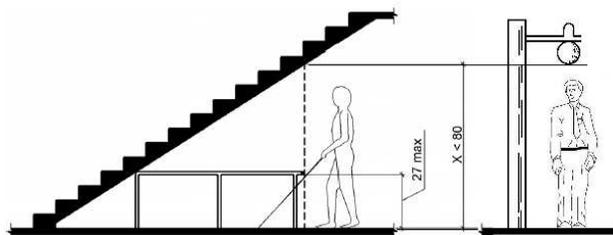
1991 ADAS Section: 4.4.2

As Built:

garage- stairs

Recommendation:

Install guardrails to warn patrons of lowered overhead clearance



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 115

The clear floor space only allows for a forward approach and the (XX) is out of reach range.

Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the reach depth over the obstruction. Where the reach depth exceeds 20 inches, the high forward reach shall be 44 inches maximum and the reach depth shall be 25 inches maximum.

Citation:

2010 ADAS Section: 308.2.2

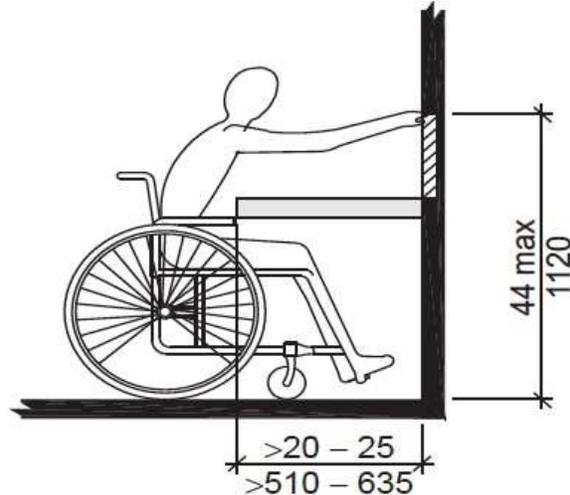
1991 ADAS Section: 4.2.5

As Built:

office- alarm panel 63"
over counter

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 #115 Additional Finding Photos



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 116

There are not enough drinking fountains.

When drinking fountains are provided, a minimum of one must be designed for wheelchair users and one must be designed for standing persons unless a single fountain meets the requirements for both.

Citation:

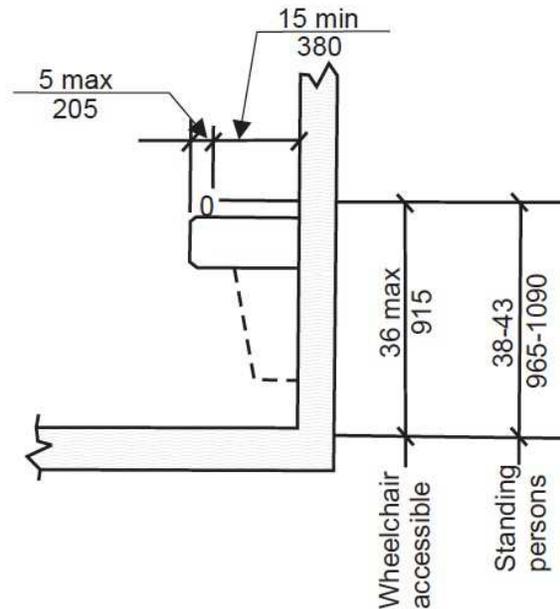
2010 ADAS Section: 211.2

As Built:

garage- lower fountain
not deep enough

Recommendation:

Install a second low bowl fountain for individuals using wheelchairs



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 117

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

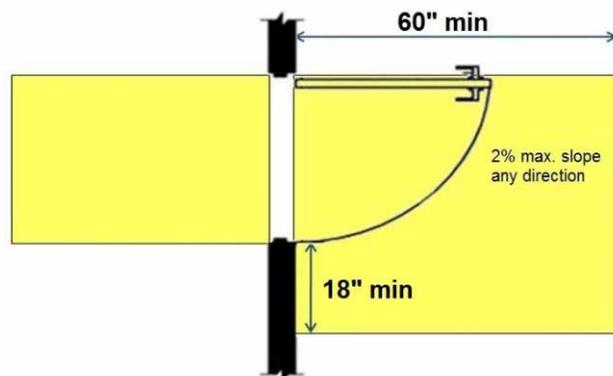
As Built:

garage storage- shelf
back on pull, storage
on pull

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



Finding #117 Additional Finding Photos



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 118

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

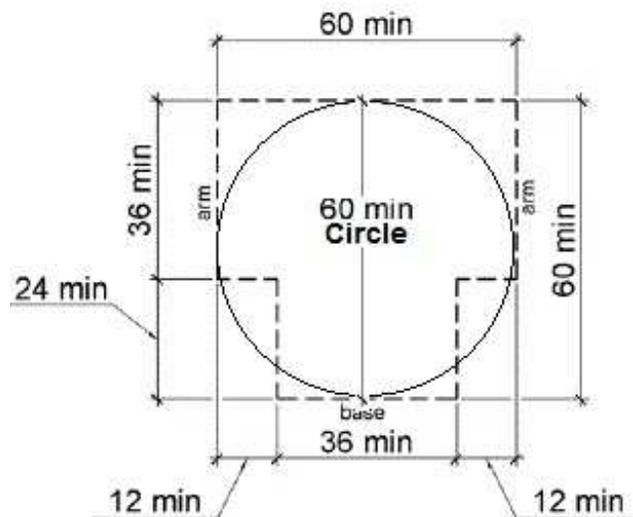
1991 ADAS Section: 4.2.3

As Built:

garage storage- too narrow with 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



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 119

Element meets all standards and requirements

Citation:

2010 ADAS Section: 702

As Built:

building alarms
comply

Recommendation:

None

SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 120

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.

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:

garage- exit- 11#, window high

Recommendation:

Inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice



Finding #120 Additional Finding Photos



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 121

Various panels are 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

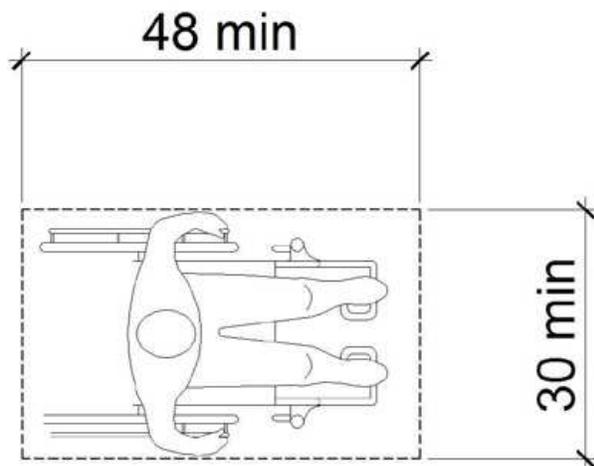
1991 ADAS Section: 4.2.4.1

As Built:

garage- various switch panels and garage door buttons are blocked by bollards

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 #121 Additional Finding Photos



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 122

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:

garage to wash bay
west- 45" window and
18#

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 #122 Additional Finding Photos



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 123

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2,
403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4,
606.3, 308

As Built:

washing bay - room
complies

Recommendation:

None

SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 124

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:

garage to wash bay
east door- 45.5"
window and 16#

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 #124 Additional Finding Photos



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 125

Accessible lockers are not provided.

5% but not less than one of each type of locker must be accessible. Lockers of different size are considered different types.

Although not specifically required, it is considered "best practices" that accessible elements be identified to prevent confusion for those needing accessible elements and to indicate to those that do not need accessible elements that they should only be used if others are unavailable.

Citation:

2010 ADAS Section: 225.2.1

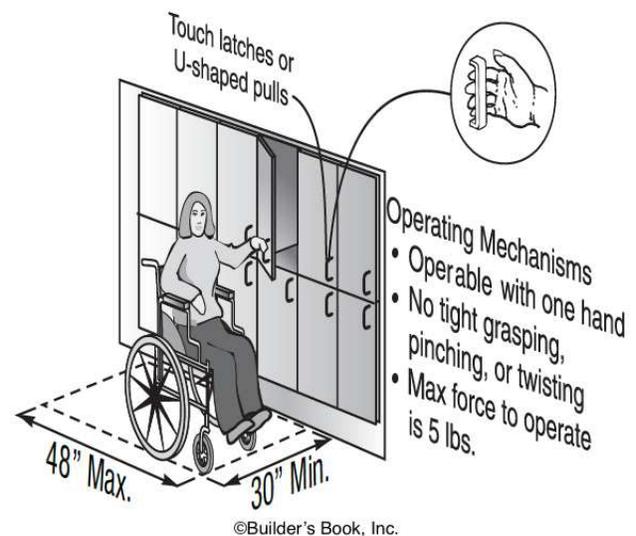
1991 ADAS Section: 4.1.3

As Built:

Mens and Women's
RRs- no lockers
designated as
accessible but about 6
are in good reach
range

Recommendation:

Designate 5% or no less than 1 locker as accessible with accessible hardware. Mount signage with the access symbol. Mount hooks and operating mechanisms max 48" aff.



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 126

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

At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

Citation:

2010 ADAS Section: 505.10.3

1991 ADAS Section: 4.9.4

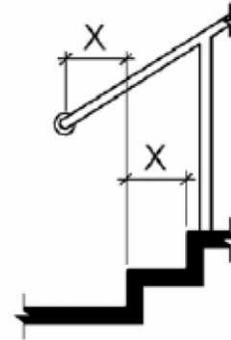
As Built:

garage to mezzanine-
7.5" one side

Recommendation:

Install handrails on both sides of stairway, mounted 34" to 38" aff with top and bottom extensions and having a 1.25" – 2" in diameter, or a non-circular grip that has a perimeter dimension of 4"- 6.25" max with a min gap of 1.5" between handrail and wall

Provide required extensions at the bottom of the stairway



Note: X = tread depth

Figure 505.10.3 Bottom Handrail Extension at Stairs

Finding #126 Additional Finding Photos



SEATS Garage

Lat/Long: [41.65788, -91.6059]

Finding: 127

The handrails as well as the handrail extensions are not at the correct height.

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

Citation:

2010 ADAS Section: 505.4

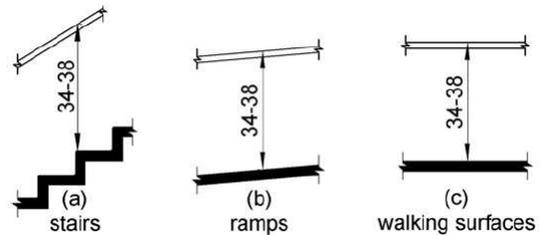
1991 ADAS Section: 4.9.4(1)

As Built:

garage to mezzanine-
handrail too low on
one side, 32"

Recommendation:

Remount handrail noted to 34" to 38" above the tread



Finding #127 Additional Finding Photos



SEATS Garage Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 128

The heater and thermostat 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:

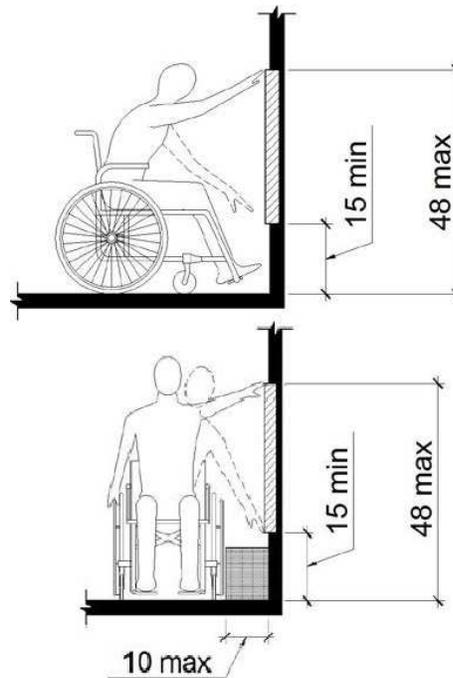
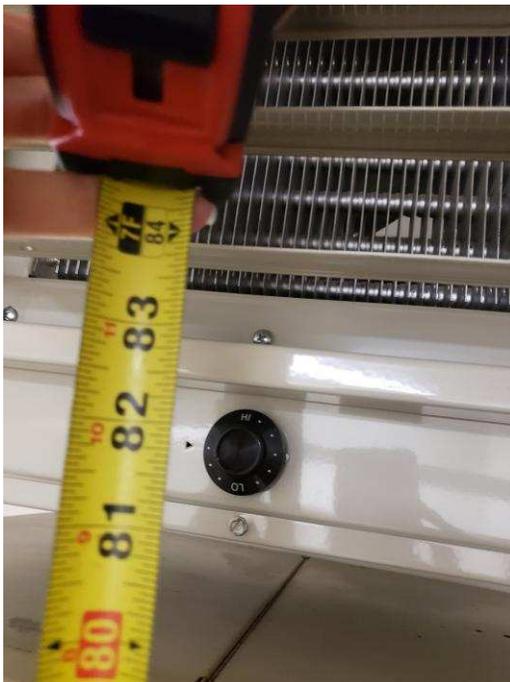
2010 ADAS Section: 308.1

As Built:

W RR and M RR- 82"
heater knob,
thermostat 58.5"

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 #128 Additional Finding Photos



SEATS Garage Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 129

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.9

1991 ADAS Section: 4.13.11

As Built:

Left RR - 14#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



SEATS Garage Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 130

The restroom signage 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

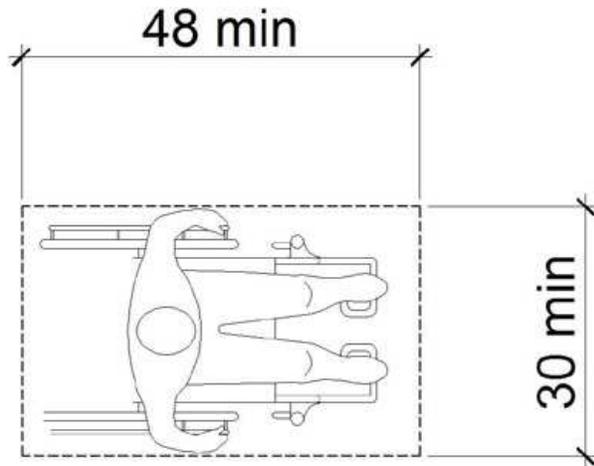
1991 ADAS Section: 4.2.4.1

As Built:

Left RR- signage lacks
CFS

Recommendation:

Remove, or relocate storage in CFS at the restroom signage



SEATS Garage Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 131

Element meets all standards and requirements

Citation:

2010 ADAS Section: 305, 306, 603

As Built:

Left RR - sink and mirror comply

Recommendation:

None

SEATS Garage Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 132

The urinal is located in an area that does not provide the required clear floor space for a front approach.

The surrounding elements of a urinal must provide a minimum of 30 by 48 inches of clear floor space for a front approach.

Citation:

2010 ADAS Section: 605.2

1991 ADAS Section: 4.18.3

As Built:

Left RR- 28" wide at urinal

Recommendation:

Relocate privacy wall at urinal to provide 30" CFS



Finding #132 Additional Finding Photos



SEATS Garage Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 133

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:

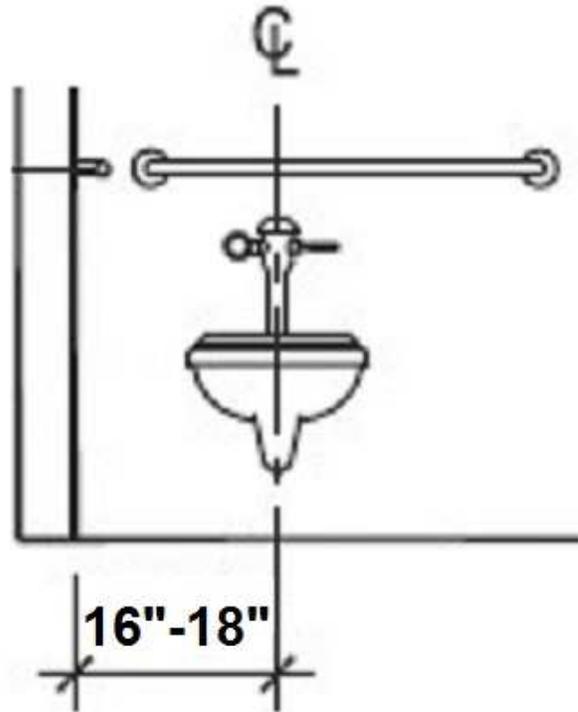
2010 ADAS Section: 604.2

As Built:

Left RR - 21" to centerline

Recommendation:

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



Finding #133 Additional Finding Photos



SEATS Garage Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 134

The compartment door is not self closing.

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

Citation:

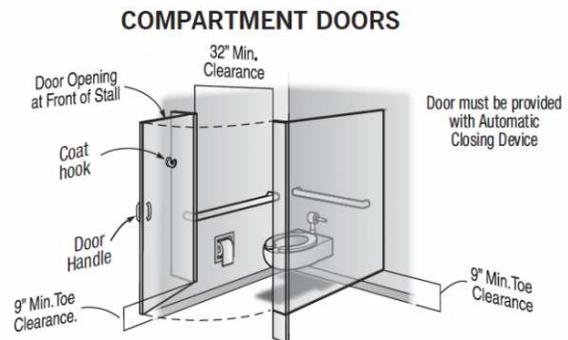
2010 ADAS Section: 604.8.1.2

As Built:

Left RR - not self-closing, lacks ext hardware

Recommendation:

Replace or adjust stall door of accessible stall with one that is self-closing



SEATS Garage Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 135

The towel dispenser 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

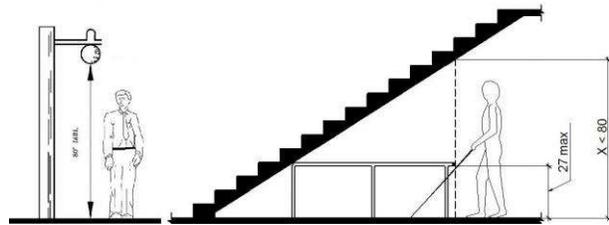
1991 ADAS Section: 4.4.1

As Built:

Left RR - 10" towel dispenser

Recommendation:

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



Finding #135 Additional Finding Photos



SEATS Garage Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 136

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.

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

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:

W RR - garbage on
pull, 15#

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 5 lbf to open interior doors

SEATS Garage Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 137

Element meets all standards and requirements

Citation:

2010 ADAS Section: 305, 306, 603

As Built:

W RR - sink and mirror
comply

Recommendation:

None

SEATS Garage Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 138

The rear grab bar does not extend adequately past the toilet on the wide 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 wall side and 24 inches minimum on the wide 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

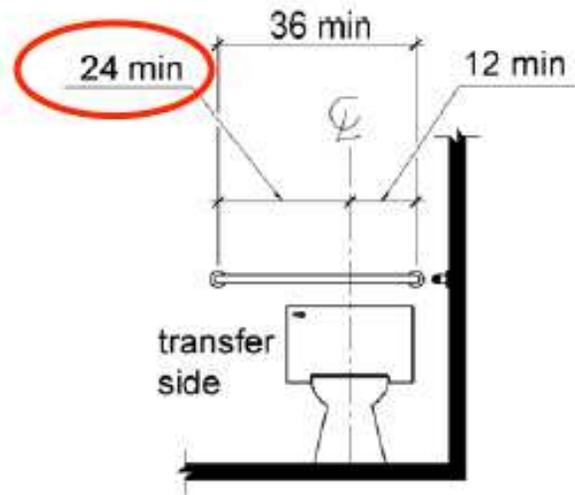
1991 ADAS Section: 4.16.4

As Built:

W RR - 8.5" to closed side

Recommendation:

Remount rear grab bar to behind the toilet, 12" to one side of center and 24" to the other and 33" to 36" off



Finding #138 Additional Finding Photos



SEATS Garage Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 139

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:

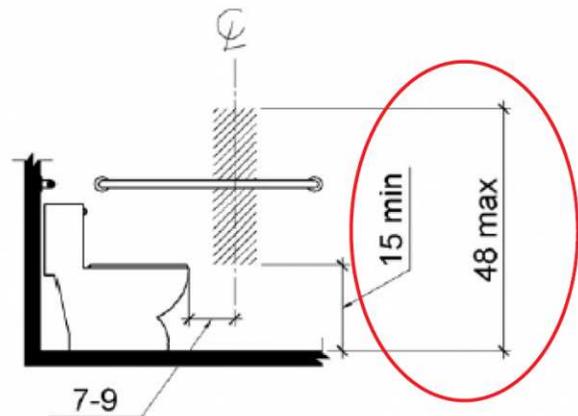
2010 ADAS Section: 604.7

As Built:

W RR - too close

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



SEATS Garage Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 140

The compartment door is not self closing.

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

Citation:

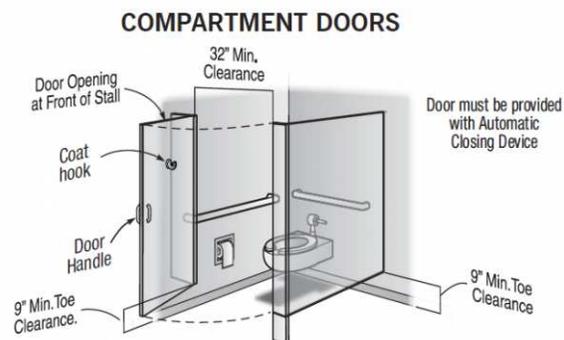
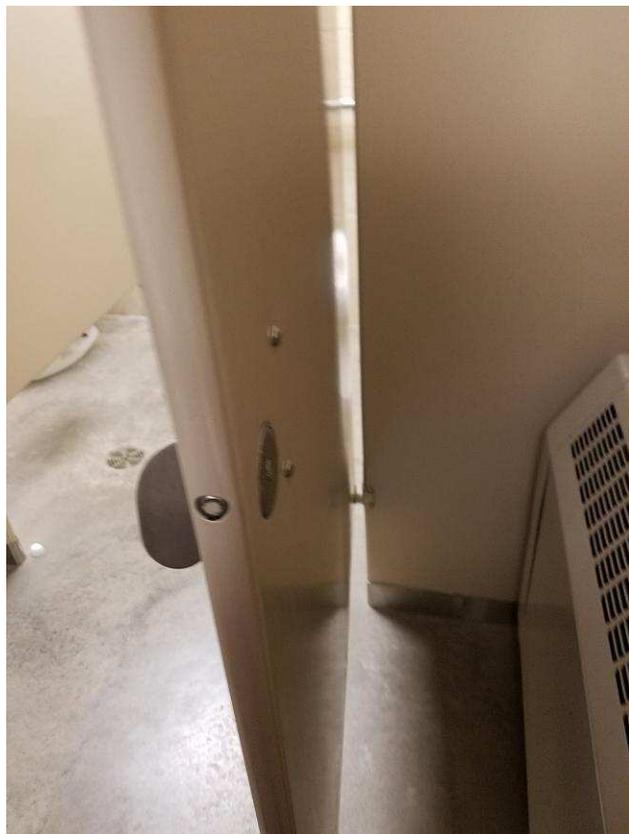
2010 ADAS Section: 604.8.1.2

As Built:

W RR - not self closing, lacks ext hardware

Recommendation:

Replace or adjust stall door of accessible stall with one that is self-closing



SEATS Garage Restrooms

Lat/Long: [41.65788, -91.6059]

Wheel: N/A, Direction: N/A

Finding: 141

Element meets all standards and requirements

Citation:

2010 ADAS Section: 604.2, 604.4, 604.6

As Built:

**M RR - grab bars
comply**

Recommendation:

None

Ambulance Quarters Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 142

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

Amb Quarters RR -
door complies

Recommendation:

None

Ambulance Quarters Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 143

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:

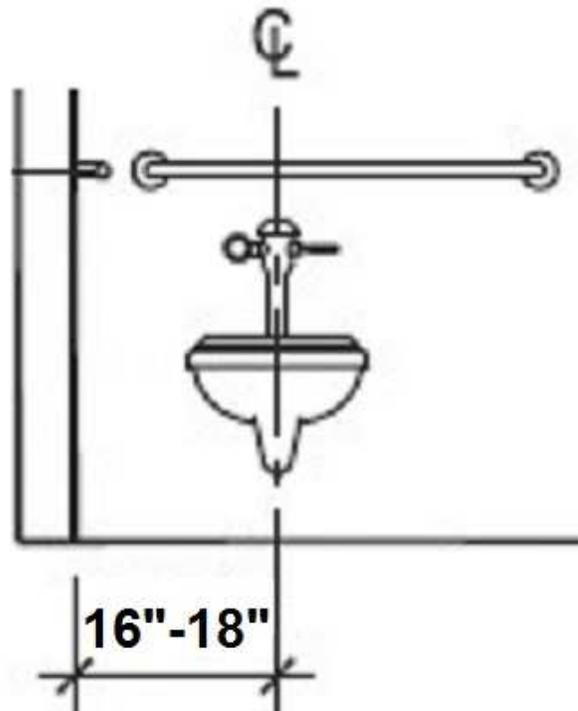
2010 ADAS Section: 604.2

As Built:

Amb Quarters RR- 15"
to centerline

Recommendation:

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



Finding #143 Additional Finding Photos



Ambulance Quarters Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 144

The rear grab bar does not extend adequately past the toilet on the wide 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 wall side and 24 inches minimum on the wide 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

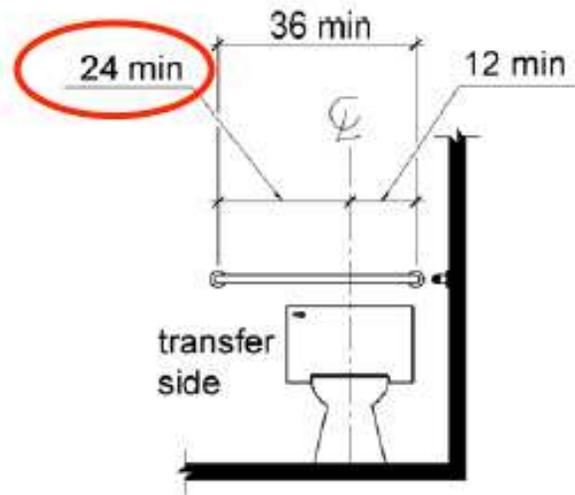
1991 ADAS Section: 4.16.4

As Built:

Amb Quarters RR- 9.5"
to closed side

Recommendation:

Remount rear grab bar to behind the toilet, 12" to one side of center and 24" to the other and 33" to 36" off



Finding #144 Additional Finding Photos



Ambulance Quarters Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 145

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:

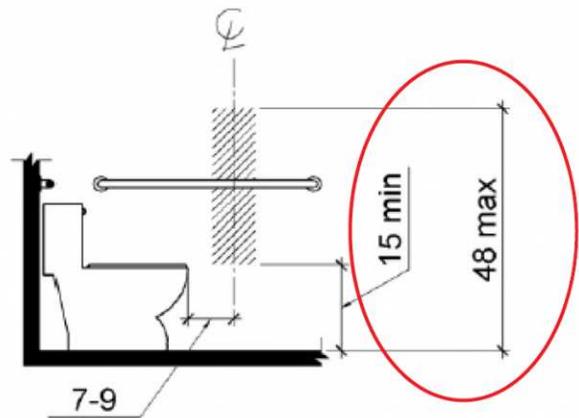
2010 ADAS Section: 604.7

As Built:

Amb Quarters RR - TP
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



Ambulance Quarters Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 146

There are no accessible bathing and shower facilities.

Where bathtubs or showers are provided, at least one accessible bathtub or at least one accessible shower shall be provided.

Citation:

2010 ADAS Section: 213.3.6

1991 ADAS Section: 4.1.3

As Built:

Amb Quarters RR -
lacks accessible
shower

Recommendation:

Create accessible shower in each locker room



Ambulance Quarters Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 147

Accessible lockers are not provided.

5% but not less than one of each type of locker must be accessible. Lockers of different size are considered different types.

Although not specifically required, it is considered "best practices" that accessible elements be identified to prevent confusion for those needing accessible elements and to indicate to those that do not need accessible elements that they should only be used if others are unavailable.

Citation:

2010 ADAS Section: 225.2.1

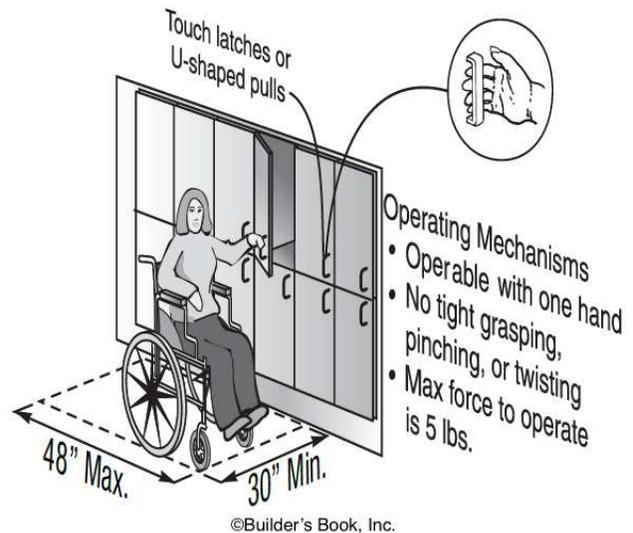
1991 ADAS Section: 4.1.3

As Built:

Amb Quarters RR- 6
lockers, none
designated

Recommendation:

Designate 5% or no less than 1 locker as accessible with accessible hardware. Mount signage with the access symbol. Mount hooks and operating mechanisms max 48" aff.



Ambulance Quarters Restrooms

Lat/Long: [41.65788, -91.6059]

Wheel: N/A, Direction: N/A

Finding: 148

Element meets all standards and requirements

Citation:

2010 ADAS Section: 305, 306, 603

As Built:

**Amb quarters RR -
Sink complies**

Recommendation:

None

Ambulance Quarters Restrooms

Lat/Long: [41.65788, -91.6059]

Finding: 149

The hook 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:

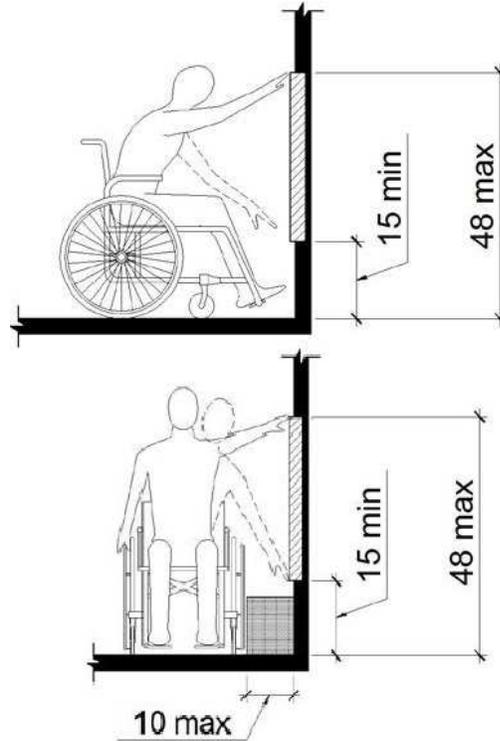
2010 ADAS Section: 308.1

As Built:

Amb restroom- hook
72", soap 56"

Recommendation:

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



Finding #149 Additional Finding Photos



Ambulance Quarters

Lat/Long: [41.65788, -91.6059]

Finding: 150

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.

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:

Amb quarters- 2" CIL,
window 45", 11#

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 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 #150 Continued



Finding #150 Additional Finding Photos



Ambulance Quarters

Lat/Long: [41.65788, -91.6059]

Wheel: N/A, Direction: N/A

Finding: 151

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

**Amb Quarters
bedroom - door
complies**

Recommendation:

None

Ambulance Quarters

Lat/Long: [41.65788, -91.6059]

Finding: 152

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.

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.

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:

Amb Quarters back
exit- 11#, fast,
recessed 14" on push,
ext grated stairs

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 5 lbf to open interior doors

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



Finding #152 Additional Finding Photos



Ambulance Quarters

Lat/Long: [41.65788, -91.6059]

Finding: 153

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:

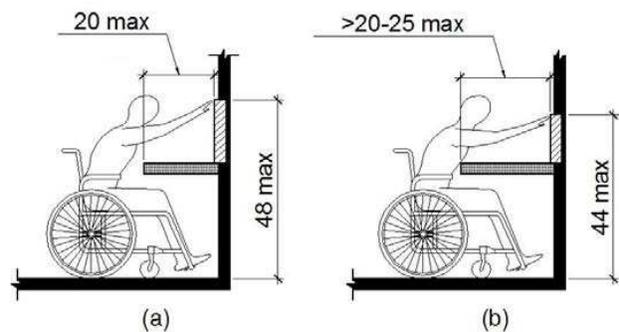
2010 ADAS Section: 804.6.4

As Built:

kitchen- stove fails

Recommendation:

Replace oven with one having controls on the front panel



Ambulance Quarters

Lat/Long: [41.65788, -91.6059]

Finding: 154

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:

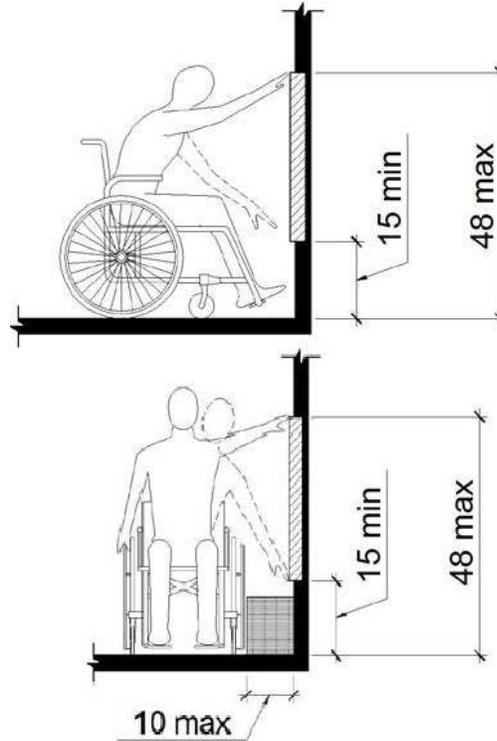
2010 ADAS Section: 308.1

As Built:

kitchen- microwave
62"

Recommendation:

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



Ambulance Quarters

Lat/Long: [41.65788, -91.6059]

Finding: 155

There is no accessible route to the closet.

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

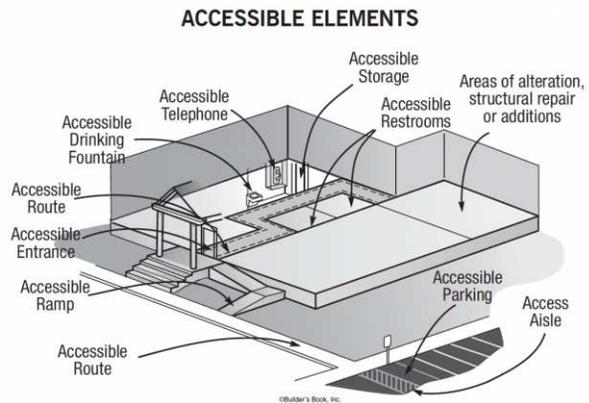
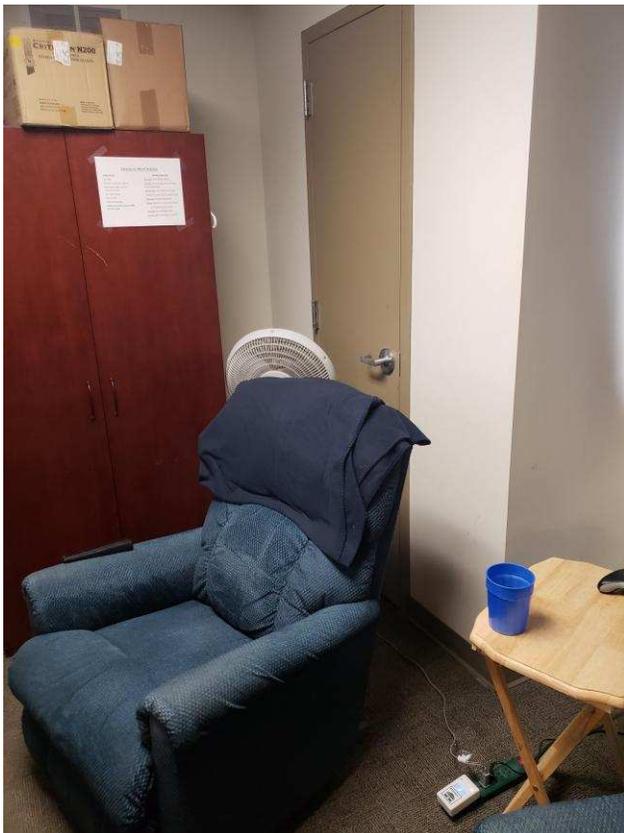
1991 ADAS Section: 4.1.3

As Built:

lounge- lacks AR to the closet

Recommendation:

Create an AR to closet within the site



Ambulance Quarters

Lat/Long: [41.65788, -91.6059]

Finding: 156

The clear floor space only allows for a forward approach and the soap is out of reach range.

Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the reach depth over the obstruction. Where the reach depth exceeds 20 inches, the high forward reach shall be 44 inches maximum and the reach depth shall be 25 inches maximum.

Citation:

2010 ADAS Section: 308.2.2

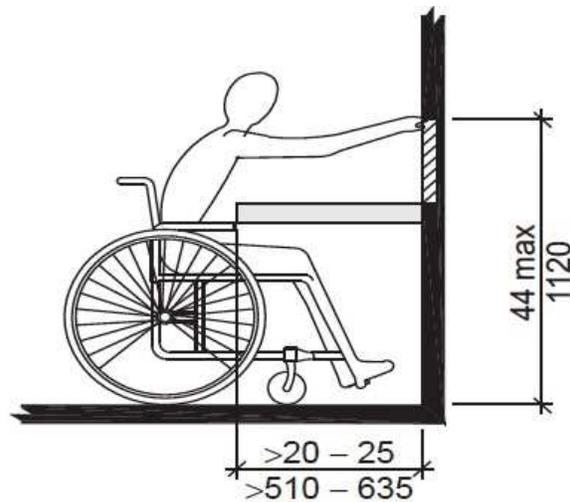
1991 ADAS Section: 4.2.5

As Built:

kitchen- 57" reach over counter to soap

Recommendation:

Remount operable parts to be in reach range of 46" for a side reach over the counter



Finding #156 Additional Finding Photos



Ambulance Quarters

Lat/Long: [41.65788, -91.6059]

Finding: 157

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, 606.2 Exception 1, 606.2 Exception 4, 606.2 Exception 5, 606.2 Exception 6, 606.2 Exception 7, 606.3, 606.4, 606.5

1991 ADAS Section: 4.24.5 , 4.24.2 , 4.24.3, 4.24.4 , 4.24.6 , 4.24.7

As Built:

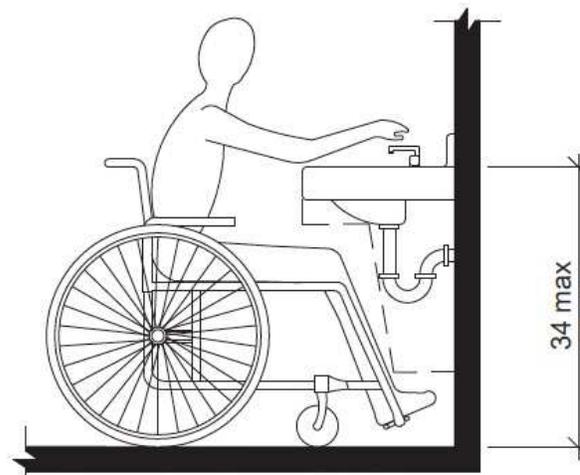
kitchen- sink 36" aff and lacks knee clearance

Recommendation:

Lower sinks to max 34" aff to front of rim

Remove cabinets to provide knee and toe clearance

Finding #157 Continued



Finding #157 Additional Finding Photos



Ambulance Quarters

Lat/Long: [41.65788, -91.6059]

Finding: 158

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

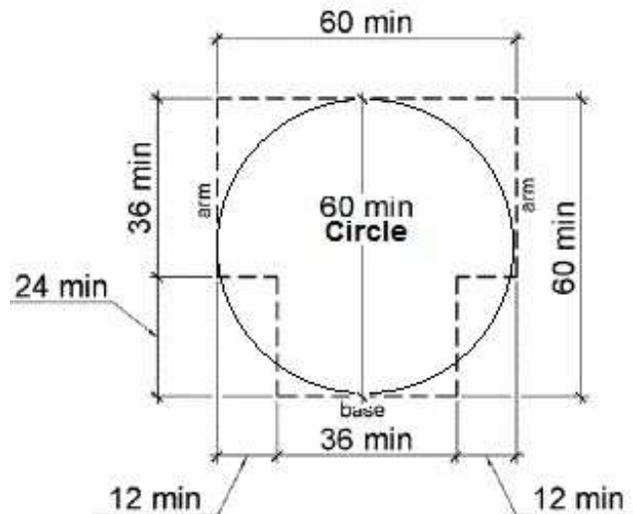
1991 ADAS Section: 4.2.3

As Built:

kitchen/lounge- too narrow with furniture

Recommendation:

Relocate obstacles to create turning space in kitchen



Ambulance Quarters

Lat/Long: [41.65788, -91.6059]

Finding: 159

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

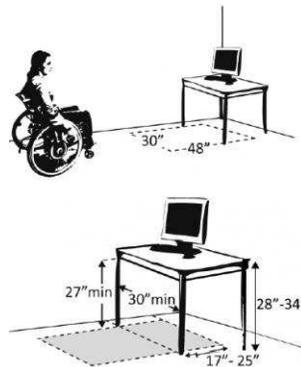
1991 ADAS Section: 4.32.3

As Built:

kitchen- table 26" due to metal bars

Recommendation:

Replace the table with one providing required knee and toe clearances



Ambulance Quarters

Lat/Long: [41.65788, -91.6059]

Finding: 160

The hook 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:

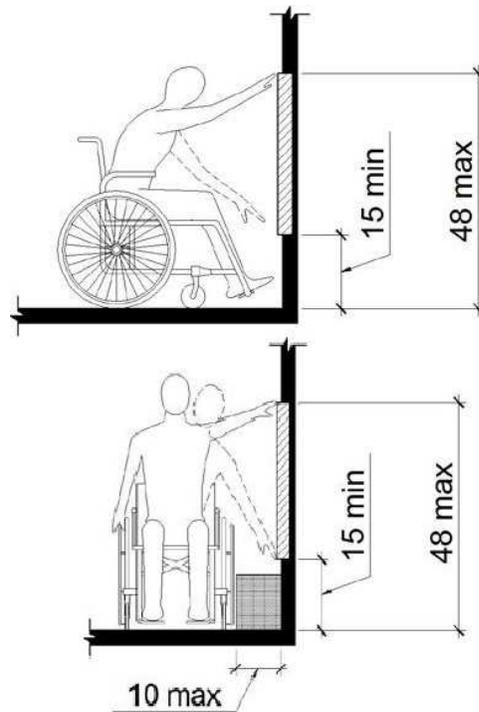
2010 ADAS Section: 308.1

As Built:

front bedroom- hook
70"

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



Ambulance Quarters

Lat/Long: [41.65788, -91.6059]

Finding: 161

The white board 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

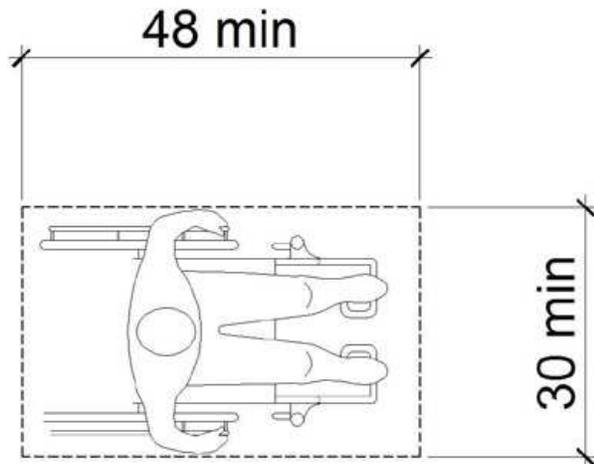
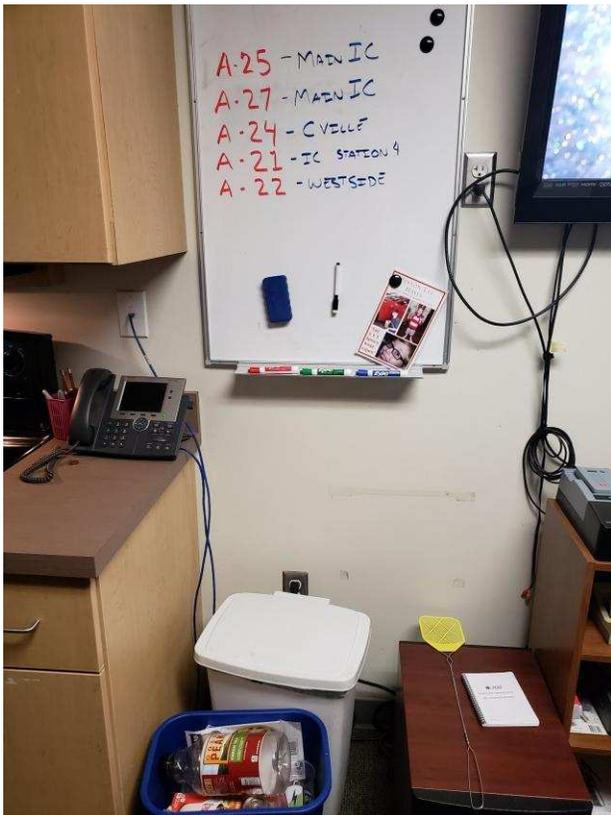
1991 ADAS Section: 4.2.4.1

As Built:

kitchen- white board

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



Ambulance Quarters

Lat/Long: [41.65788, -91.6059]

Finding: 162

The hook 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:

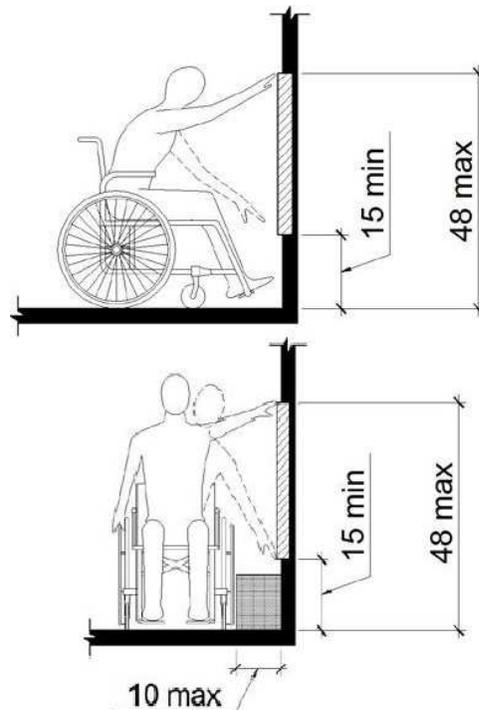
2010 ADAS Section: 308.1

As Built:

back bedroom- hook
71"

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 #162 Additional Finding Photos



Ambulance Quarters

Lat/Long: [41.65788, -91.6059]

Finding: 163

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

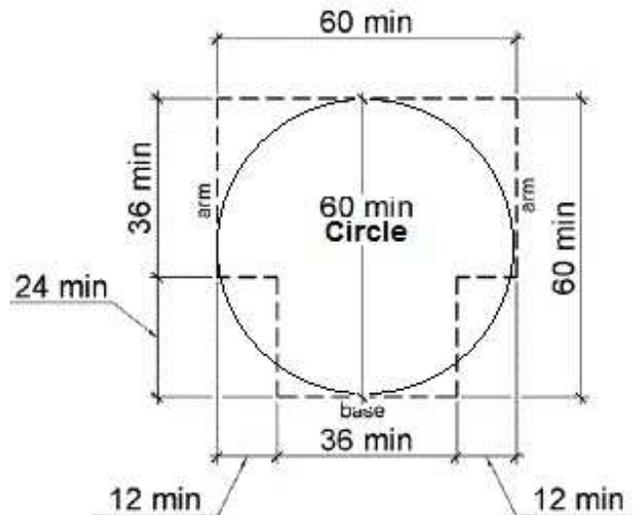
1991 ADAS Section: 4.2.3

As Built:

back bedroom lacks
TS

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



Ambulance Quarters

Lat/Long: [41.65788, -91.6059]

Finding: 164

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.

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

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:

back bedroom- 13#,
fan on pull

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 5 lbf to open interior doors



Ambulance Quarters

Lat/Long: [41.65788, -91.6059]

Finding: 165

Element meets all standards and requirements

Citation:

2010 ADAS Section: 702

As Built:

alarms comply

Recommendation:

None

Fleet Services

Lat/Long: [41.65788, -91.6059]

Finding: 166

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.

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

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:

E1 entry- storage on
push, 13#

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 5 lbf to open interior doors



Fleet Services

Lat/Long: [41.65788, -91.6059]

Finding: 167

The panels and thermostat are 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

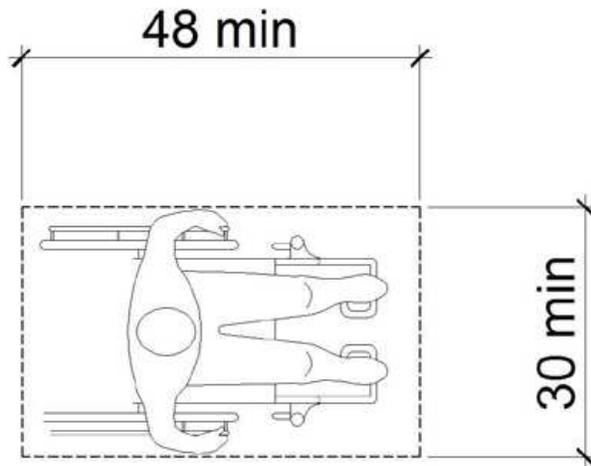
1991 ADAS Section: 4.2.4.1

As Built:

garage- panels lack
CFS; thermostat lacks
CFS

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 #167 Additional Finding Photos



Fleet Services

Lat/Long: [41.65788, -91.6059]

Finding: 168

There are not enough drinking fountains.

When drinking fountains are provided, a minimum of one must be designed for wheelchair users and one must be designed for standing persons unless a single fountain meets the requirements for both.

Citation:

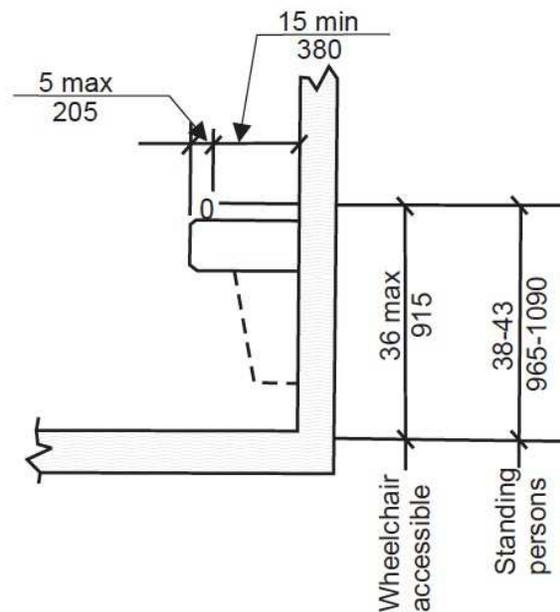
2010 ADAS Section: 211.2

As Built:

garage- lacks high bowl

Recommendation:

Install a second hi bowl fountain for standing persons



Fleet Services

Lat/Long: [41.65788, -91.6059]

Finding: 169

Four items 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:

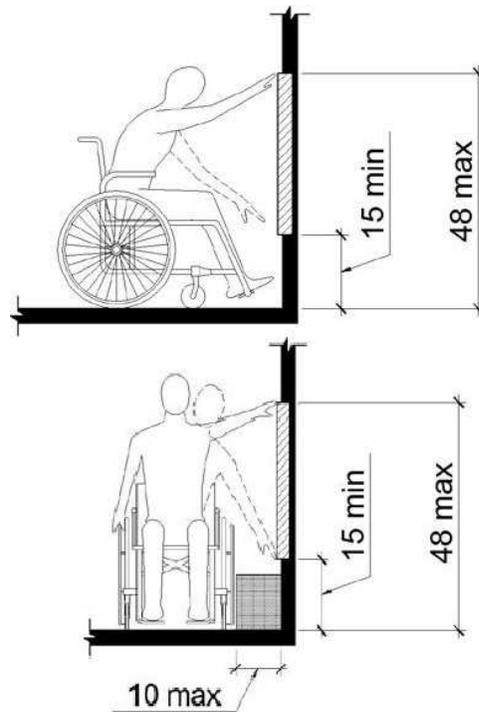
2010 ADAS Section: 308.1

As Built:

garage- AED, eyewash pull, 2 thermostats

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 #169 Additional Finding Photos



Fleet Services

Lat/Long: [41.65788, -91.6059]

Finding: 170

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, 606.2 Exception 1, 606.2 Exception 4, 606.2 Exception 5, 606.2 Exception 6, 606.2 Exception 7, 606.3, 606.4, 606.5

1991 ADAS Section: 4.24.5 , 4.24.2 , 4.24.3, 4.24.4 , 4.24.6 , 4.24.7

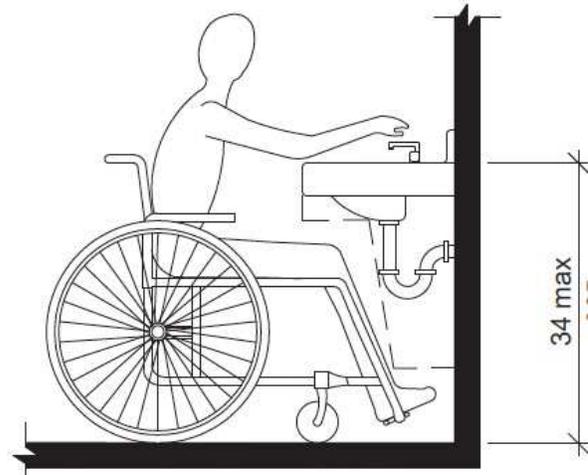
As Built:

garage- sink fails, foot push

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 #170 Continued



Fleet Services

Lat/Long: [41.65788, -91.6059]

Finding: 171

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2,
403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4,
606.3, 308

As Built:

office - room complies

Recommendation:

None

Fleet Services

Lat/Long: [41.65788, -91.6059]

Finding: 172

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

valve room - room complies

Recommendation:

None

Fleet Services

Lat/Long: [41.65788, -91.6059]

Finding: 173

Exterior doors exceed 8.5 lbs of force to open; fire doors shall have a minimum opening force allowable by the appropriate administrative authority

Citation:

2010 ADAS Section: 404.2.9

As Built:

S1 entry- 11#

Recommendation:

Inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice

Fleet Services

Lat/Long: [41.65788, -91.6059]

Finding: 174

The equipment reels and eyewash station 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

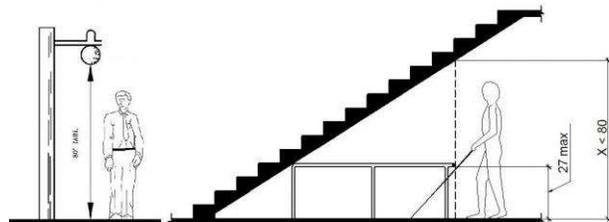
1991 ADAS Section: 4.4.1

As Built:

garage- 6 equipment reels protrude, eyewash station 25"

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 #174 Additional Finding Photos



Fleet Services

Lat/Long: [41.65788, -91.6059]

Finding: 175

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.

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:

1W exit- 10# and fast

Recommendation:

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, inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice

Fleet Services

Lat/Long: [41.65788, -91.6059]

Finding: 176

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).

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 - storage on pull, desk at 14", door width 29.5", 35.5" wall back on push

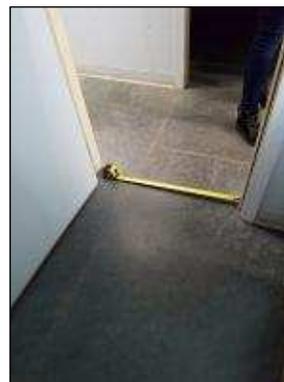
Recommendation:

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



Finding #176 Additional Finding Photos



Fleet Services

Lat/Long: [41.65788, -91.6059]

Finding: 177

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.

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:

Valve room - storage
on pull, 35.5" wall on
push

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



Fleet Services Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 178

The wall sign is mounted too high.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile Characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

Citation:

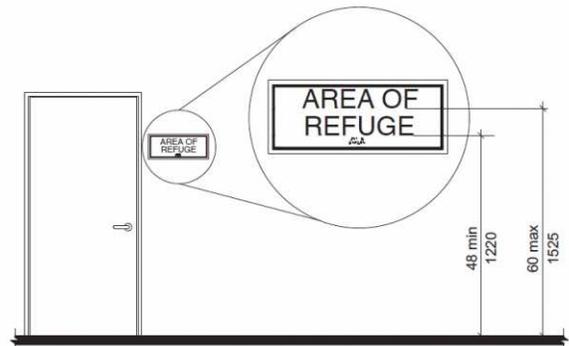
2010 ADAS Section: 703.4.1

As Built:

RR sign at 60" to bottom

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



Fleet Services Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 179

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).

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:

Restroom - garbage on pull, door width 27.5"

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



Finding #179 Additional Finding Photos



Fleet Services Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 180

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

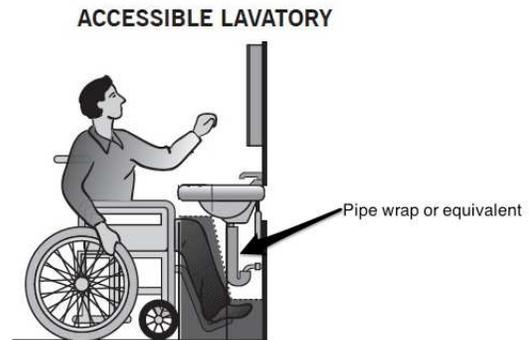
1991 ADAS Section: 4.19.4

As Built:

sink pipe not insulated

Recommendation:

Insulate exposed pipes under one sink



Fleet Services Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 181

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:

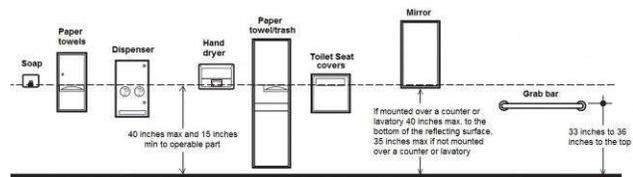
2010 ADAS Section: 603.3

As Built:

mirror at 48"

Recommendation:

Lower mirror so reflective surface is max 40" aff



Finding #181 Additional Finding Photos



Fleet Services Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 182

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:

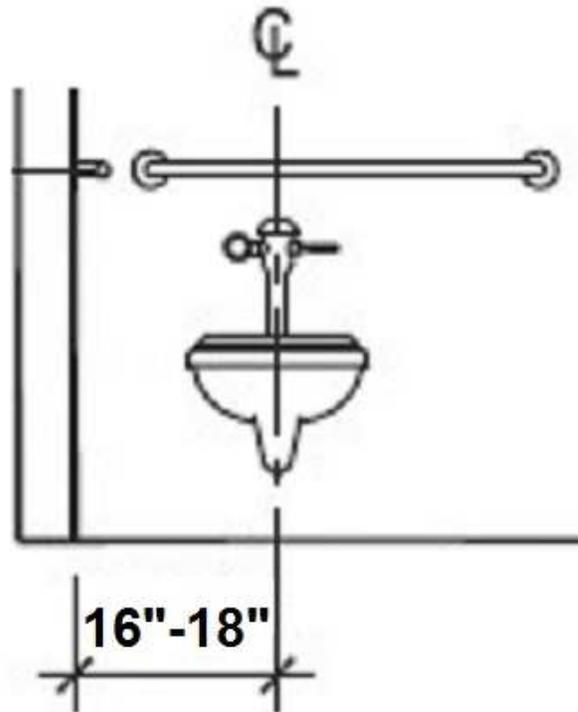
2010 ADAS Section: 604.2

As Built:

toilet centerline 20"

Recommendation:

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



Finding #182 Additional Finding Photos



Fleet Services Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 183

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

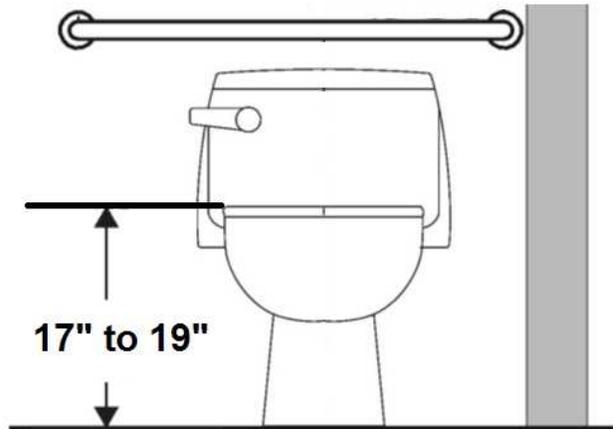
1991 ADAS Section: 4.16.3

As Built:

seat 16" aff

Recommendation:

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



Finding #183 Additional Finding Photos



Fleet Services Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 184

The flush handle is located on the wrong side of the toilet.

Controls shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls for the flush valves shall be mounted on the wide side of toilet areas, no more than 44 inches above the floor.

Citation:

2010 ADAS Section: 604.6

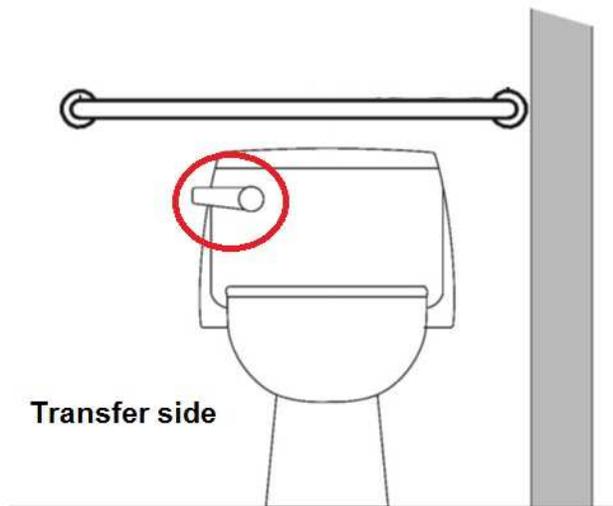
1991 ADAS Section: 4.16.5

As Built:

closed side

Recommendation:

Replace toilet tank with one having flush mechanism on the open side, in the alternative, install an auto flush unit



Fleet Services Restroom

Lat/Long: [41.65788, -91.6059]

Wheel: N/A, Direction: N/A

Finding: 185

Element meets all standards and requirements

Citation:

2010 ADAS Section: 604.2, 604.4, 604.6

As Built:

grab bars comply

Recommendation:

None

Fleet Services Restroom

Lat/Long: [41.65788, -91.6059]

Finding: 186

The paper towels 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

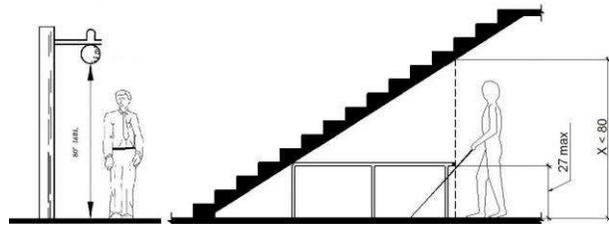
1991 ADAS Section: 4.4.1

As Built:

9" paper towels

Recommendation:

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



Finding #186 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 187

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:

N2 entry - 11#, fast,
window 44.5"

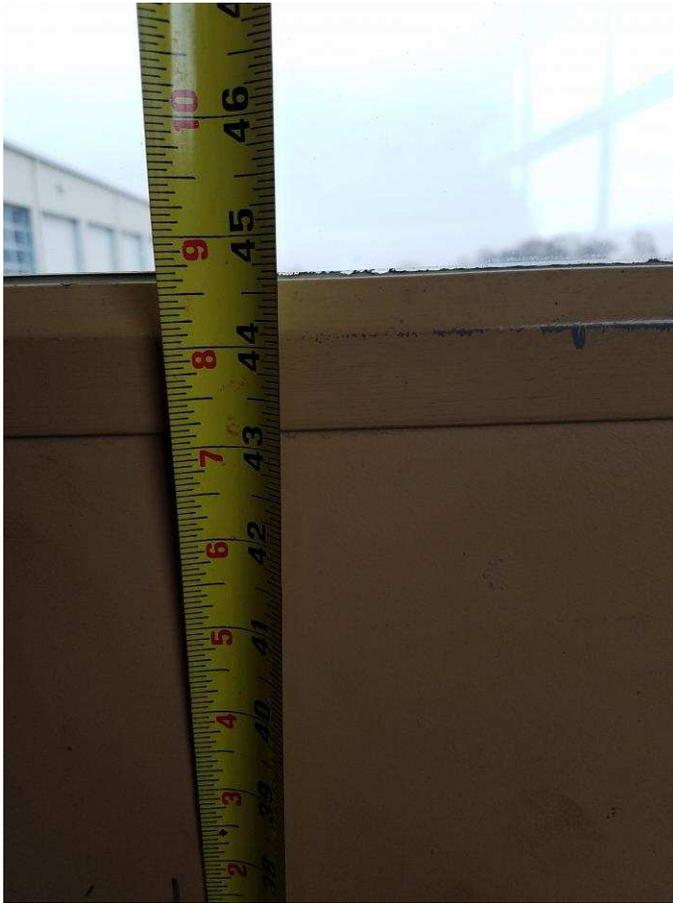
Recommendation:

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 #187 Continued



Finding #187 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 188

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.

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.

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:

N1 entry- 13#, fast, window 46", exterior has grated stairs

Recommendation:

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, inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice

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

For all doors along the public circulation route, fill and maintain gaps at doorways to max .5"

Finding #188 Continued



Finding #188 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 189

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

The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.

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.

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:

E4 entry - 14#, fast, window 46.5", beam on push

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 closing speed on door closers

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

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

Finding #189 Continued



Finding #189 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 190

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:

211 Corridor - 8#,
window 46"

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



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 191

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.

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:

Bay 1 to 2 - 6#, fast, window 46", fire ext on pull

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 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 #191 Continued



Finding #191 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 192

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.

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:

202 Sign shop - window 46", storage on pull

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 ones having sidelight viewing windows max 43" aff



Finding #192 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 193

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.

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:

203 Sign office -
window 46", desk on
pull

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 ones having sidelight viewing windows max 43" aff



Finding #193 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 194

The vision light panels (glazing/window) are mounted too high.

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 maximum above the finish floor.

Citation:

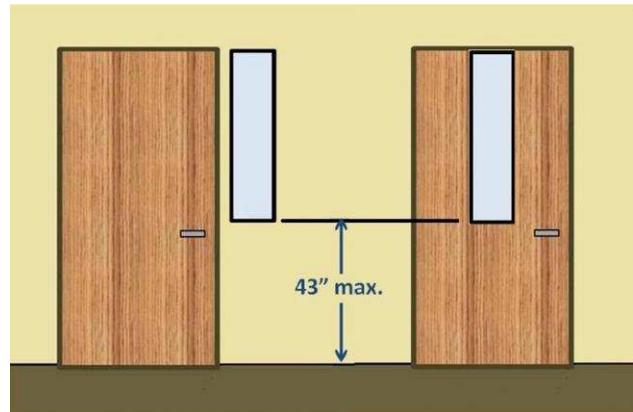
2010 ADAS Section: 404.2.11

As Built:

Break room - window
46.25"

Recommendation:

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



Finding #194 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 195

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

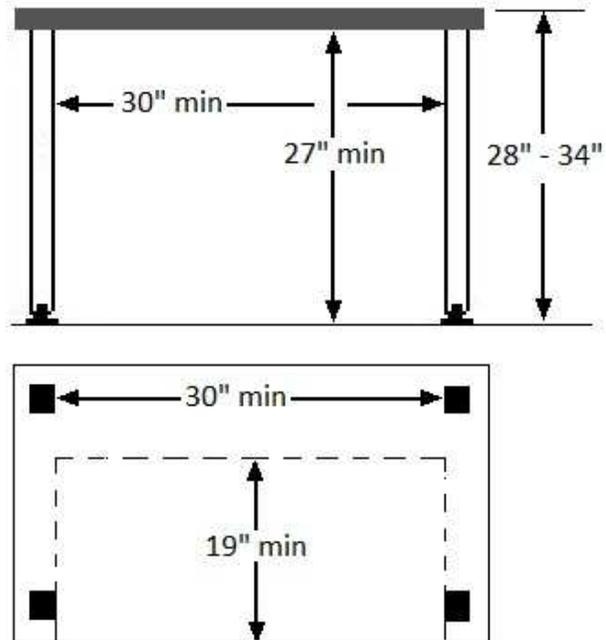
1991 ADAS Section: 5.1

As Built:

Break room - tables
lack to clearance

Recommendation:

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



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 196

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, 606.2 Exception 1, 606.2 Exception 4, 606.2 Exception 5, 606.2 Exception 6, 606.2 Exception 7, 606.3, 606.4, 606.5

1991 ADAS Section: 4.24.5 , 4.24.2 , 4.24.3, 4.24.4 , 4.24.6 , 4.24.7

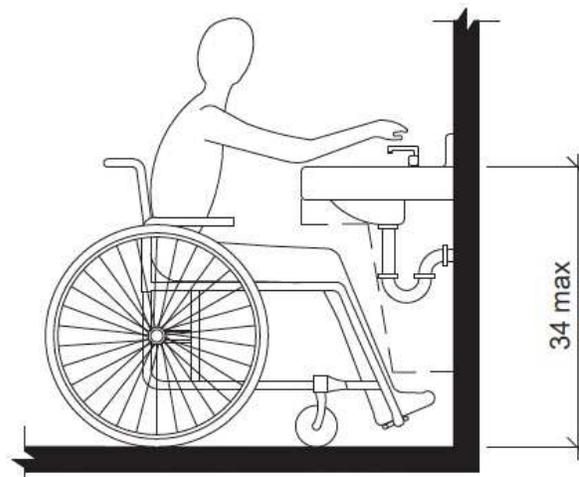
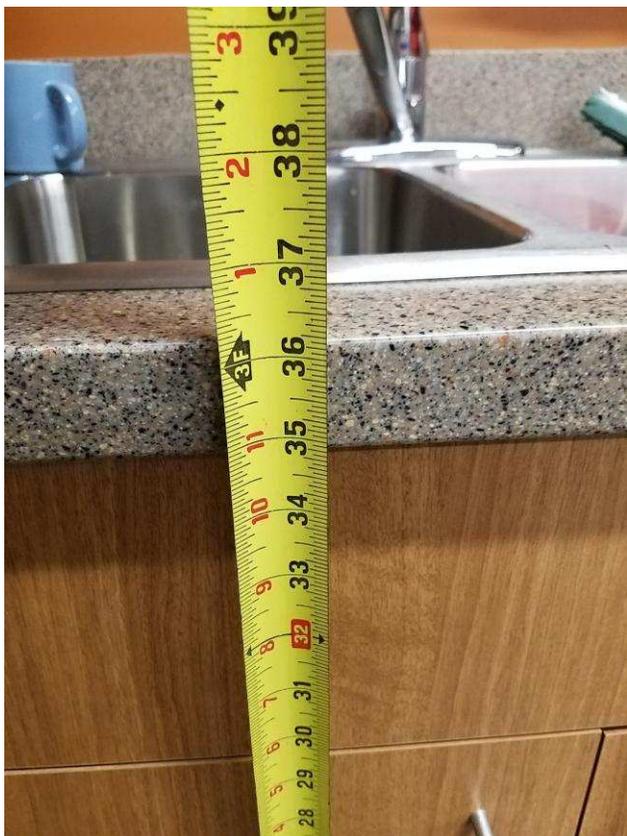
As Built:

Break room - sink at 36"

Recommendation:

Lower sinks to max 34" aff to front of rim

Finding #196 Continued



Finding #196 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 197

The paper towels and outlets are too high and 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 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. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum.

Citation:

2010 ADAS Section: 308.3.2

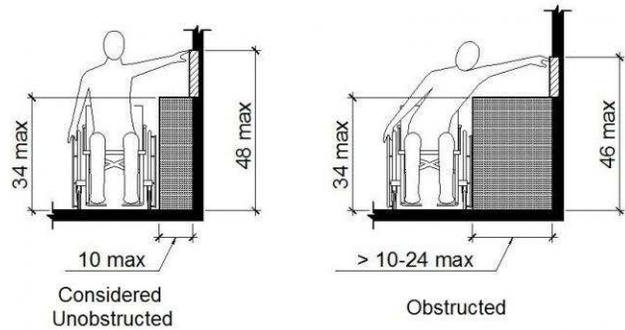
1991 ADAS Section: 4.2.6

As Built:

Break room- paper towels and outlets out of reach over counter

Recommendation:

Lower operable parts to max 46" for a side reach over an obstruction



Finding #197 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 198

The fire extinguisher 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

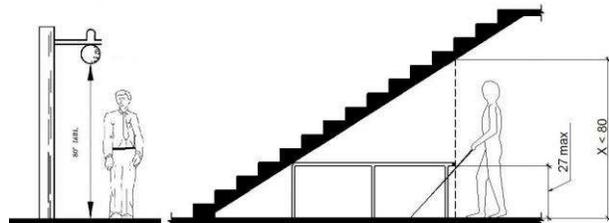
1991 ADAS Section: 4.4.1

As Built:

Break room- fire ext

Recommendation:

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



Finding #198 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 199

The thermostat is 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

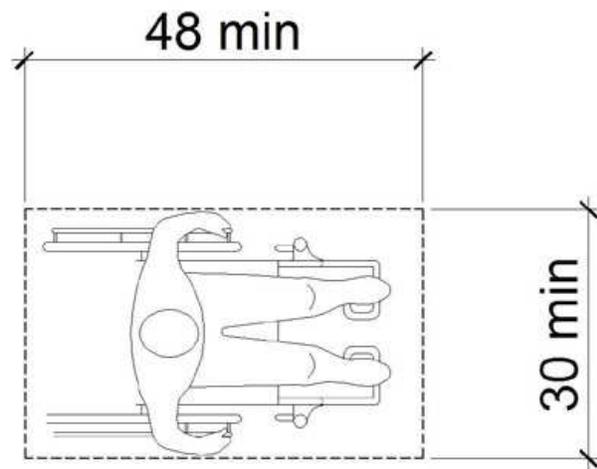
1991 ADAS Section: 4.2.4.1

As Built:

break room -
thermostat

Recommendation:

Relocate items for CFS at the thermostat



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 200

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.

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

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

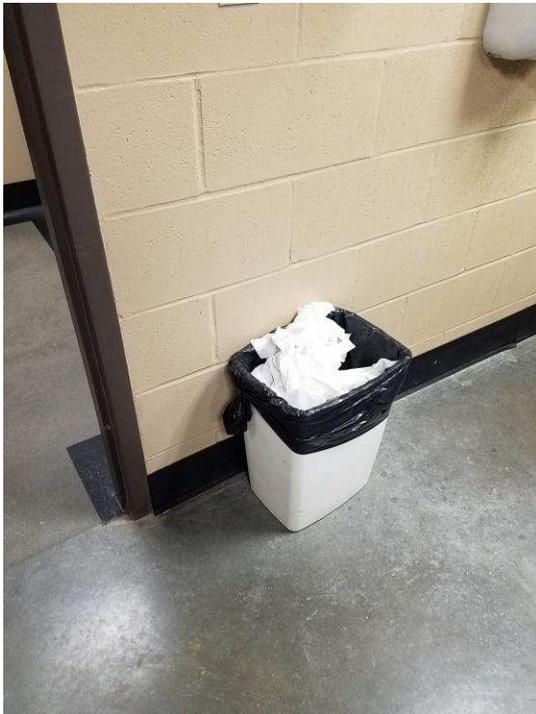
As Built:

Men's RR - garbage
can on pull, 14#

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 5 lbf to open interior doors



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 201

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.

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:

E2 entry - 14#, fast

Recommendation:

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, inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice

Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 202

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.

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:

206 storage - 16#,
window 46", 16" to
counter on pull

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 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 #202 Continued



Finding #202 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 203

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:

213 office - 14#,
window 46"

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



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 204

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.

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:

213 office to bay - 11#,
window 46.5", shelf
back on push

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 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 #204 Continued



Finding #204 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 205

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.

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:

214 office to bay - 11#,
window 46", chairs
and shelf back on
push

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 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 #205 Continued



Finding #205 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 206

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.

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

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

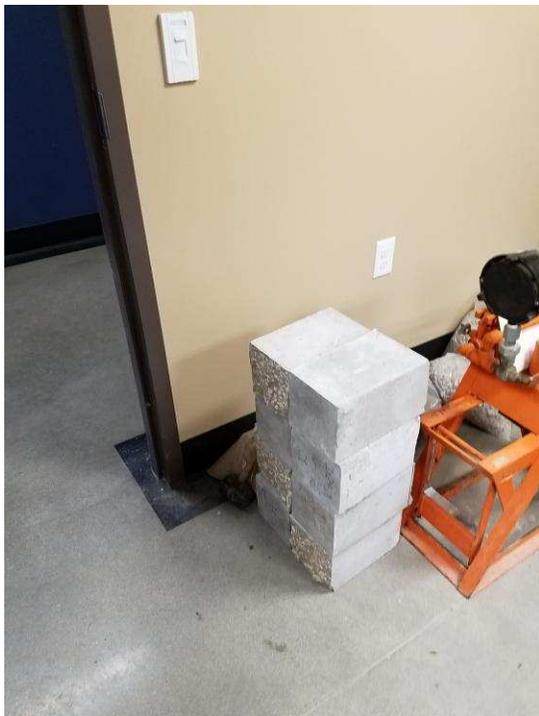
As Built:

201 Lab - 15#, storage on pull

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 5 lbf to open interior doors



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 207

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.

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:

215 Office - 16#, fast, window 46", cabinet back on pull

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 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 #207 Continued



Finding #207 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 208

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.

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

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

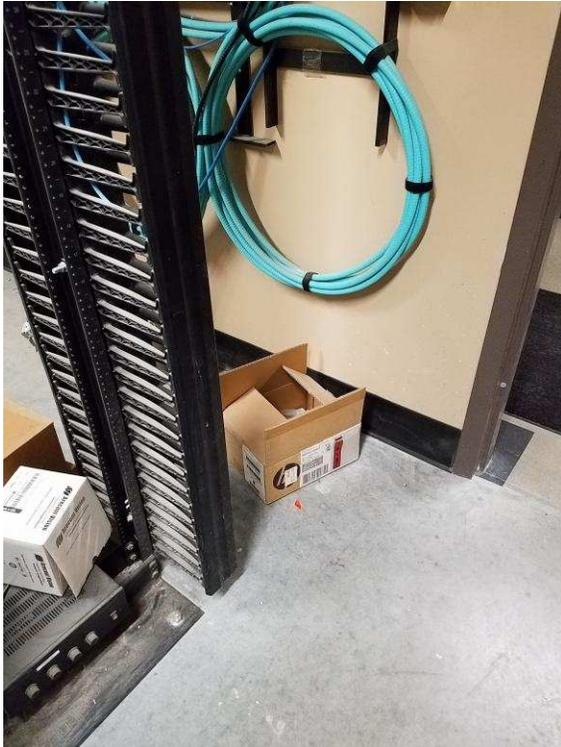
As Built:

216 Utility - 16#, IT
tower on pull

Recommendation:

Leave as is maneuvering clearance, infeasible to correct

For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 209

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:

217 Mechanic bay -
window 46", 12#

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 #209 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 210

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:

W2 entry - 15#, fast,
window 45.75"

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 #210 Continued



Finding #210 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 211

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.

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:

W1 entry - 10#, window
45.75", beam on push

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

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

Finding #211 Continued



Finding #211 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 212

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.

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:

S1 entry - 11#, fast, window 45.75", int slope 9.7%

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 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 #212 Continued



Finding #212 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 213

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.

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

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:

221S- Corridor - 14#,
storage on pull

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 5 lbf to open interior doors



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 214

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.9

1991 ADAS Section: 4.13.11

As Built:

Dble from W
mezzanine- 9#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 215

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.9

1991 ADAS Section: 4.13.11

As Built:

221N - 12#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Wheel: N/A, Direction: N/A

Finding: 216

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

222 - door complies

Recommendation:

None

Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 217

Element meets all standards and requirements

Citation:

2010 ADAS Section: 702

As Built:

alarms comply

Recommendation:

None

Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 218

The garage door buttons are 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

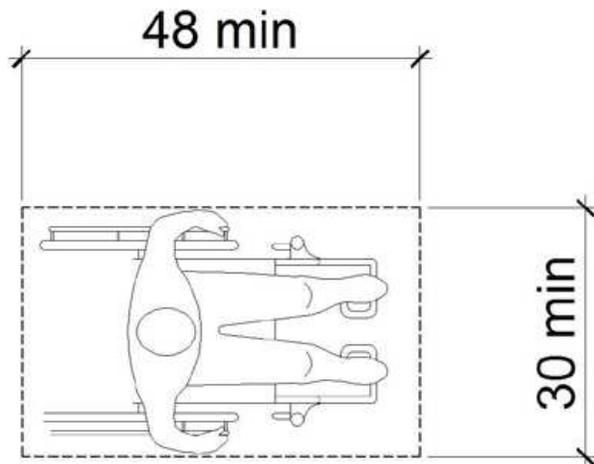
1991 ADAS Section: 4.2.4.1

As Built:

garage- all 8 garage door buttons are blocked by bollards and storage

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 #218 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 219

Several objects 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

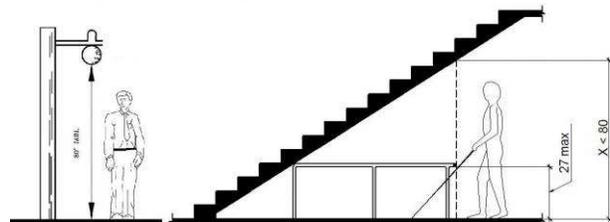
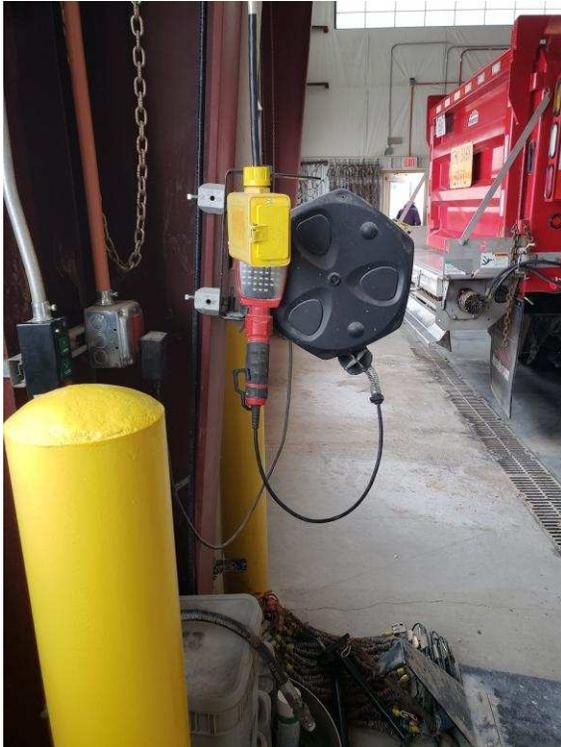
1991 ADAS Section: 4.4.1

As Built:

garage- approx 6 light reels; eyewash station 19"; towels 10"

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 #219 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 220

The total number of drinking fountains are not equally divided between those that are accessible to wheelchair users and those that are available to standing persons.

Where more than two are provided, 50 percent of the total number of drinking fountains provided shall be accessible to wheelchair users and 50 percent available to standing persons.

Citation:

2010 ADAS Section: 211.3

As Built:

north garage- lacks high bowl, eyewash station in CFS; south garage- storage in CFS and lacks high bowl

Recommendation:

Replace two fountains to provide 50/50 split between hi and lo bowl fountains



Finding #220 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 221

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, 606.2 Exception 1, 606.2 Exception 4, 606.2 Exception 5, 606.2 Exception 6, 606.2 Exception 7, 606.3, 606.4, 606.5

1991 ADAS Section: 4.24.5 , 4.24.2 , 4.24.3, 4.24.4 , 4.24.6 , 4.24.7

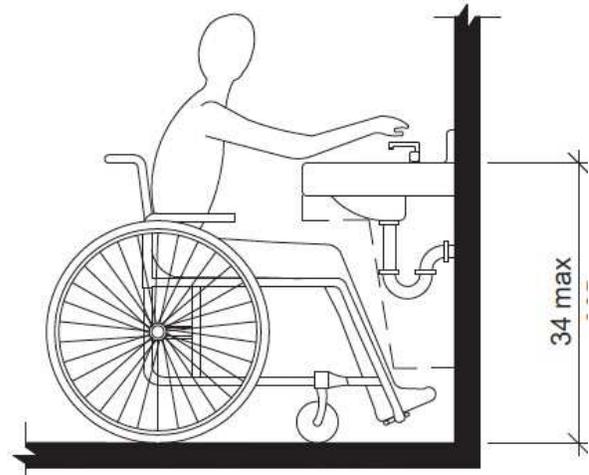
As Built:

north garage- non compliant sink with no CFS

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 #221 Continued



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 222

Element meets all standards and requirements

Citation:

2010 ADAS Section: 210.1, 504

As Built:

stairway to 2nd floor
by corridor 211-
compliant everything

Recommendation:

None

Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 223

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

room 202 - room complies

Recommendation:

None

Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 224

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

room 203 - room complies

Recommendation:

None

Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 225

Several items 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

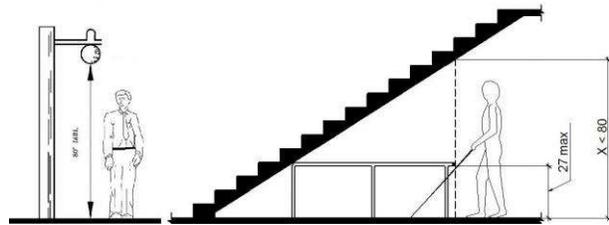
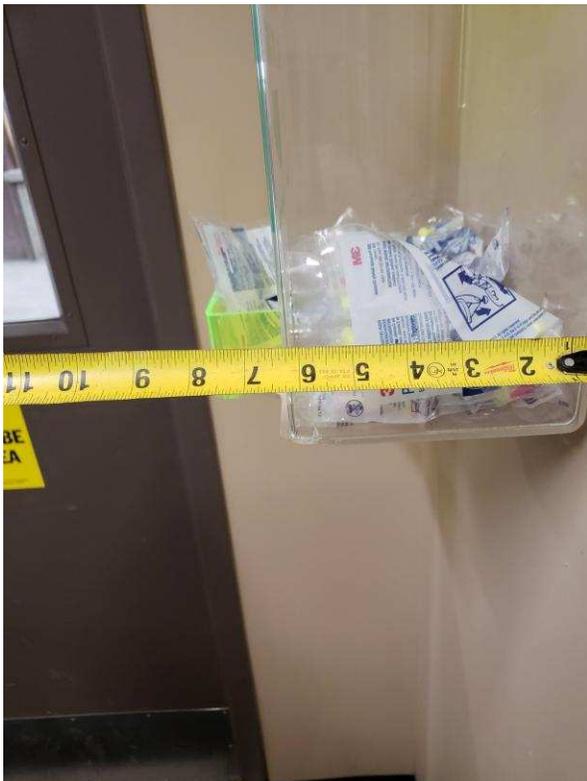
1991 ADAS Section: 4.4.1

As Built:

211 corridor- 2 first aids, AED, and 2 earplugs

Recommendation:

Relocate protruding objects in corridor or place cane detectable warning or bollard at foot of items listed



Finding #225 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 226

The total number of drinking fountains are not equally divided between those that are accessible to wheelchair users and those that are available to standing persons.

Where more than two are provided, 50 percent of the total number of drinking fountains provided shall be accessible to wheelchair users and 50 percent available to standing persons.

Citation:

2010 ADAS Section: 211.3

As Built:

211 corridor- lacks
high bowl

Recommendation:

Replace one fountain to provide 50/50 split between hi and lo bowl fountains



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 227

Items 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:

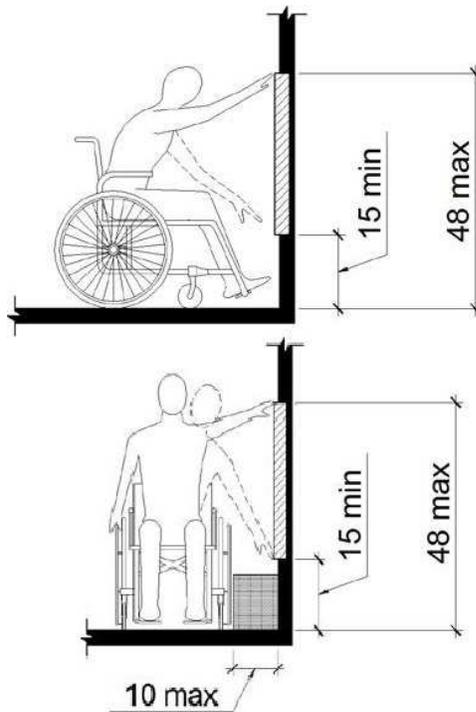
2010 ADAS Section: 308.1

As Built:

211 corridor- 2 first aids, AED, glasses cleaners

Recommendation:

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



Finding #227 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 228

Accessible lockers are not provided.

5% but not less than one of each type of locker must be accessible. Lockers of different size are considered different types.

Although not specifically required, it is considered "best practices" that accessible elements be identified to prevent confusion for those needing accessible elements and to indicate to those that do not need accessible elements that they should only be used if others are unavailable.

Citation:

2010 ADAS Section: 225.2.1

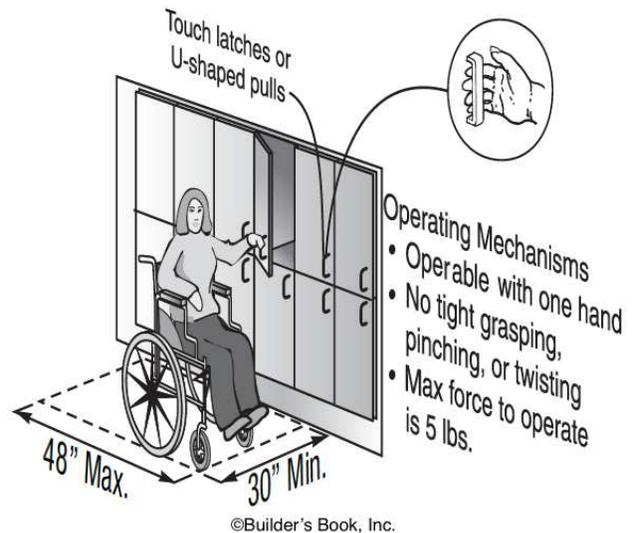
1991 ADAS Section: 4.1.3

As Built:

211- locker hooks and shelves too high

Recommendation:

Designate 5% or no less than 1 locker as accessible with accessible hardware. Mount signage with the access symbol. Mount hooks and operating mechanisms max 48" aff.



Finding #228 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 229

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

office 207 - room complies

Recommendation:

None

Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 230

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

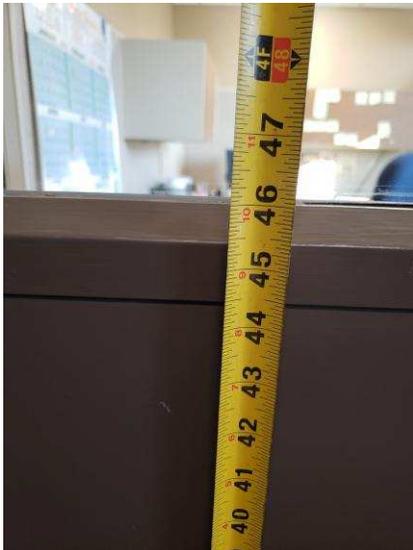
As Built:

office 207- 18#, 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, replace doors with ones having sidelight viewing windows max 43" aff



Finding #230 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 231

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

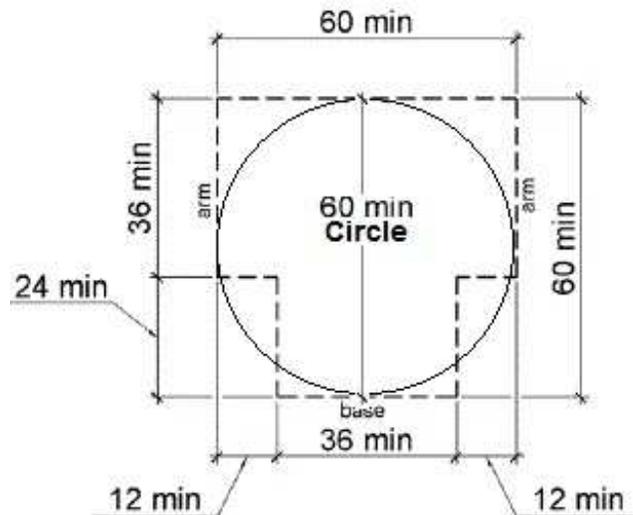
1991 ADAS Section: 4.2.3

As Built:

206- room only 58"
wide due to counter

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 #231 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 232

The thermostat 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

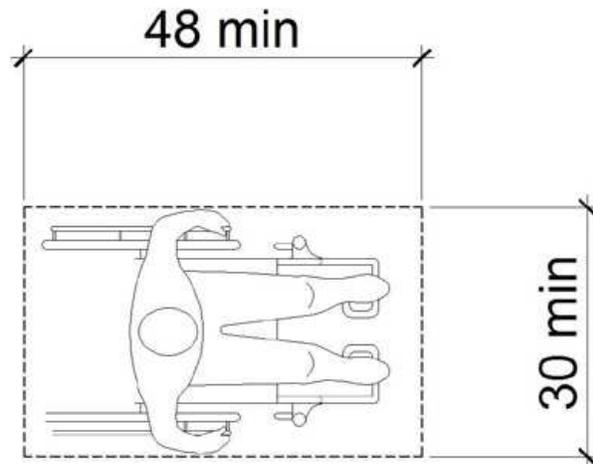
1991 ADAS Section: 4.2.4.1

As Built:

213- thermostat blocked

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



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 233

The control box 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:

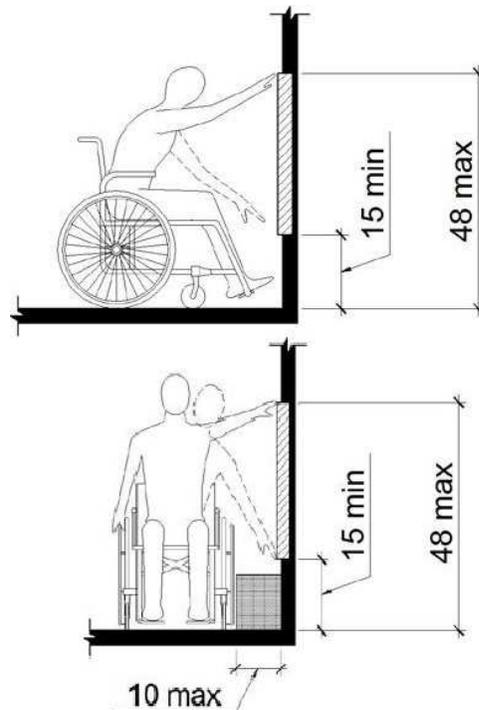
2010 ADAS Section: 308.1

As Built:

213 corridor- 67"
control box

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 #233 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 234

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.

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:

office 214- 16#, 46.5"
window, cone on pull

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 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 #234 Continued



Finding #234 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 235

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

room 214 - room complies

Recommendation:

None

Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 236

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, 606.2 Exception 1, 606.2 Exception 4, 606.2 Exception 5, 606.2 Exception 6, 606.2 Exception 7, 606.3, 606.4, 606.5

1991 ADAS Section: 4.24.5 , 4.24.2 , 4.24.3, 4.24.4 , 4.24.6 , 4.24.7

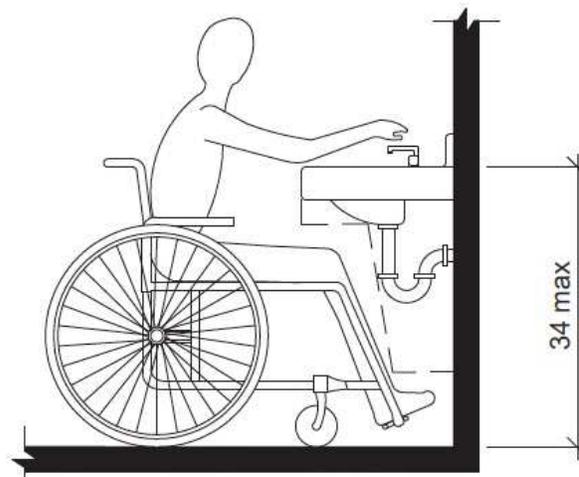
As Built:

201- sink 36" rim

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 #236 Continued



Finding #236 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 237

The clear floor space only allows for a forward approach and the (XX) is out of reach range.

Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the reach depth over the obstruction. Where the reach depth exceeds 20 inches, the high forward reach shall be 44 inches maximum and the reach depth shall be 25 inches maximum.

Citation:

2010 ADAS Section: 308.2.2

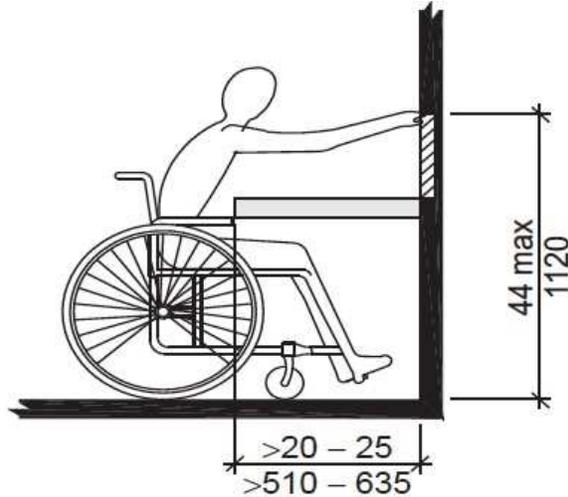
1991 ADAS Section: 4.2.5

As Built:

201- off/on button high over counter without CFS

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



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 238

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

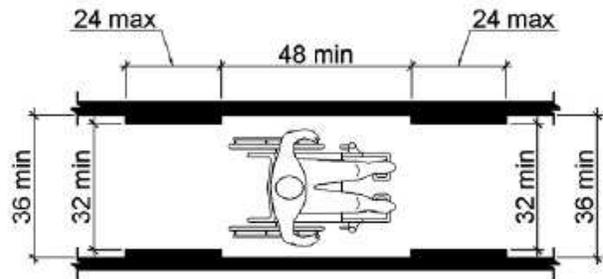
1991 ADAS Section: 4.3.3

As Built:

215- 34" narrow
between cubicles, and
furniture obstructs
beyond that

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 #238 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 239

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2,
403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4,
606.3, 308

As Built:

216 room complies

Recommendation:

None

Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 240

Element meets all standards and requirements

Citation:

2010 ADAS Section: 505

As Built:

stairway to 2nd floor in
south side garage-
compliant handrail

Recommendation:

None

Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 241

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:

south garage stair-
risers greater than 7"

Recommendation:

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



Finding #241 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 242

Several objects 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

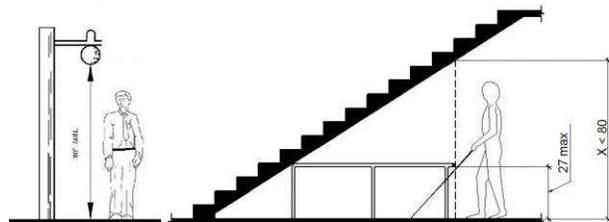
1991 ADAS Section: 4.4.1

As Built:

garage- eyewash station 23"; 6 equipment reels

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 #242 Additional Finding Photos



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 243

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, 606.2 Exception 1, 606.2 Exception 4, 606.2 Exception 5, 606.2 Exception 6, 606.2 Exception 7, 606.3, 606.4, 606.5

1991 ADAS Section: 4.24.5 , 4.24.2 , 4.24.3, 4.24.4 , 4.24.6 , 4.24.7

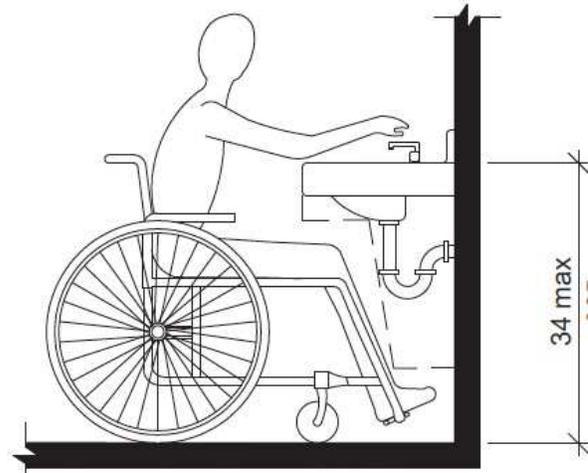
As Built:

south garage- 2 non-compliant sinks with no CFS, foot activated

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 #243 Continued



Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 244

Element meets all standards and requirements

Citation:

2010 ADAS Section: 210.1, 504

As Built:

south garage stairway
by 214- compliant
everything

Recommendation:

None

Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 245

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2,
403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4,
606.3, 308

As Built:

221S room complies

Recommendation:

None

Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 246

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308

As Built:

West mezzanine - room complies

Recommendation:

None

Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 247

Element meets all standards and requirements

Citation:

2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2,
403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4,
606.3, 308

As Built:

room 222 - room
complies

Recommendation:

None

Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 248

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 7 inches from the latch, measured to the leading edge of the door.

Citation:

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

1991 ADAS Section: 4.13.1

As Built:

222 to south garage
mezzanine - 10# and
fast

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

Secondary Roads Maintenance

Lat/Long: [41.65788, -91.6059]

Finding: 249

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.9

1991 ADAS Section: 4.13.11

As Built:

222 to north garage
mezzanine- 12#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Secondary Roads Maintenance M's RR

Lat/Long: [41.65788, -91.6059]

Finding: 250

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:

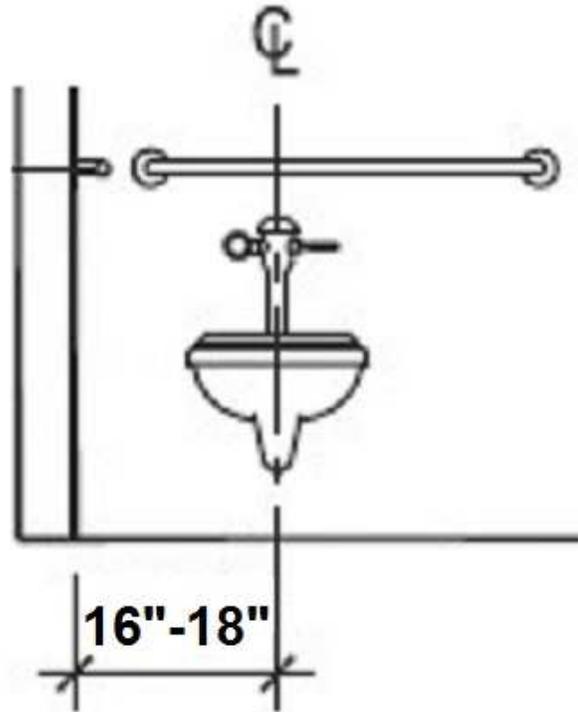
2010 ADAS Section: 604.2

As Built:

toilet center line
18.75", seat height and
flush good, grab bars
good

Recommendation:

Center line of toilet is 18.75" from wall, should not exceed 18", leave as is citing construction tolerance



Finding #250 Additional Finding Photos



Secondary Roads Maintenance M's RR

Lat/Long: [41.65788, -91.6059]

Finding: 251

The compartment door is not self closing.

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

Citation:

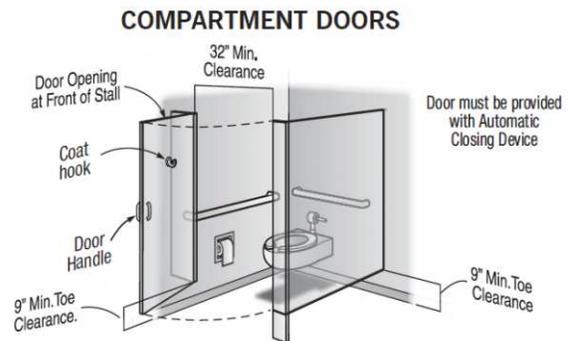
2010 ADAS Section: 604.8.1.2

As Built:

stall door not self closing, small hardware

Recommendation:

Adjust stall door to be self-closing and replace door hardware with one that is operable without a tight pinch or grasp



Finding #251 Additional Finding Photos



Secondary Roads Maintenance M's RR

Lat/Long: [41.65788, -91.6059]

Finding: 252

The shower is 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

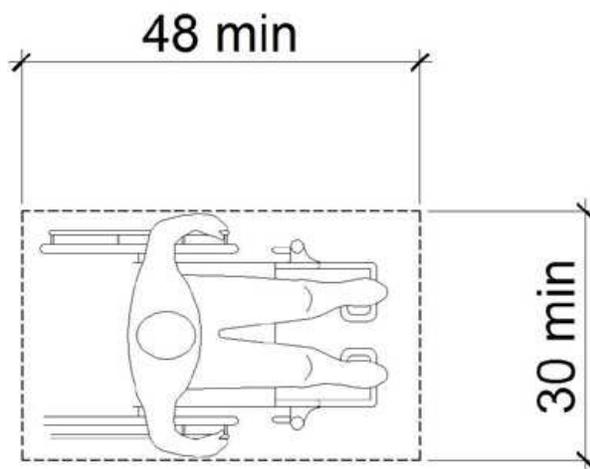
1991 ADAS Section: 4.2.4.1

As Built:

shower CFS has towel bar in CFS

Recommendation:

Remove towel bar for CFS at shower



Secondary Roads Maintenance M's RR

Lat/Long: [41.65788, -91.6059]

Wheel: N/A, Direction: N/A

Finding: 253

Element meets all standards and requirements

Citation:

**2010 ADAS Section: 609.3, 609.4, 608.6, 608.2.2,
608.3.2, 608.5.3, 610.3.1, 610.3.2**

As Built:

**Men's Restroom - roll
in shower complies**

Recommendation:

None

Secondary Roads Maintenance M's RR

Lat/Long: [41.65788, -91.6059]

Finding: 254

Element meets all standards and requirements

Citation:

2010 ADAS Section: 216.2, 703

As Built:

signage complies

Recommendation:

None

Secondary Roads Maintenance M's RR

Lat/Long: [41.65788, -91.6059]

Finding: 255

Element meets all standards and requirements

Citation:

2010 ADAS Section: 305, 306, 603

As Built:

sink and mirror both
comply

Recommendation:

None

Secondary Roads Maintenance M's RR

Lat/Long: [41.65788, -91.6059]

Finding: 256

The paper towels and hand dryer 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

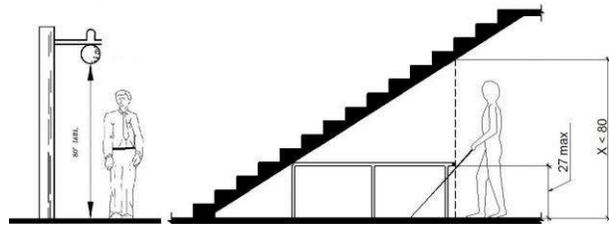
1991 ADAS Section: 4.4.1

As Built:

paper towels and hand
dryer

Recommendation:

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



Finding #256 Additional Finding Photos



Secondary Roads Maintenance M's RR

Lat/Long: [41.65788, -91.6059]

Finding: 257

Accessible lockers are not provided.

5% but not less than one of each type of locker must be accessible. Lockers of different size are considered different types.

Although not specifically required, it is considered "best practices" that accessible elements be identified to prevent confusion for those needing accessible elements and to indicate to those that do not need accessible elements that they should only be used if others are unavailable.

Citation:

2010 ADAS Section: 225.2.1

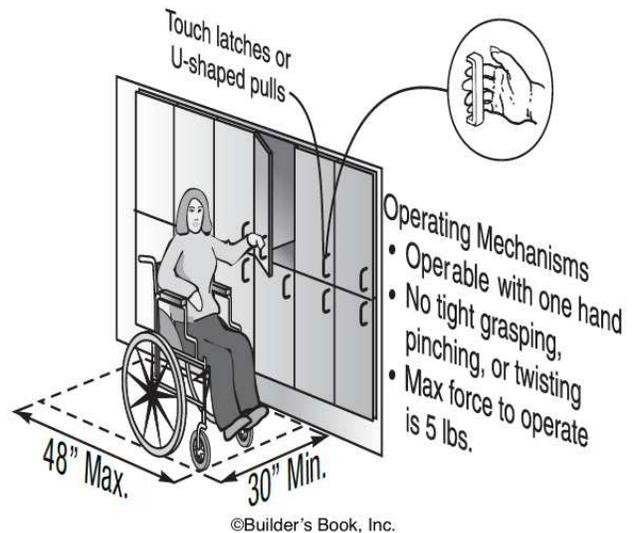
1991 ADAS Section: 4.1.3

As Built:

3 of 8 lockers good height with CFS but lack designation

Recommendation:

Designate 5% or no less than 1 locker as accessible with accessible hardware. Mount signage with the access symbol. Mount hooks and operating mechanisms max 48" aff.



Secondary Roads Maintenance M's RR

Lat/Long: [41.65788, -91.6059]

Finding: 258

There is no compliant bench in the locker room.

Every accessible dressing room must have seats that are 42 inches long minimum and 20 inches deep minimum and 24 inches deep maximum. The bench shall provide for back support or shall be affixed to a wall along its long dimension. Back support shall be 48 inches long minimum and shall extend from a point 2 inches maximum above the seat surface to a point 18 inches minimum above the seat surface. Back support shall be 2-1/2 inches maximum from the rear edge of the seat measured horizontally.. The bench must be mounted 17 to 19 inches above the finish floor. A clear floor space measuring 30 inches by 48 inches (or 36 inches by 48 inches if located in an alcove) shall be provided alongside the narrow side of the bench to allow a person using a wheelchair to make a side transfer onto the bench.

Citation:

2010 ADAS Section: 903.4

As Built:

bench only 12" deep
and not affixed to a
wall

Recommendation:

Replace bench in dressing area with one having a seat depth of 20" to 24" deep, 42" long, affixed to the wall or having a back and mounted 17" to 19" aff



Finding #258 Additional Finding Photos



Secondary Roads Maintenance M's RR

Lat/Long: [41.65788, -91.6059]

Finding: 259

The coat rack 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:

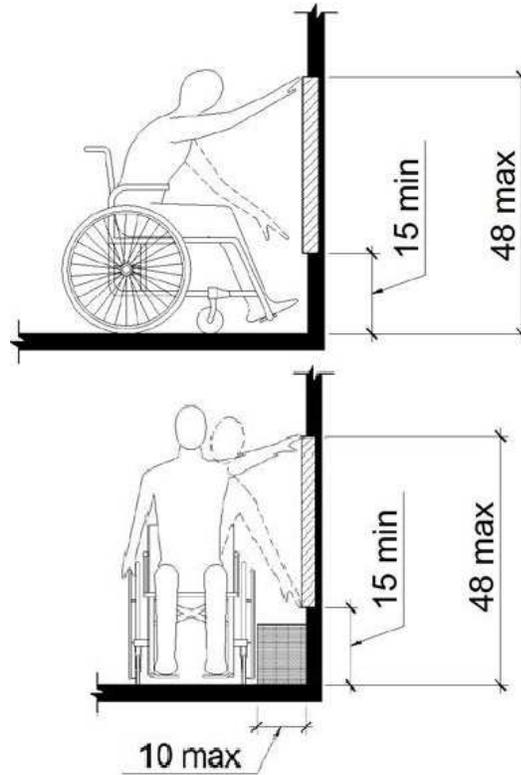
2010 ADAS Section: 308.1

As Built:

clothing rack high 62"

Recommendation:

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



Finding #259 Additional Finding Photos



Secondary Roads Maintenance M's RR

Lat/Long: [41.65788, -91.6059]

Finding: 260

The shower bar 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

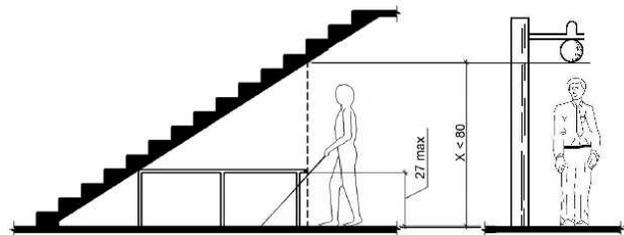
1991 ADAS Section: 4.4.2

As Built:

shower bar at 76"

Recommendation:

Raise shower bar to min 80" for overhead clearance



Finding #260 Additional Finding Photos



Secondary Roads Maintenance W's RR

Lat/Long: [41.65788, -91.6059]

Finding: 261

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

Citation:

2010 ADAS Section: 404.2.9

1991 ADAS Section: 4.13.11

As Built:

14#

Recommendation:

Inspect, adjust, and maintain 5 lbf to open doors



Secondary Roads Maintenance W's RR

Lat/Long: [41.65788, -91.6059]

Finding: 262

Element meets all standards and requirements

Citation:

2010 ADAS Section: 604.2, 604.4, 604.6

As Built:

W RR - toilet, grab bars and flush comply, TP placement complies

Recommendation:

None

Secondary Roads Maintenance W's RR

Lat/Long: [41.65788, -91.6059]

Finding: 263

The compartment door is not self closing.

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

Citation:

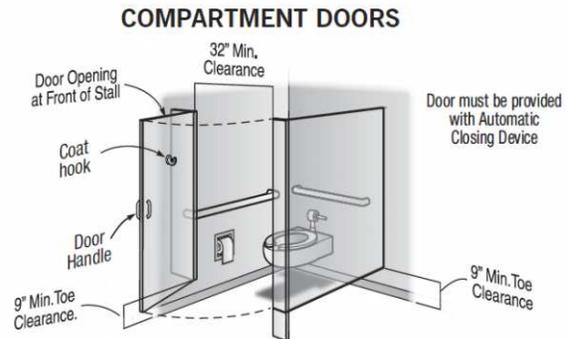
2010 ADAS Section: 604.8.1.2

As Built:

stall door not self closing, small hardware

Recommendation:

Adjust stall door to be self-closing and replace door hardware with one operable without a tight pinch or grasp



Finding #263 Additional Finding Photos



Secondary Roads Maintenance W's RR

Lat/Long: [41.65788, -91.6059]

Finding: 264

The shower seat is not located on the correct wall.

A seat in a standard roll-in shower compartment shall be a folding type, shall be installed on the side wall adjacent to the controls, and shall extend from the back wall to a point within 3 inches of the compartment entry.

The top of the seat shall be 17 inches minimum and 19 inches maximum above the bathroom finish floor.

Citation:

2010 ADAS Section: 610.3

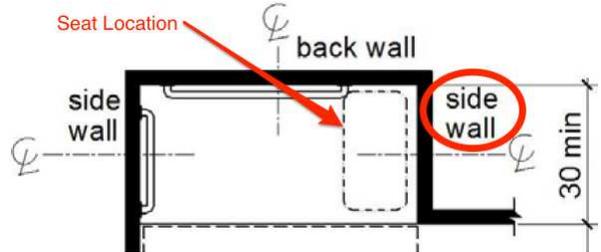
1991 ADAS Section: 4.21.3

As Built:

W RR - 1.75" from rear wall, 5" from front of compartment

Recommendation:

Remount shower seat to the correct location and height in the shower



Finding #264 Additional Finding Photos



Secondary Roads Maintenance W's RR

Lat/Long: [41.65788, -91.6059]

Finding: 265

Element meets all standards and requirements

Citation:

2010 ADAS Section: 216.2, 703

As Built:

signage complies

Recommendation:

None

Secondary Roads Maintenance W's RR

Lat/Long: [41.65788, -91.6059]

Finding: 266

The hand dryer 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

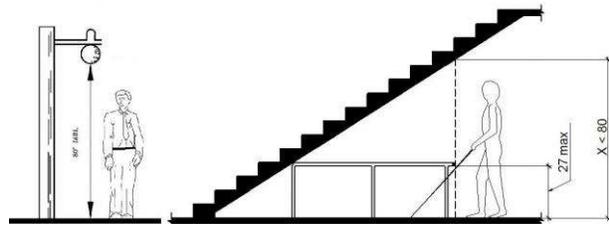
1991 ADAS Section: 4.4.1

As Built:

hand dryer 6.25"

Recommendation:

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



Secondary Roads Maintenance W's RR

Lat/Long: [41.65788, -91.6059]

Finding: 267

Element meets all standards and requirements

Citation:

2010 ADAS Section: 305, 306, 603

As Built:

sink and mirror
comply

Recommendation:

None

Secondary Roads Maintenance W's RR

Lat/Long: [41.65788, -91.6059]

Finding: 268

Accessible lockers are not provided.

5% but not less than one of each type of locker must be accessible. Lockers of different size are considered different types.

Although not specifically required, it is considered "best practices" that accessible elements be identified to prevent confusion for those needing accessible elements and to indicate to those that do not need accessible elements that they should only be used if others are unavailable.

Citation:

2010 ADAS Section: 225.2.1

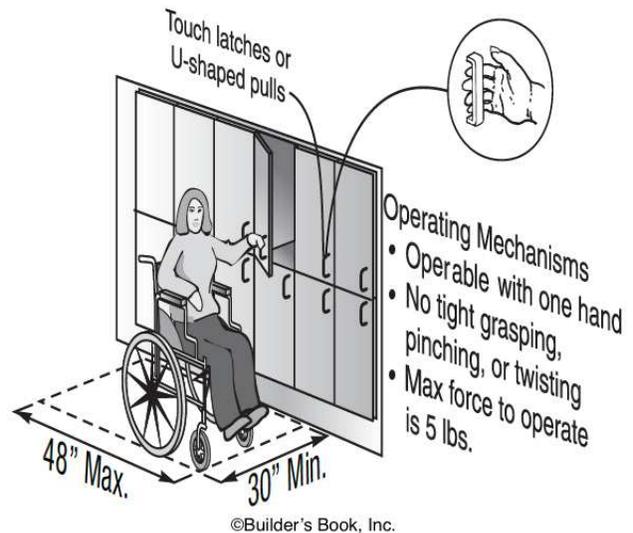
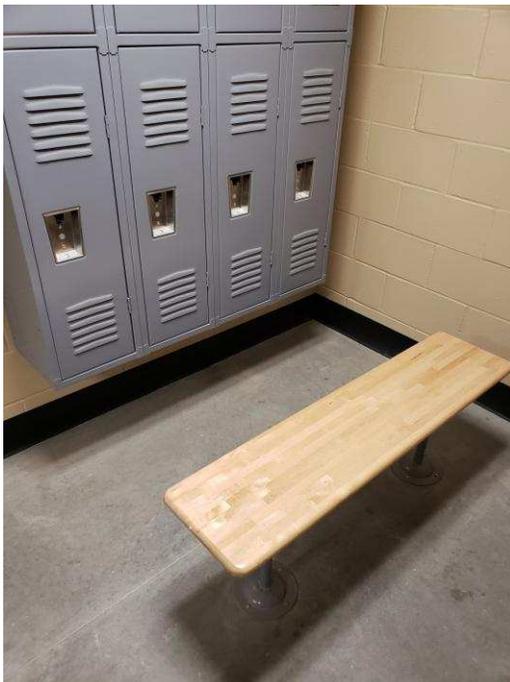
1991 ADAS Section: 4.1.3

As Built:

0 of 8 lockers- good height but all lack CFS and designation

Recommendation:

Designate 5% or no less than 1 locker as accessible with accessible hardware. Mount signage with the access symbol. Remove bench from CFS of designated lockers



Secondary Roads Maintenance W's RR

Lat/Long: [41.65788, -91.6059]

Finding: 269

There is no compliant bench in the locker room.

Every accessible dressing room must have seats that are 42 inches long minimum and 20 inches deep minimum and 24 inches deep maximum. The bench shall provide for back support or shall be affixed to a wall along its long dimension. Back support shall be 48 inches long minimum and shall extend from a point 2 inches maximum above the seat surface to a point 18 inches minimum above the seat surface. Back support shall be 2-1/2 inches maximum from the rear edge of the seat measured horizontally.. The bench must be mounted 17 to 19 inches above the finish floor. A clear floor space measuring 30 inches by 48 inches (or 36 inches by 48 inches if located in an alcove) shall be provided alongside the narrow side of the bench to allow a person using a wheelchair to make a side transfer onto the bench.

Citation:

2010 ADAS Section: 903.4

As Built:

bench only 11.5" deep
and not affixed to a
wall

Recommendation:

Replace bench in dressing area with one having a seat depth of 20" to 24" deep, 42" long, affixed to the wall or having a back and mounted 17" to 19" aff



Finding #269 Additional Finding Photos



Secondary Roads Maintenance W's RR

Lat/Long: [41.65788, -91.6059]

Finding: 270

The shower bar 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

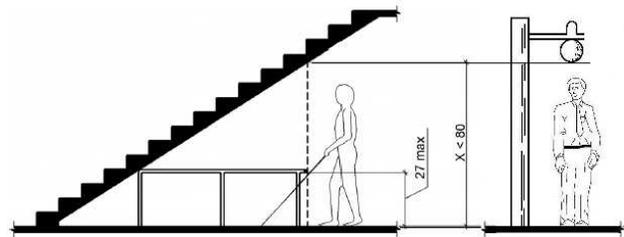
1991 ADAS Section: 4.4.2

As Built:

shower bar at 75.5"

Recommendation:

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



Finding #270 Additional Finding Photos



Wash Bay

Lat/Long: [41.65788, -91.6059]

Finding: 271

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.

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.

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:

N entry - fast, knob,
12#

Recommendation:

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, inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice

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

Finding #271 Continued



Wash Bay

Lat/Long: [41.65788, -91.6059]

Finding: 272

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.

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.

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:

S entry - fast, knob, 13#, 55" to window

Recommendation:

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, inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice

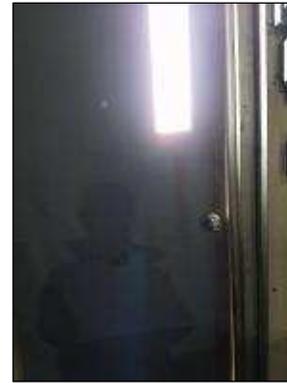
For all doors along the public circulation route, replace hardware with lever hardware or hardware operable without a tight pinch or grasp

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

Finding #272 Continued



Finding #272 Additional Finding Photos



Wash Bay

Lat/Long: [41.65788, -91.6059]

Finding: 273

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:

Compressor - knob, wall on pull, 55" to window

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 #273 Continued



Finding #273 Additional Finding Photos



Wash Bay

Lat/Long: [41.65788, -91.6059]

Finding: 274

Several objects 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

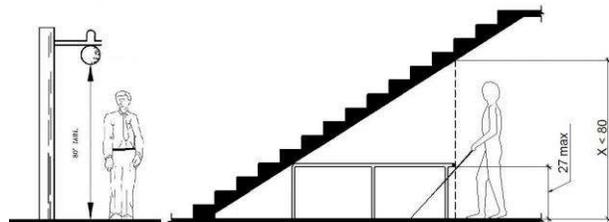
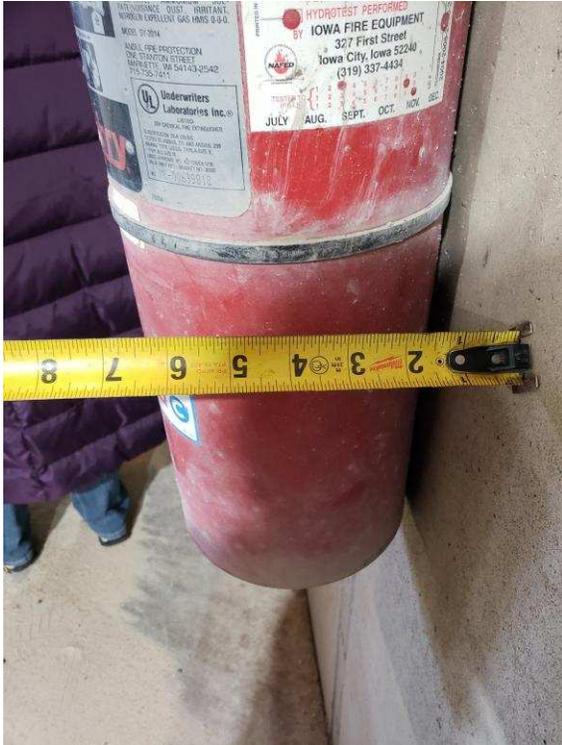
1991 ADAS Section: 4.4.1

As Built:

3 fire extinguishers, 3
hose reels (some in
use), lockers, shelf

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 #274 Additional Finding Photos



Wash Bay

Lat/Long: [41.65788, -91.6059]

Finding: 275

Several objects are 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

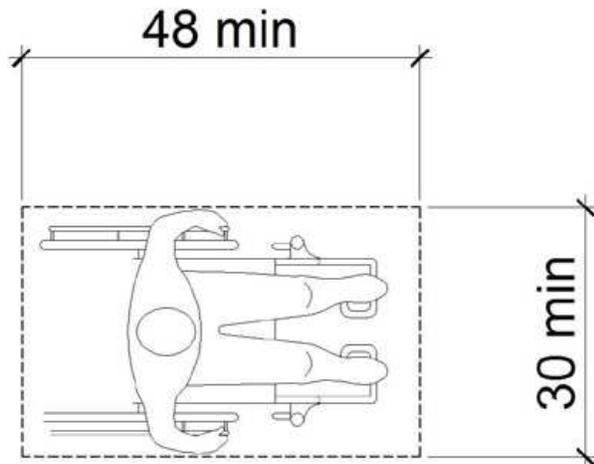
1991 ADAS Section: 4.2.4.1

As Built:

compressor room-
hose reel and fire pull
lack CFS

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 #275 Additional Finding Photos

