

Site Accessibility Evaluation



Shueyville Shed

3341 120th St NE
Solon, IA 52333

ADA Only

Inspection Date: 04/24/2019
Inspector: Shelley Zuniga

Prepared By

WT Group

Engineering with Precision, Pace & Passion.

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February 3, 2019

Donna Brooks
Grants Assistant
Johnson County
913 S. Dubuque St.
Iowa City, IA 52240

Dear Donna:

Thank you for the opportunity to be of service to you by performing an accessibility evaluation for the Shueyville Shed located at 3341 120th St NE, Solon, IA 52333. The facility was inspected on 04/24/2019.

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

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

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

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

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

5 (Smart Practice): Should be completed but not necessarily required. This category includes findings and or elements that were in compliance with previous editions of the codes and standards but have since changed. This category also includes techniques or elements that are not a part of the federal or state requirements, but are suggested in advisory language, or have been successfully implemented by other entities. Generally, these items are easily modified to provide the greatest degree of access as well as compliance with the most current codes and standards.

We have applied these priorities to the transition plan to create an order of retrofit for Johnson County sites. The transition plan is an Excel document that is easily modified, should circumstances or priorities change for the County. In addition, it is easily searched in many different ways.

Periodic maintenance to ensure continued accessibility is essential in providing a safe and usable environment. Parking lot markings, signage, door opening pressures, and maintaining clear floor space at doors and other elements and fixtures, available to the public, must be part of an ongoing maintenance schedule.

If you have any questions regarding this report or would like to schedule a meeting with myself and your architect, attorney, or contractor, please feel free to contact me.

Sincerely,
Shelley Zuniga
Shelley Zuniga

Parking

Lat/Long: [41.84492, -91.69936]

Finding: 1

There are no accessible parking stalls.

Each lot where parking is provided for the public as clients, guests or employees, shall provide accessible parking and shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance.

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

Citation:

2010 ADAS Section: 208.2

1991 ADAAG Section: 4.1.2

As Built:

parking lot lacks designated stalls

Cost Reference:

Number of Units: 1

Unit Type: each

Unit Cost: \$1,589.00

Total Cost: \$1,589.00

Recommendation:

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



EAR

Lat/Long: [41.84492, -91.69936]

Finding: 2

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

Citation:

2010 ADAS Section: 302.1

1991 ADAAG Section: 4.5.1*

As Built:

EAR would comply if parked next to a cement pad

Cost Reference:

Number of Units: 25
Unit Type: sq ft
Unit Cost: \$122.50
Total Cost: \$3,062.50

Recommendation:

Resurface AR where deterioration occurs, assure new accessible parking is adjacent to existing cement pad for access to entry



Shed

Lat/Long: [41.84492, -91.69936]

Finding: 3

The door is equipped with a door closer and returns to a closed position too quickly.

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.

Citation:

2010 ADAS Section: 404.2.8.1

1991 ADAAG Section: 4.13.10*

As Built:

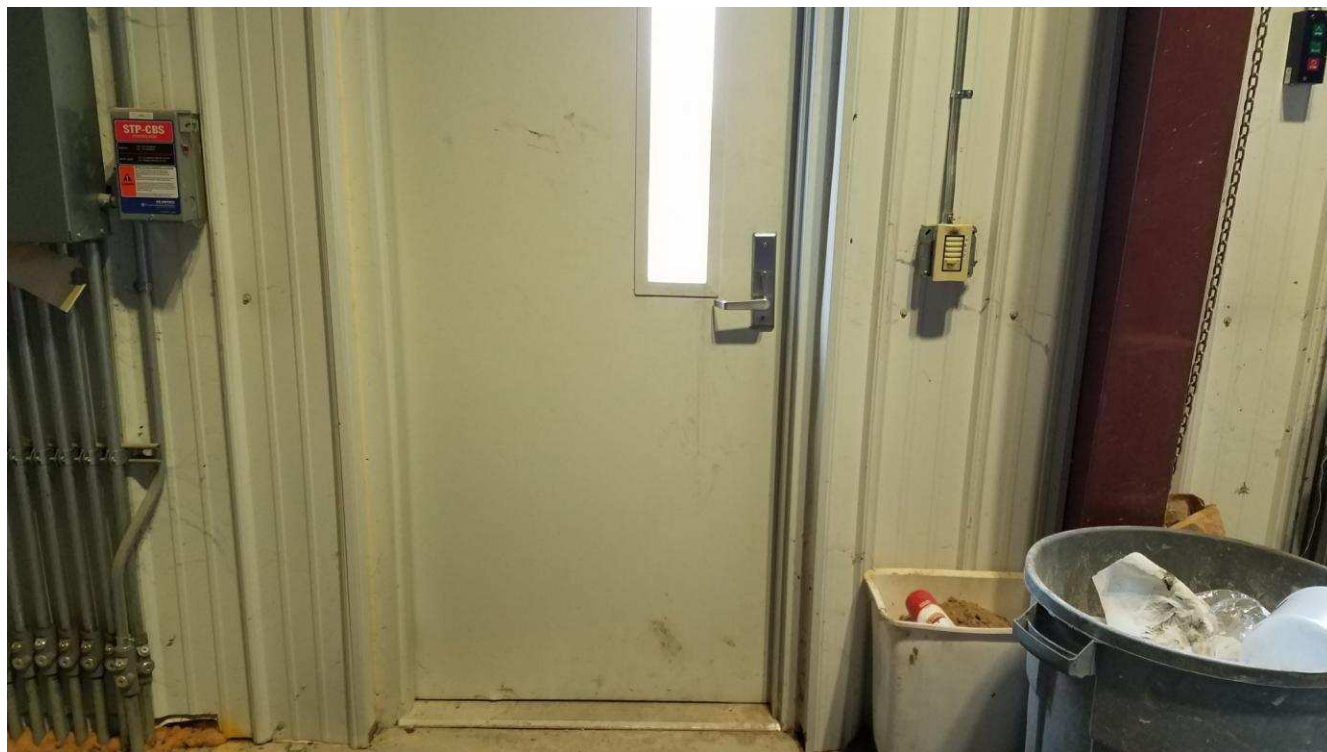
entry- closes fast

Cost Reference:

Number of Units: 1
Unit Type: staff time
Unit Cost: \$0.00
Total Cost: \$0.00

Recommendation:

Inspect, adjust, and maintain closing speed on door closers



Shed

Lat/Long: [41.84492, -91.69936]

Finding: 4

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 ADAAG Section: 4.13.6

As Built:

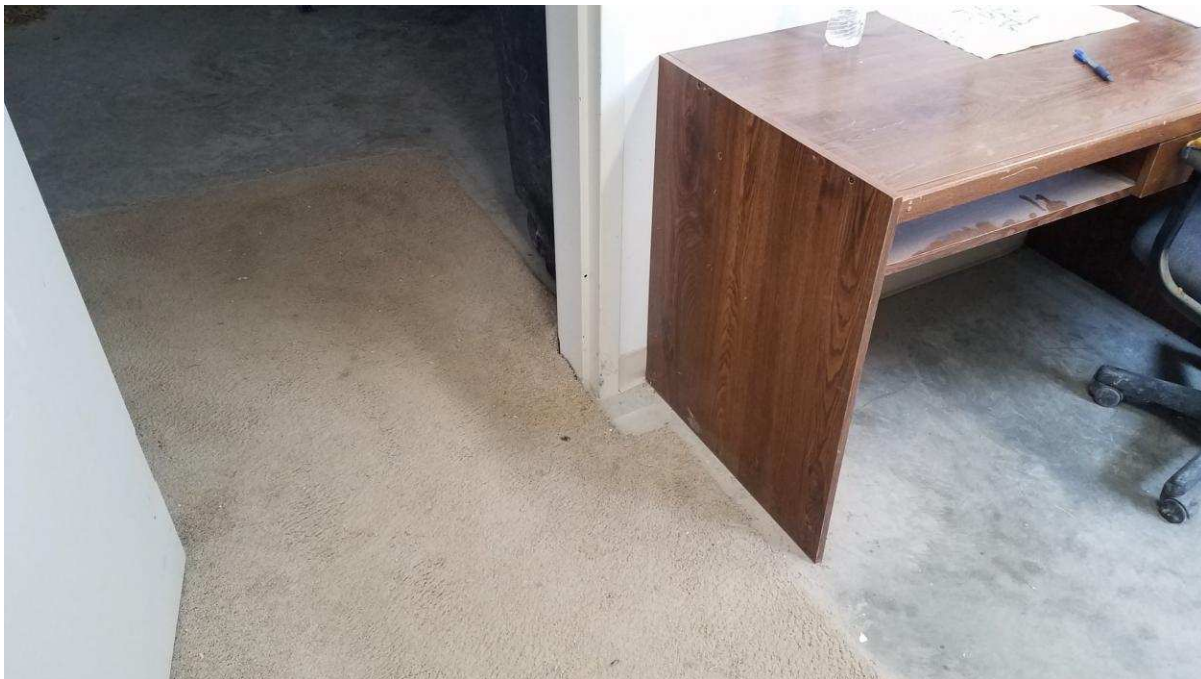
office- desk pull side

Cost Reference:

Number of Units: 1
Unit Type: staff time
Unit Cost: \$0.00
Total Cost: \$0.00

Recommendation:

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



Shed

Lat/Long: [41.84492, -91.69936]

Finding: 5

The operable part is not accessible because there is not adequate clear floor space for either a forward or side approach.

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

Citation:

2010 ADAS Section: 305.3

1991 ADAAG Section: 4.2.4.1

As Built:

shop- thermostat,
lockout tag box

Cost Reference:

Number of Units:
Unit Type: N/A
Unit Cost: \$0.00
Total Cost: \$0.00

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 #5 Additional Finding Photos



Shed

Lat/Long: [41.84492, -91.69936]

Finding: 6

The thermostat and door controls 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:

shop- thermostat,
overhead door
controls, lockout tag
box, soap at sink

Cost Reference:

Number of Units:
Unit Type: N/A
Unit Cost: \$0.00
Total Cost: \$0.00

Recommendation:

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



Finding #6 Additional Finding Photos



Shed

Lat/Long: [41.84492, -91.69936]

Finding: 7

Gratings are spaced greater than a 1/2 inches in the direction of traffic flow.

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

2010 ADAS Section: 302.3

1991 ADAAG Section: 4.5.4

As Built:

shop- 1.5" grates

Cost Reference:

Number of Units: 1
Unit Type: each
Unit Cost: \$140.00
Total Cost: \$140.00

Recommendation:

Leave as is, grating, integral to the use of the site.



Finding #7 Additional Finding Photos



Shed

Lat/Long: [41.84492, -91.69936]

Finding: 8

The first aid and fire ext. 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 ADAAG Section: 4.4.1*

As Built:

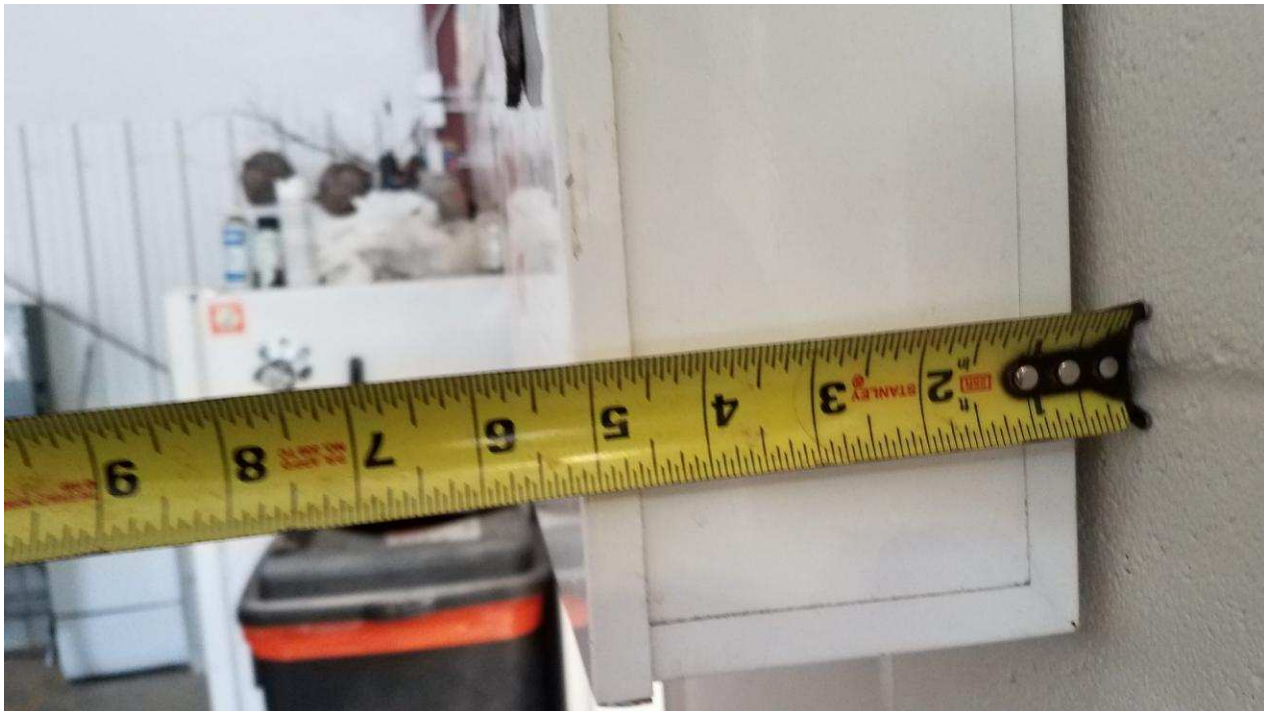
shop- first aid 5", fire
extinguisher 4.5"

Cost Reference:

Number of Units:
Unit Type: each
Unit Cost: \$350.00
Total Cost: \$350.00

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 #8 Additional Finding Photos



Shed

Lat/Long: [41.84492, -91.69936]

Finding: 9

Clear floor space is not provided at the range or cooktop

Where a forward approach is provided, the clear floor or ground space shall provide knee and toe clearance. 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:

shop- chair at oven in
break area

Cost Reference:

Number of Units:
Unit Type: N/A
Unit Cost: \$0.00
Total Cost: \$0.00

Recommendation:

Relocate chair for CFS at oven



Shed

Lat/Long: [41.84492, -91.69936]

Finding: 10

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 ADAAG Section: 4.3.8

As Built:

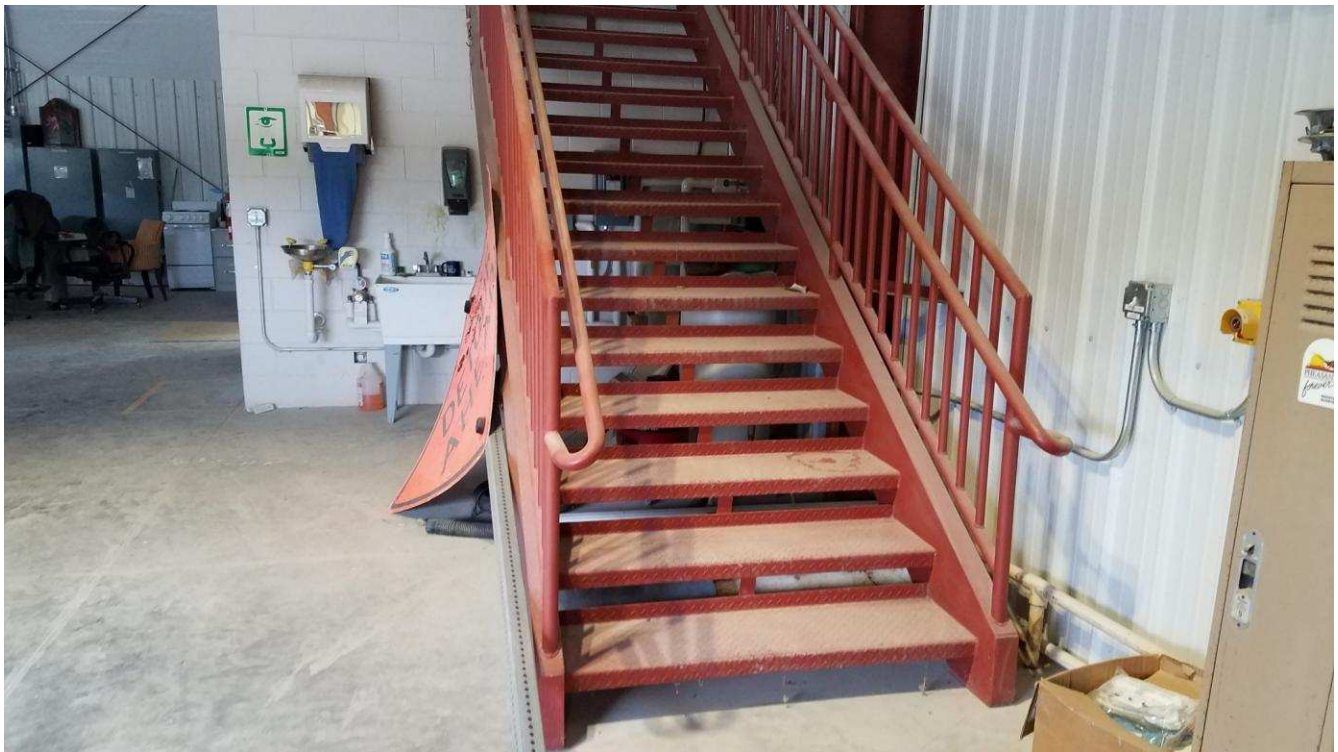
stairs to
loft/mezzanine

Cost Reference:

Number of Units:
Unit Type: N/A
Unit Cost: \$0.00
Total Cost: \$0.00

Recommendation:

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



Shed

Lat/Long: [41.84492, -91.69936]

Finding: 11

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:

office - thermostat too high and lacks clear floor space, lights lack clear floor space

Cost Reference:

Number of Units: 1
Unit Type: each
Unit Cost: \$350.00
Total Cost: \$350.00

Recommendation:

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



Finding #11 Additional Finding Photos



Shed

Lat/Long: [41.84492, -91.69936]

Finding: 12

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 with turning space and 36 in AR

Cost Reference:

Number of Units:
Unit Type: N/A
Unit Cost: \$0.00
Total Cost: \$0.00

Recommendation:

None

Restroom

Lat/Long: [41.84492, -91.69936]

Finding: 13

Element meets all standards and requirements

Citation:

2010 ADAS Section: 404

As Built:

restroom door
compliant

Cost Reference:

Number of Units:
Unit Type: N/A
Unit Cost: \$0.00
Total Cost: \$0.00

Recommendation:

None

Restroom

Lat/Long: [41.84492, -91.69936]

Finding: 14

The tactile sign is incorrectly located.

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.

Citation:

2010 ADAS Section: 703.4.2

1991 ADAAG Section: 4.30.6

As Built:

restroom lacks symbol
of access

Cost Reference:

Number of Units: 1

Unit Type: each

Unit Cost: \$210.00

Total Cost: \$210.00

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



Restroom

Lat/Long: [41.84492, -91.69936]

Finding: 15

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 43.75"

Cost Reference:

Number of Units: 1
Unit Type: each
Unit Cost: \$350.00
Total Cost: \$350.00

Recommendation:

Lower mirror so reflective surface is max 40" aff



Finding #15 Additional Finding Photos



Restroom

Lat/Long: [41.84492, -91.69936]

Finding: 16

The grab bar mounting height fails.

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

As Built:

grab bars 37" aff

Cost Reference:

Number of Units: 2
Unit Type: each
Unit Cost: \$393.75
Total Cost: \$787.50

Recommendation:

Remount grab bars in to 33" to 36" aff



Finding #16 Additional Finding Photos



Restroom

Lat/Long: [41.84492, -91.69936]

Finding: 17

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 ADAAG Section: 4.16.4*

As Built:

36 inch grab bar
extends 31 in on open
side

Cost Reference:

Number of Units:
Unit Type: each
Unit Cost: \$393.75
Total Cost: \$393.75

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



Finding #17 Additional Finding Photos



Restroom

Lat/Long: [41.84492, -91.69936]

Finding: 18

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 ADAAG Section: 4.16.5*

As Built:

flush on close side

Cost Reference:

Number of Units: 1

Unit Type: each

Unit Cost: \$295.75

Total Cost: \$295.75

Recommendation:

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



Restroom

Lat/Long: [41.84492, -91.69936]

Finding: 19

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

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

Citation:

2010 ADAS Section: 604.7

As Built:

toilet paper 11 in to center of dispenser

Cost Reference:

Number of Units: 1
Unit Type: staff time
Unit Cost: \$0.00
Total Cost: \$0.00

Recommendation:

Remount toilet paper dispenser to 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



Finding #19 Additional Finding Photos



Restroom

Lat/Long: [41.84492, -91.69936]

Finding: 20

The cabinet 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 ADAAG Section: 4.4.1*

As Built:

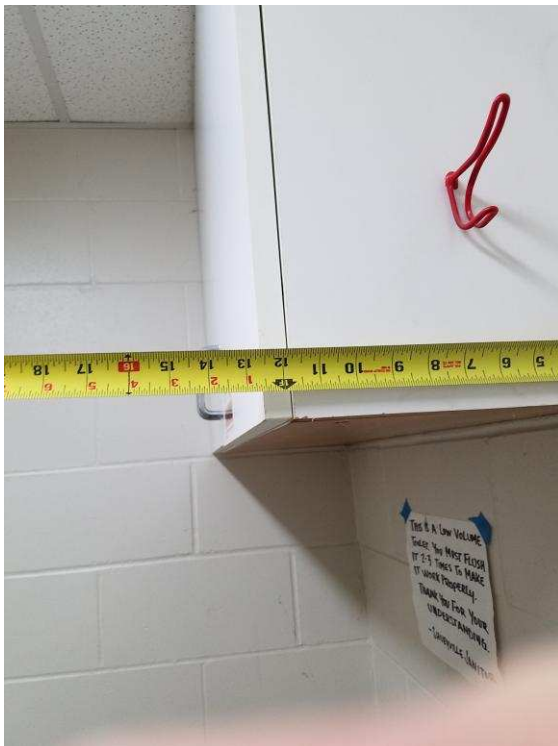
cabinet protrudes over
toilet 12.5"

Cost Reference:

Number of Units: 1
Unit Type: each
Unit Cost: \$350.00
Total Cost: \$350.00

Recommendation:

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



Finding #20 Additional Finding Photos



Restroom

Lat/Long: [41.84492, -91.69936]

Finding: 21

The hook and disinfectant 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:

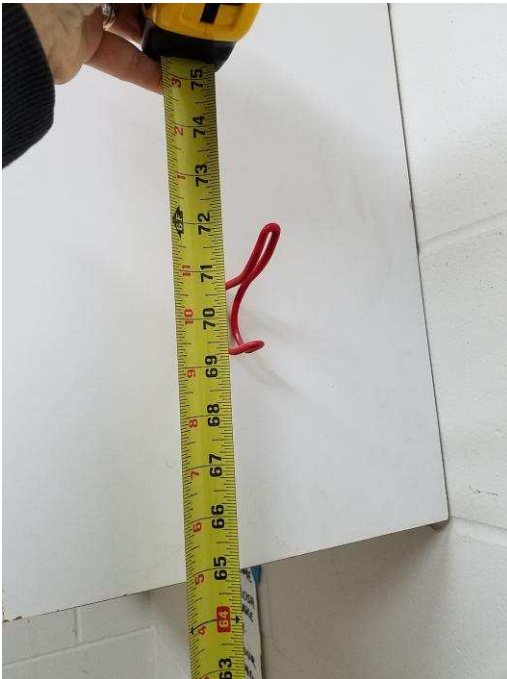
reach range to hook
69.5", disinfectant
58.5"

Cost Reference:

Number of Units: 2
Unit Type: staff time
Unit Cost: \$0.00
Total Cost: \$0.00

Recommendation:

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



Finding #21 Additional Finding Photos

