

# Site Accessibility Evaluation

## Americans with Disabilities Act

### And

## Title 24 And Part 2 - California Building Code



**Mackenzie Park**  
**3111 State St**  
**Santa Barbara, CA 93105**  
**Accessibility Evaluation**  
**Inspection Date: 08/17/2023**  
**Inspectors: Scott Saddlemire**

Prepared By



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**Report Date: 11/03/2023**

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## Main Parking Lot: Accessible Spaces

### Finding: 1

The required "No Parking" marking on the surface of the access aisle is faded.

The words "NO PARKING" shall be painted on the ground within each access aisle. This notice shall be painted in white letters no less than 12 inches high and located so that it is visible from the adjacent vehicular way.

2022 CBC 11B Section 11B-502.3.3

Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

### Citation:

2022 CBC 11B Section:  
11B-502.3.3

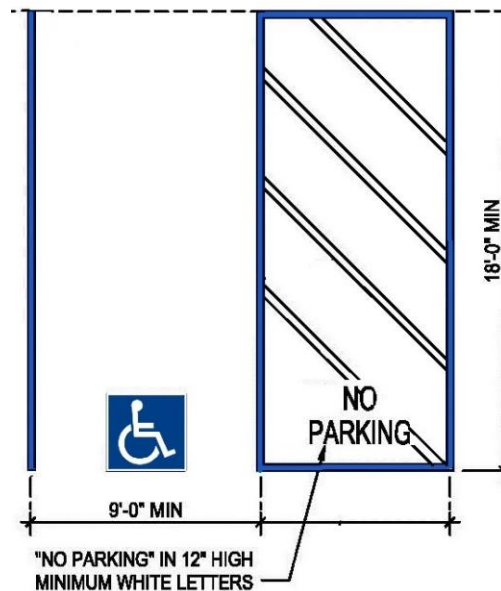
### As Built:

Markings are not legible

### Recommendation:

Maintenance is required for all accessible parking striping.

The hatched lines should be white when over black asphalt with the blue boarder. The NO PARKING needs to be legible and do not run the hatched line through the NO PARKING letters





## Main Parking Lot: Accessible Spaces

### Finding: 2

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%.

2010 ADAS Section 502.4

Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

2022 CBC 11B Section 11B-502.4

Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

#### Citation:

2010 ADAS Section: 502.4

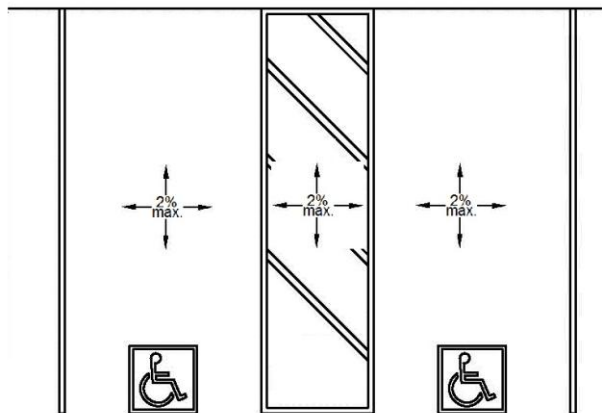
2022 CBC 11B Section:  
11B-502.4

#### As Built:

over 9% slope due to uplifting of  
the pavers

#### Recommendation:

repair the parking lot and access aisle surface to make slopes in all direction 2% or less



**Finding: 2 Additional Finding Photos**



## Main Parking Lot: Accessible Spaces

### Finding: 3

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

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

2010 ADAS Section 502.4

Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

2022 CBC 11B Section 11B-502.4

Parking spaces and access aisles serving them shall comply with Section 11B-302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

#### Citation:

2010 ADAS Section: 502.4

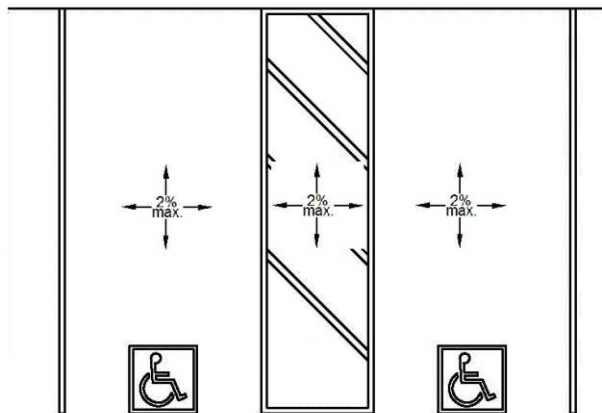
#### As Built:

N/A

2022 CBC 11B Section:  
11B-502.4

#### Recommendation:

repair the parking lot and access aisle surface to make slopes in all direction 2% or less



**Finding: 3 Additional Finding Photos**



## Main Parking Lot: Accessible Spaces

### Finding: 4

old parking stall markings remain

The words "NO PARKING" shall be painted on the ground within each loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches high and located so that it is visible to traffic enforcement officials. The loading and unloading access aisle shall be marked by a border painted blue. Within the blue border, hatched lines a maximum of 36 inches on center shall be painted in a color contrasting with the parking surface, preferably blue or white.

2022 CBC 11B Section 11B-502.3.3

Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

#### Citation:

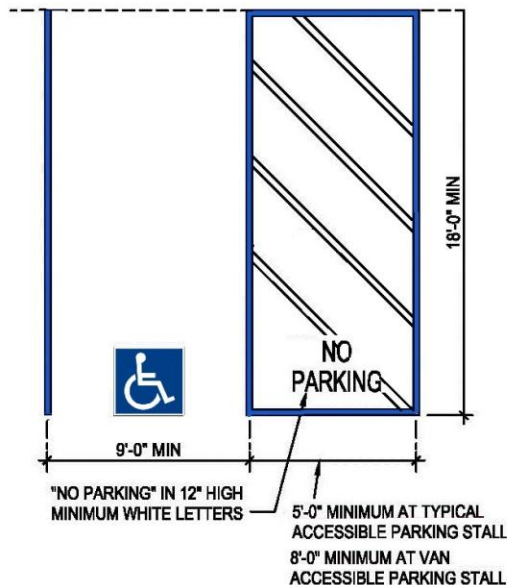
2022 CBC 11B Section:  
11B-502.3.3

#### As Built:

old parking stall markings  
remain

#### Recommendation:

remove all old parking stall markings





## Main Parking Lot: Accessible Spaces

### Finding: 5

The detectable warning is not located on the turning space and/or is not within the allowable distance from the Demarcation line at the face of the curb.

Where the turning space has one entrance/exit point other than the sloped ramp segments, detectable warnings shall be 36 inches deep, as measured perpendicular to the curb, and the turning space shall provide minimum 36 inches wide portion without detectable warnings to allow pedestrian travel in the direction of the sidewalk without travelling over the detectable warnings.

Detectable warnings at parallel curb ramps shall be located so the edge nearest the curb is 6 inches minimum and 8 inches maximum from the demarcation line at the face of the curb between the curb and the gutter, street or highway. Detectable warnings shall extend the full width of the turning space at the demarcation between the street and the sidewalk less 2 inches maximum on each side.

*2022 CBC 11B Section 11B-705.1.2.2.2*

*Detectable warnings at parallel curb ramps shall be located so the edge nearest the curb is 6 inches (152 mm) minimum and 8 inches (203 mm) maximum from the demarcation line at the face of the curb between the curb and the gutter, street or highway. Detectable warnings shall extend the full width of the turning space at the demarcation between the street and the sidewalk less 2 inches (51 mm) maximum on each side.*

*2022 CBC 11B Section 11B-705.1.2.2.2.1*

*Where the turning space has one entrance/exit point other than the sloped ramp segments, detectable warnings shall be 36 inches (914 mm) deep, as measured perpendicular to the curb, and the turning space shall provide minimum 36 inches (914 mm) wide portion without detectable warnings to allow pedestrian travel in the direction of the sidewalk without travelling over the detectable warnings.*

### Citation:

2022 CBC 11B Section:  
11B-705.1.2.2.2,  
11B-705.1.2.2.2.1

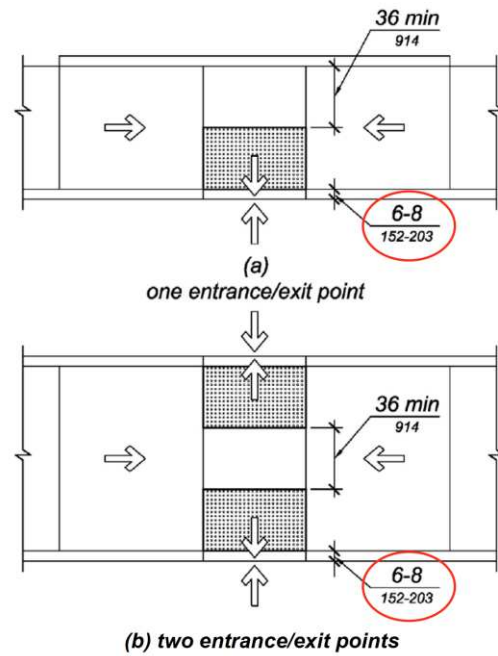
### As Built:

detectable warnings should be  
at the openings

### Recommendation:

The detectable warnings are at the wrong location for this parallel ramp. They should be in the openings leading to the vehicle way.

## Finding: 5 (Continued)





## Main Parking Lot: Accessible Spaces

### Finding: 6

Parked vehicles reduce the required width of the accessible route.

The accessible route of travel must be maintained at least 48 inches wide. Wheel stops are required when a car parked in any space may reduce the accessible path of travel to less than 48 inches.

2022 CBC 11B Section 11B-502.7.2

A curb or wheel stop shall be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.

### Citation:

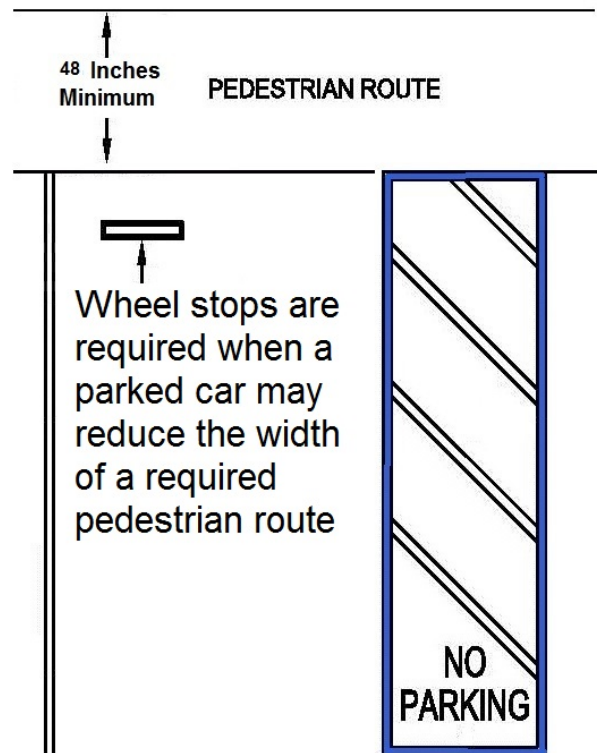
2022 CBC 11B Section:  
11B-502.7.2

### As Built:

no wheel stops

### Recommendation:

Install wheel stops at all parking stalls where parked vehicles can reduce the required width of the walkway



**Finding: 6 Additional Finding Photos**



## Main Parking Lot: Misc Parking Lot Items

### Finding: 7

The stair risers are not uniform in height.

On any given flight of stairs, all steps shall have uniform riser height and uniform tread widths.

*2010 ADAS Section 504.2*

*All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (100 mm) high minimum and 7 inches (180 mm) high maximum. Treads shall be 11 inches (280 mm) deep minimum.*

*2022 CBC 11B Section 11B-504.2*

*All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches (102 mm) high minimum and 7 inches (178 mm) high maximum. Treads shall be 11 inches (279 mm) deep minimum.*

#### Citation:

2010 ADAS Section: 504.2

2022 CBC 11B Section:  
11B-504.2

#### As Built:

N/A

#### Recommendation:

N/A - Refer to Finding



## Main Parking Lot: Misc Parking Lot Items

### Finding: 8

The handrail does not have the required extension at the top and/or bottom of the stair flight.

At the top of a stair flight, handrails shall extend horizontally above the landing beginning directly above the first riser nosing for 12 inches minimum and shall not include the curved end of the handrail. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The horizontal extension of a handrail shall be 12 inches long minimum and a height equal to that of the sloping portion of the handrail as measured above the stair nosings. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

2022 CBC 11B Section 11B-505.10.2

At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

#### Citation:

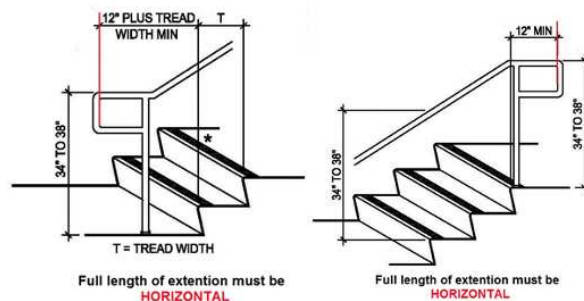
#### As Built:

2022 CBC 11B Section:  
11B-505.10.2

N/A

#### Recommendation:

N/A - Refer to Finding



## Main Parking Lot: Misc Parking Lot Items

### Finding: 9

The handrails 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.

*2010 ADAS Section 505.4*

*Top of gripping surfaces of handrails shall be 34 inches (865 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.*

*2022 CBC 11B Section 11B-505.4*

*Top of gripping surfaces of handrails shall be 34 inches (864 mm) minimum and 38 inches (965 mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.*

### Citation:

2010 ADAS Section: 505.4

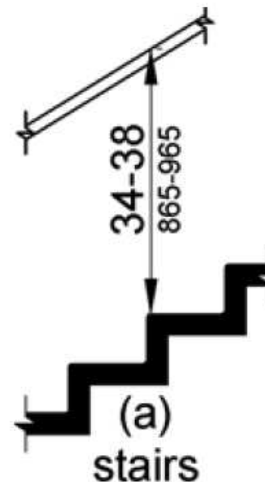
### As Built:

N/A

2022 CBC 11B Section:  
11B-505.4

### Recommendation:

N/A - Refer to Finding





**Main Parking Lot: Misc Parking Lot Items****Finding: 10**

The characters do not have the minimum character height.

Minimum character height shall comply with the Visual Character Height Table. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".

2010 ADAS Section 703.5.5

Minimum character height shall comply with Table 703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".

2022 CBC 11B Section 11B-703.5.5

Minimum character height shall comply with Table 11B-703.5.5. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I".

**Citation:****As Built:**

2010 ADAS Section: 703.5.5

N/A

2022 CBC 11B Section:  
11B-703.5.5

**Recommendation:**

N/A - Refer to Finding



Visual Character Height

Height to Finish Floor or Ground From Baseline of Character	Horizontal Viewing Distance	Minimum Character Height
40 inches to less than or equal to 70 inches	less than 72 inches	5/8 inch
	72 inches and greater	5/8 inch, plus 1/8 inch per foot of viewing distance above 72 inches
Greater than 70 inches to less than or equal to 120 inches	less than 180 inches	2 inches
	180 inches and greater	2 inches, plus 1/8 inch per foot of viewing distance above 180 inches
Greater than 120 inches	less than 21 feet	3 inches
	21 feet and greater	3 inches, plus 1/8 inch per foot of viewing distance above 21 feet

## Accessible Routes: Accessible Route To Fields And Dog Park

### Finding: 11

The accessible path of travel between the building entrance and the accessible parking has cross slopes greater than 2%.

Surface cross slopes shall not exceed 1 unit vertical in 48 units horizontal (2-percent slope).

2010 ADAS Section 403.3

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

2022 CBC 11B Section 11B-403.3

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

#### Citation:

2010 ADAS Section: 403.3

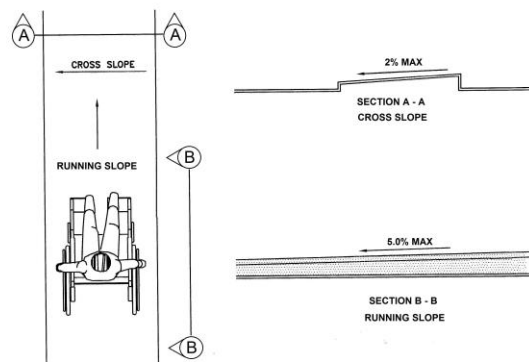
#### As Built:

cross slope

2022 CBC 11B Section:  
11B-403.3

#### Recommendation:

N/A - Refer to Finding





**Finding: 11 Additional Finding Photos**



## Accessible Routes: Accessible Route To Fields And Dog Park

### Finding: 12

The route of travel does not provide the required minimum width.

The minimum clear width for sidewalks and walks is 48 inches.

When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches.

2022 CBC 11B Section 11B-403.5.1 Exceptions: 3

The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).

#### Citation:

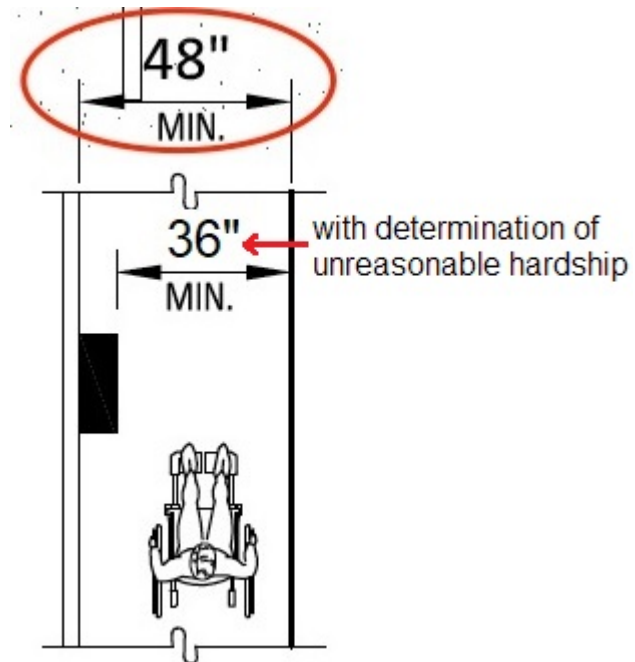
2022 CBC 11B Section:  
11B-403.5.1 Exceptions: 3

#### As Built:

45-47"

#### Recommendation:

Although this does not meet the CA code, please see exception 3 in the findings section.



## Accessible Routes: Accessible Route To Fields And Dog Park

### Finding: 13

The element 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.

*2010 ADAS Section 307.2*

*Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.*

*2022 CBC 11B Section 11B-307.2*

*Objects with leading edges more than 27 inches (686 mm) and not more than 80 inches (2032 mm) above the finish floor or ground shall protrude 4 inches (102 mm) maximum horizontally into the circulation path.*

#### Citation:

2010 ADAS Section: 307.2

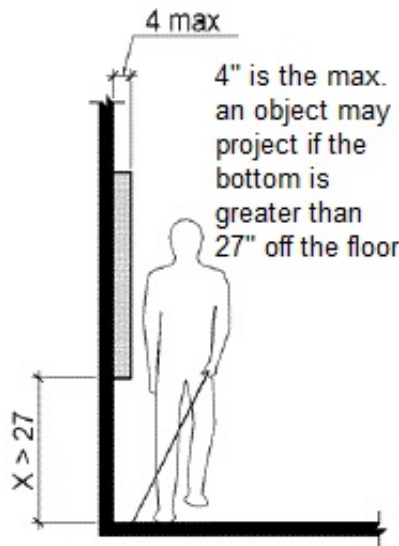
2022 CBC 11B Section:  
11B-307.2

#### As Built:

Bat Rack

#### Recommendation:

N/A - Refer to Finding



**Finding: 13 Additional Finding Photos**



## Accessible Routes: Accessible Route To Fields And Dog Park

### Finding: 14

The element 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.

*2010 ADAS Section 307.2*

*Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.*

*2022 CBC 11B Section 11B-307.2*

*Objects with leading edges more than 27 inches (686 mm) and not more than 80 inches (2032 mm) above the finish floor or ground shall protrude 4 inches (102 mm) maximum horizontally into the circulation path.*

#### Citation:

2010 ADAS Section: 307.2

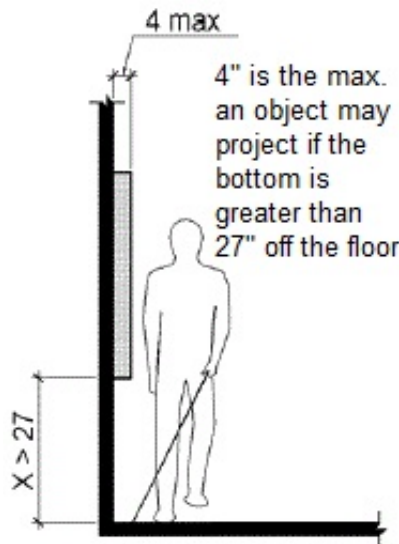
#### As Built:

N/A

2022 CBC 11B Section:  
11B-307.2

#### Recommendation:

N/A - Refer to Finding



**Finding: 14 Additional Finding Photos**





## Accessible Routes: Accessible Route To Fields And Dog Park

### Finding: 15

The element 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.

*2010 ADAS Section 307.2*

*Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.*

*2022 CBC 11B Section 11B-307.2*

*Objects with leading edges more than 27 inches (686 mm) and not more than 80 inches (2032 mm) above the finish floor or ground shall protrude 4 inches (102 mm) maximum horizontally into the circulation path.*

#### Citation:

2010 ADAS Section: 307.2

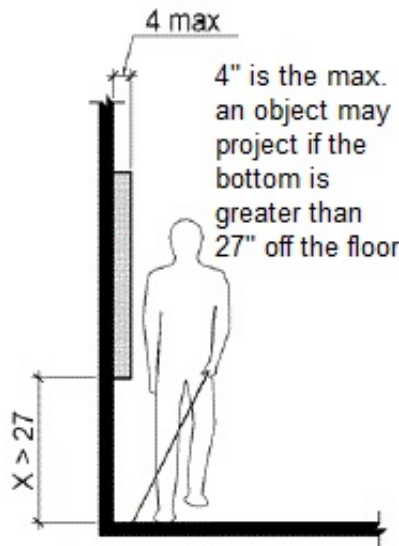
#### As Built:

bat rack

2022 CBC 11B Section:  
11B-307.2

#### Recommendation:

N/A - Refer to Finding





**Finding: 15 Additional Finding Photos**



## Accessible Routes: Accessible Route To Fields And Dog Park

### Finding: 16

The element 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.

*2010 ADAS Section 307.2*

*Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.*

*2022 CBC 11B Section 11B-307.2*

*Objects with leading edges more than 27 inches (686 mm) and not more than 80 inches (2032 mm) above the finish floor or ground shall protrude 4 inches (102 mm) maximum horizontally into the circulation path.*

#### Citation:

2010 ADAS Section: 307.2

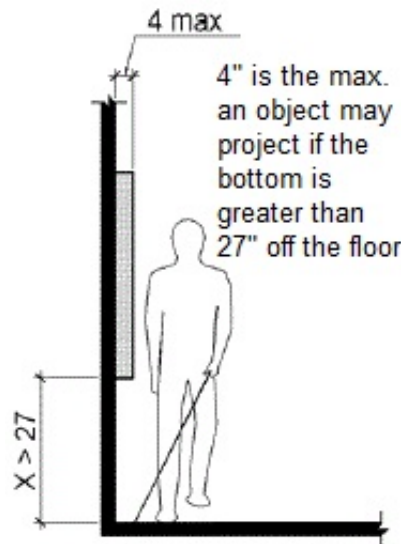
2022 CBC 11B Section:  
11B-307.2

#### As Built:

bat rack

#### Recommendation:

N/A - Refer to Finding



## **Accessible Routes: Accessible Route To Fields And Dog Park**

### **Finding: 17**

The walkway contains abrupt vertical edges and/or variations over 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.

*2010 ADAS Section 303.3*

*Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.*

*2010 ADAS Section 303.2*

*Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.*

*2022 CBC 11B Section 11B-303.2*

*Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.*

*2022 CBC 11B Section 11B-303.3*

*Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.*

### **Citation:**

### **As Built:**

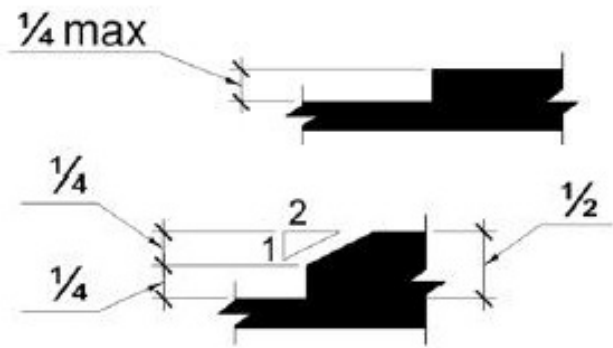
**2010 ADAS Section: 303.3, 303.2    N/A**

**2022 CBC 11B Section:  
11B-303.2, 11B-303.3**

### **Recommendation:**

The sports field is required to be on an accessible route. Maintenance is required

## Finding: 17 (Continued)



**Finding: 17 Additional Finding Photos**



## Accessible Routes: Accessible Route To Fields And Dog Park

### Finding: 18

The accessible path of travel has cross slopes greater than 2%.

Surface cross slopes shall not exceed one unit vertical in 48 units horizontal (2-percent slope). When the slope in the direction of travel of any walk exceeds 1 unit vertical in 20 units horizontal (5-percent slope), it must be constructed as a ramp.

2010 ADAS Section 403.3

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

2022 CBC 11B Section 11B-403.3

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

#### Citation:

2010 ADAS Section: 403.3

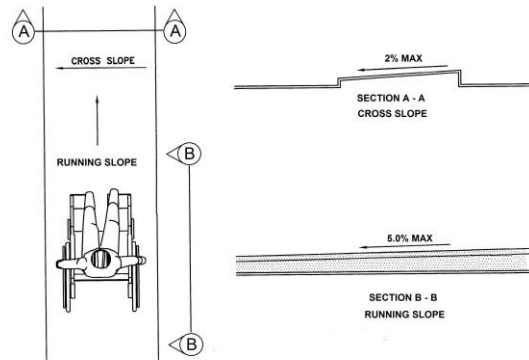
#### As Built:

N/A

2022 CBC 11B Section:  
11B-403.3

#### Recommendation:

N/A - Refer to Finding



**Finding: 18 Additional Finding Photos**





## Accessible Routes: Accessible Route To Fields And Dog Park

### Finding: 19

There is no accessible route to the accessible element.

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

2010 ADAS Section 206.2.2

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

2022 CBC 11B Section 11B-206.2.2

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

#### Citation:

2010 ADAS Section: 206.2.2

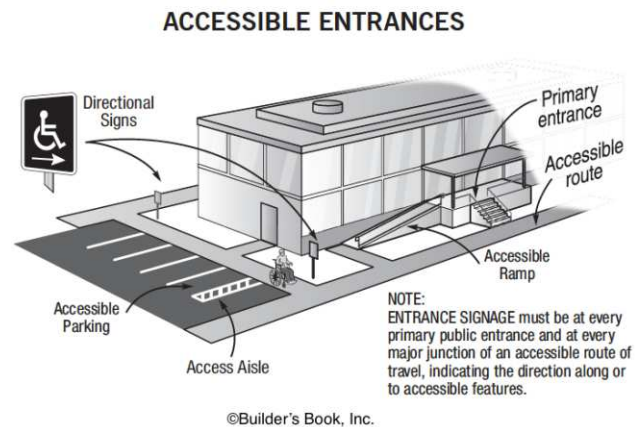
#### As Built:

gazebo

2022 CBC 11B Section:  
11B-206.2.2

#### Recommendation:

Not sure exactly what this structures intended use is, but it may require an accessible route leading to the element



**Finding: 19 Additional Finding Photos**



## Accessible Routes: Accessible Route To Fields And Dog Park

### Finding: 20

The participation area is not on an accessible route.

Participation areas shall be accessible to persons with disabilities, including the following listed and similar activity areas:

1. Tennis, racquetball and handball courts.
2. Gymnasium floor areas and general exercise rooms.
3. Basketball, volleyball and badminton courts, and bowling lanes.
4. Swimming pool deck areas shall be accessible, and a mechanism to assist persons with disabilities in gaining entry into the pool and in exiting from the pool shall be provided.
5. Athletic team rooms and facilities, playing fields and running tracks.

*2022 CBC 11B Section 11B-206.2.18*

*An accessible route shall be provided to the boundary of each area of sport activity.*

#### Citation:

2022 CBC 11B Section:  
11B-206.2.18

#### As Built:

to playing field from dugout

#### Recommendation:

typical for both baseball fields



**Finding: 20 Additional Finding Photos**



**Accessible Routes: Accessible Routes to Mackenzie Center****Finding: 21**

The walkway contains abrupt vertical edges and/or variations over 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.

*2010 ADAS Section 303.3*

*Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.*

*2010 ADAS Section 303.2*

*Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.*

*2022 CBC 11B Section 11B-303.2*

*Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.*

*2022 CBC 11B Section 11B-303.3*

*Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.*

**Citation:****As Built:**

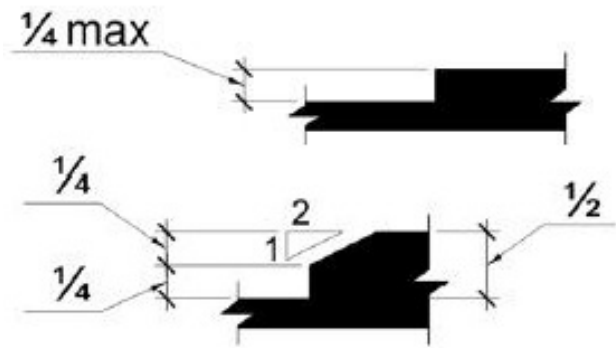
**2010 ADAS Section: 303.3, 303.2    N/A**

**2022 CBC 11B Section:  
11B-303.2, 11B-303.3**

**Recommendation:**

**N/A - Refer to Finding**

## Finding: 21 (Continued)





**Finding: 21 Additional Finding Photos**



## Accessible Routes: Accessible Routes to Mackenzie Center

### Finding: 22

The walk is missing directional signage that identifies the location/direction of the accessible route of travel to the accessible building entrance.

Signs that identify, direct to or give information about accessible elements and features of a building or site shall have a non-glare finish, contrast with their background, be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I" Stroke thickness of the uppercase letter "I" shall be 10 percent minimum and 20 percent maximum of the height of the character and be sized according to the viewing distance.

2010 ADAS Section 216.3

Signs that provide direction to or information about interior spaces and facilities of the site shall comply with 703.5.

2022 CBC 11B Section 11B-216.3

Signs that provide direction to or information about interior and exterior spaces and facilities of the site shall comply with Section 11B-703.5.

### Citation:

2010 ADAS Section: 216.3

2022 CBC 11B Section:  
11B-216.3

### As Built:

possible signage

### Recommendation:

The walkway is the accessible route, but there is also another paved route that is not completely accessible. Signage should be installed



**Finding: 22 Additional Finding Photos**



## Accessible Routes: Accessible Routes to Mackenzie Center

### Finding: 23

The accessible path of travel has cross slopes greater than 2%.

Surface cross slopes shall not exceed one unit vertical in 48 units horizontal (2-percent slope). When the slope in the direction of travel of any walk exceeds 1 unit vertical in 20 units horizontal (5-percent slope), it must be constructed as a ramp.

2010 ADAS Section 403.3

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

2022 CBC 11B Section 11B-403.3

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

#### Citation:

2010 ADAS Section: 403.3

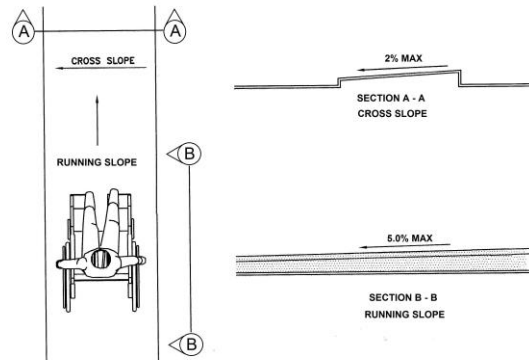
#### As Built:

N/A

2022 CBC 11B Section:  
11B-403.3

#### Recommendation:

N/A - Refer to Finding



**Finding: 23 Additional Finding Photos**





**Accessible Routes: Accessible Routes to Mackenzie Center****Finding: 24**

The walkway contains abrupt vertical edges and/or variations over a 1/2 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.

*2010 ADAS Section 303.3*

*Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.*

*2010 ADAS Section 303.2*

*Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.*

*2022 CBC 11B Section 11B-303.2*

*Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.*

*2022 CBC 11B Section 11B-303.3*

*Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.*

**Citation:**

**2010 ADAS Section: 303.3, 303.2**

**2022 CBC 11B Section:  
11B-303.2, 11B-303.3**

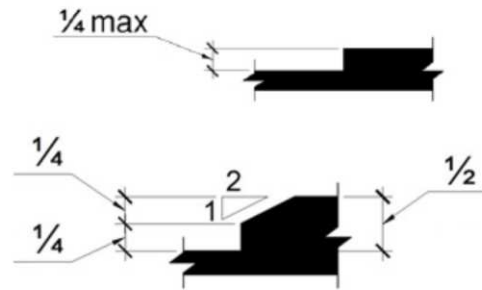
**As Built:**

**The caved in pull box cover and  
the walkway lip**

**Recommendation:**

**N/A - Refer to Finding**

## Finding: 24 (Continued)



**Finding: 24 Additional Finding Photos**



## Accessible Routes: Accessible Routes to Mackenzie Center

### Finding: 25

Directional sign states this is an accessible route, I assume to the parking lot and to the entrance to the building. The route has several issues. See findings that follow

2010 ADAS Section Advisory  
None

2022 CBC 11B Section Advisory  
None

#### Citation:

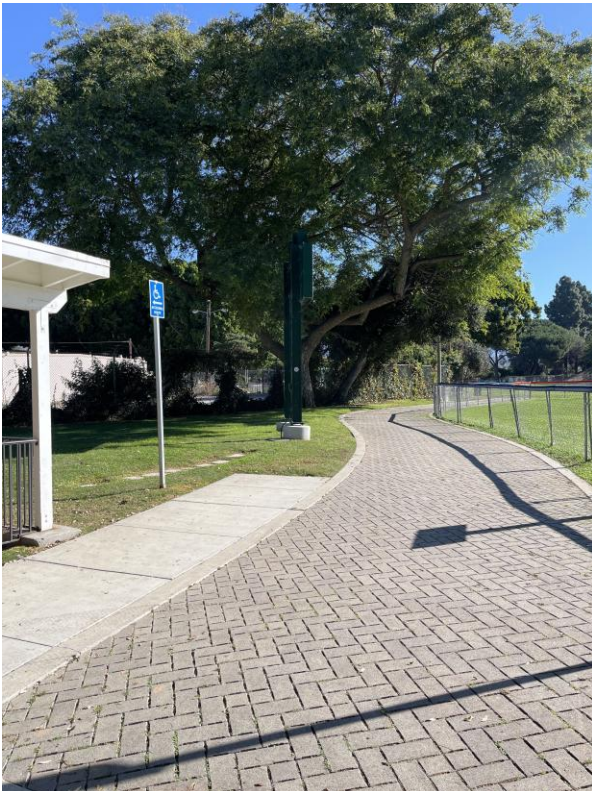
2010 ADAS Section: Advisory

2022 CBC 11B Section: Advisory

#### As Built:

directional sign located at start  
of walkway.

**Recommendation:**  
advisory



**Finding: 25 Additional Finding Photos**





**Accessible Routes: Accessible Routes to Mackenzie Center****Finding: 26**

The walkway contains abrupt vertical edges and/or variations over a 1/2 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.

*2010 ADAS Section 303.3*

*Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.*

*2010 ADAS Section 303.2*

*Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.*

*2022 CBC 11B Section 11B-303.2*

*Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.*

*2022 CBC 11B Section 11B-303.3*

*Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.*

**Citation:**

**2010 ADAS Section: 303.3, 303.2**

**2022 CBC 11B Section:  
11B-303.2, 11B-303.3**

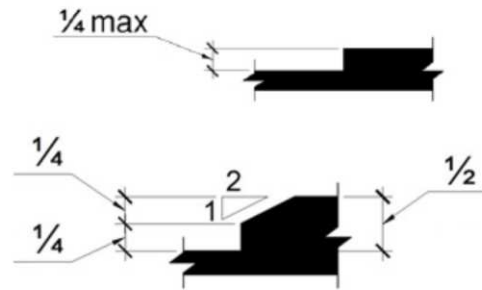
**As Built:**

**Post is removed at time of  
inspection**

**Recommendation:**

**when post is removed, install a cover over hole**

## Finding: 26 (Continued)



**Finding: 26 Additional Finding Photos**



## Baseball Field: Pitching Warm Up Area

### Finding: 27

There is no accessible route to the accessible element.

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

*2010 ADAS Section 206.2.2*

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

*2022 CBC 11B Section 11B-206.2.2*

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

#### Citation:

#### As Built:

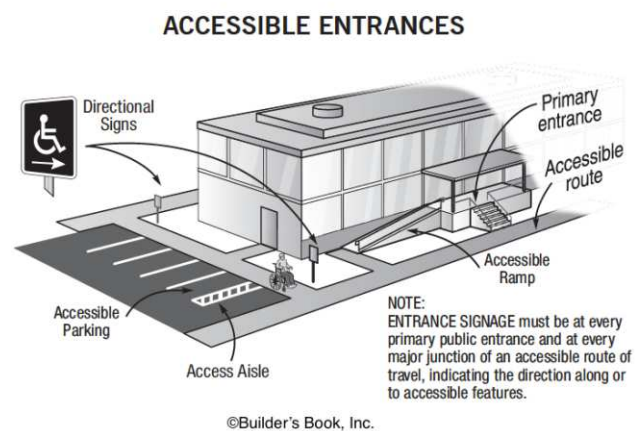
2010 ADAS Section: 206.2.2

N/A

2022 CBC 11B Section:  
11B-206.2.2

#### Recommendation:

Typical



## Baseball Field: Pitching Warm Up Area

### Finding: 28

The bullpen participation area is not on an accessible route.

Participation areas shall be accessible to persons with disabilities, including the following listed and similar activity areas:

1. Tennis, racquetball and handball courts.
2. Gymnasium floor areas and general exercise rooms.
3. Basketball, volleyball and badminton courts, and bowling lanes.
4. Swimming pool deck areas shall be accessible, and a mechanism to assist persons with disabilities in gaining entry into the pool and in exiting from the pool shall be provided.
5. Athletic team rooms and facilities, playing fields and running tracks.

*2022 CBC 11B Section 11B-206.2.18*

*An accessible route shall be provided to the boundary of each area of sport activity.*

#### Citation:

2022 CBC 11B Section:  
11B-206.2.18

#### As Built:

N/A

#### Recommendation:

Typical for both baseball fields





## Baseball Field: Batting Cage

### Finding: 29

There is no accessible route to the court.

In court sports, at least one accessible route shall be directly connected to the court.

*2010 ADAS Section 206.2.12*

*In court sports, at least one accessible route shall directly connect both sides of the court.*

*2022 CBC 11B Section 11B-206.2.12*

*In court sports, at least one accessible route shall directly connect both sides of the court.*

#### Citation:

2010 ADAS Section: 206.2.12

2022 CBC 11B Section:  
11B-206.2.12

#### As Built:

not on accessible route

#### Recommendation:

N/A - Refer to Finding



**Finding: 29 Additional Finding Photos**



## Baseball Field: Batting Cage

### Finding: 30

There is no accessible route to the accessible element.

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

2010 ADAS Section 206.2.2

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

2022 CBC 11B Section 11B-206.2.2

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

#### Citation:

#### As Built:

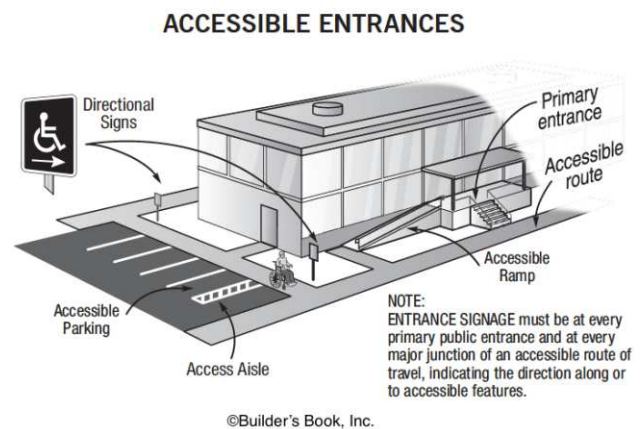
2010 ADAS Section: 206.2.2

N/A

2022 CBC 11B Section:  
11B-206.2.2

#### Recommendation:

An accessible route to all play surfaces and elements is required



**Finding: 30 Additional Finding Photos**



## Baseball Field: Batting Cage

### Finding: 31

The batting cage participation area is not on an accessible route.

Participation areas shall be accessible to persons with disabilities, including the following listed and similar activity areas:

1. Tennis, racquetball and handball courts.
2. Gymnasium floor areas and general exercise rooms.
3. Basketball, volleyball and badminton courts, and bowling lanes.
4. Swimming pool deck areas shall be accessible, and a mechanism to assist persons with disabilities in gaining entry into the pool and in exiting from the pool shall be provided.
5. Athletic team rooms and facilities, playing fields and running tracks.

*2022 CBC 11B Section 11B-206.2.18*

*An accessible route shall be provided to the boundary of each area of sport activity.*

#### Citation:

2022 CBC 11B Section:  
11B-206.2.18

#### As Built:

N/A

#### Recommendation:

Typical for both baseball fields



**Finding: 31 Additional Finding Photos**





## Baseball Field: Dugouts and Fields

### Finding: 32

The element 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.

*2010 ADAS Section 307.2*

*Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.*

*2022 CBC 11B Section 11B-307.2*

*Objects with leading edges more than 27 inches (686 mm) and not more than 80 inches (2032 mm) above the finish floor or ground shall protrude 4 inches (102 mm) maximum horizontally into the circulation path.*

#### Citation:

2010 ADAS Section: 307.2

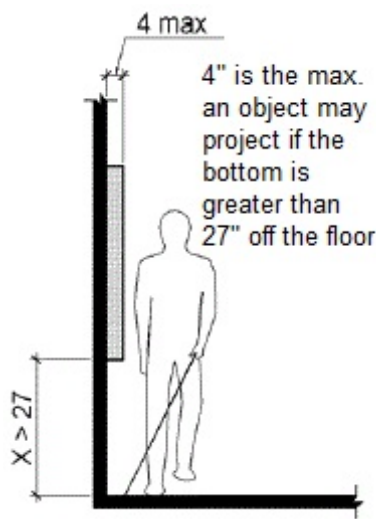
2022 CBC 11B Section:  
11B-307.2

#### As Built:

circulation path

#### Recommendation:

it could be argued that this is not a circulation path, but it is always better to be safe and make all projections cane detectable



Finding: 32 Additional Finding Photos



## MacKenzie Center: Hall

### Finding: 33

There are not enough accessible tables.

At least 5% of the seating in each functional area must be accessible. An accessible table must be on an accessible route (36 inches minimum) and have knee spaces at least 27 inches high, 30 inches wide and 19 inches deep. The tops of tables and counters must be 28 inches to 34 inches from the floor or ground.

2022 CBC 11B Section 11B-226.1

Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with Section 11B-902. In addition, where work surfaces are provided for use by other than employees, at least 5 percent shall comply with Section 11B-902.

#### Citation:

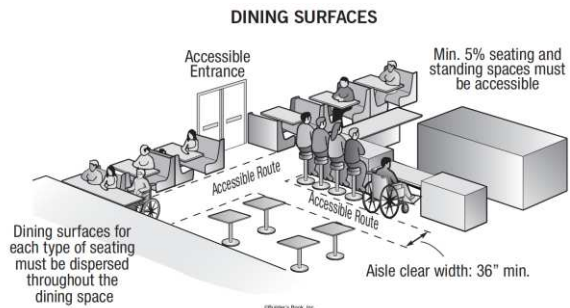
#### As Built:

2022 CBC 11B Section:  
11B-226.1

N/A

#### Recommendation:

N/A - Refer to Finding



## MacKenzie Center: Hall

## Finding: 34

Compliant knee and toe clearance is not provided at the 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.

2022 CBC 11B Section 11B-902.2

A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided. Knee and toe clearance complying with Section 11B-306 shall be provided.

## Citation:

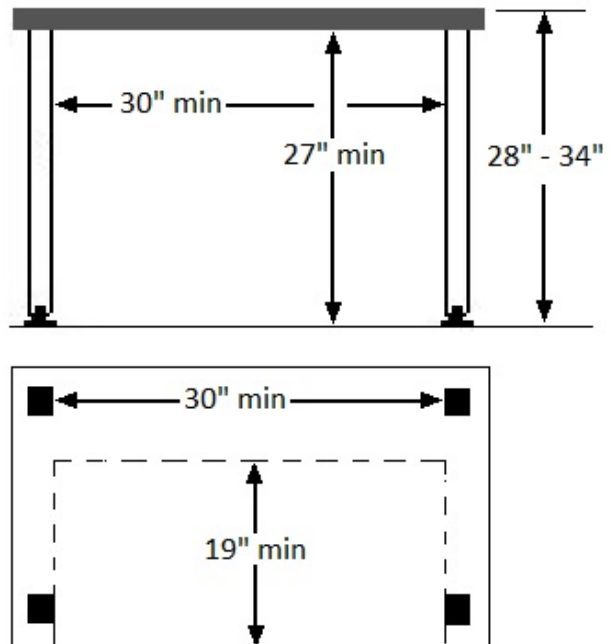
## As Built:

2022 CBC 11B Section:  
11B-902.2

N/A

## Recommendation:

N/A - Refer to Finding



**Finding: 34 Additional Finding Photos**



**MacKenzie Center: Hall****Finding: 35**

The threshold has a vertical change greater than 1/4 inch.

The threshold at a doorway shall be no higher than 1/2 inch. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. The maximum vertical rise shall be 1/4 inch.

2010 ADAS Section 404.2.5

Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

2022 CBC 11B Section 11B-404.2.5

Thresholds, if provided at doorways, shall be 1/2 inch (12.7 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with Sections 11B-302 and 11B-303.

**Citation:****As Built:**

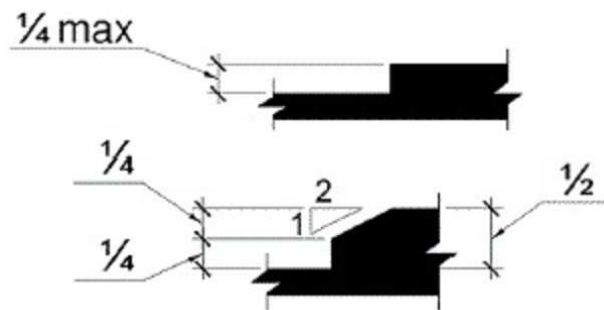
2010 ADAS Section: 404.2.5

N/A

2022 CBC 11B Section:  
11B-404.2.5

**Recommendation:**

N/A - Refer to Finding





## MacKenzie Center: Hall

## Finding: 36

The door must have a smooth surface within 10 inches of the floor on the push side.

Swinging door surfaces within 10 inches of the finish floor or ground measured vertically must have a smooth surface on the push side extending the full width of the door. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other. All gates, including ticket gates, shall meet all applicable specifications for doors.

## 2010 ADAS Section 404.2.10

Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

## 2022 CBC 11B Section 11B-404.2.10

Swinging door and gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

## Citation:

## As Built:

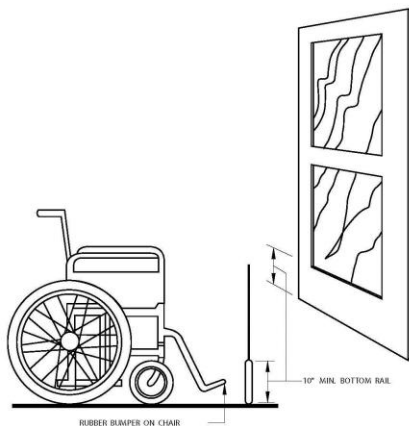
2010 ADAS Section: 404.2.10

N/A

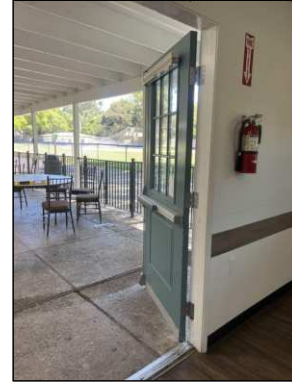
2022 CBC 11B Section:  
11B-404.2.10

## Recommendation:

N/A - Refer to Finding



**Finding: 36 Additional Finding Photos**



## MacKenzie Center: Hall

### Finding: 37

The element 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.

*2010 ADAS Section 307.2*

*Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.*

*2022 CBC 11B Section 11B-307.2*

*Objects with leading edges more than 27 inches (686 mm) and not more than 80 inches (2032 mm) above the finish floor or ground shall protrude 4 inches (102 mm) maximum horizontally into the circulation path.*

#### Citation:

2010 ADAS Section: 307.2

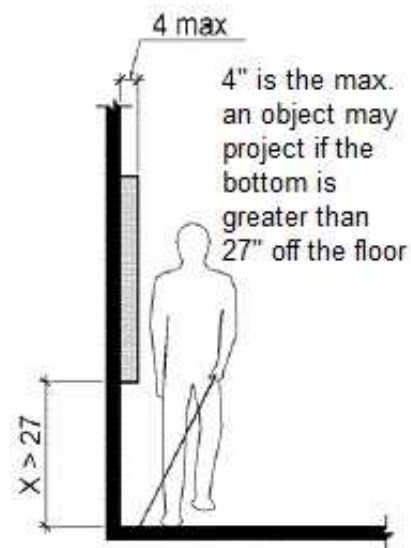
#### As Built:

N/A

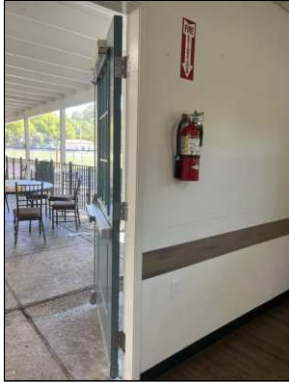
2022 CBC 11B Section:  
11B-307.2

#### Recommendation:

N/A - Refer to Finding



**Finding: 37 Additional Finding Photos**



**MacKenzie Center: Hall****Finding: 38**

The floor mat at the door is not secured in place.

If carpet or carpet tile is used on a ground or floor surface, then it shall be securely attached; have a firm cushion, pad or backing or no cushion or pad; and have a level loop, textured loop, level-cut pile or level-cut/uncut pile texture. The maximum pile height shall be 1/2 inch. Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic.

*2010 ADAS Section 302.2*

*Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with 303.*

*2022 CBC 11B Section 11B-302.2*

*Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, level cut/uncut pile texture. Pile height shall be 1/2 inch (12.7 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet edge trim shall comply with Section 11 B-303.*

**Citation:****As Built:**

2010 ADAS Section: 302.2

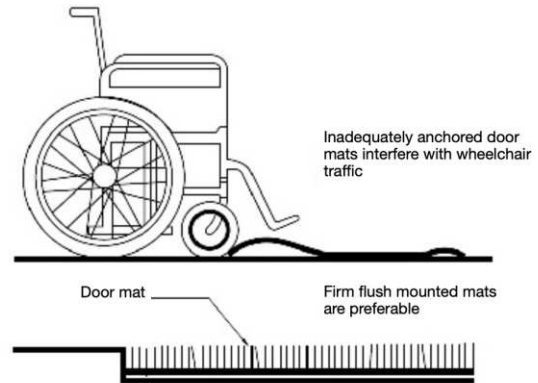
N/A

2022 CBC 11B Section:  
11B-302.2

**Recommendation:**

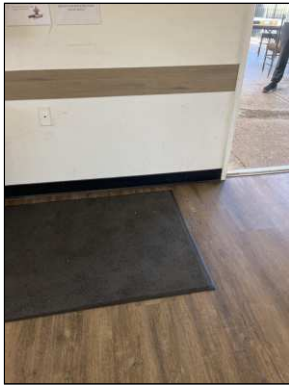
N/A - Refer to Finding

## Finding: 38 (Continued)





**Finding: 38 Additional Finding Photos**



## MacKenzie Center: Hall

### Finding: 39

The element 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.

*2010 ADAS Section 307.2*

*Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.*

*2022 CBC 11B Section 11B-307.2*

*Objects with leading edges more than 27 inches (686 mm) and not more than 80 inches (2032 mm) above the finish floor or ground shall protrude 4 inches (102 mm) maximum horizontally into the circulation path.*

#### Citation:

2010 ADAS Section: 307.2

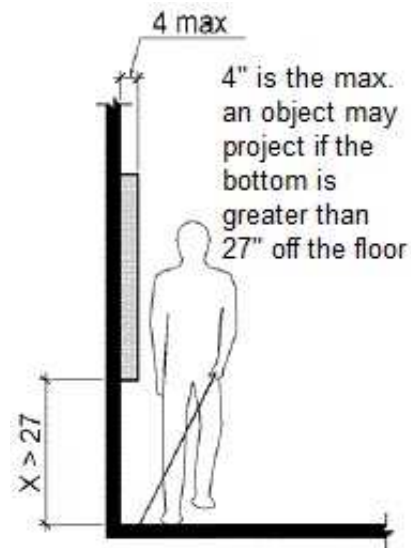
#### As Built:

N/A

2022 CBC 11B Section:  
11B-307.2

#### Recommendation:

N/A - Refer to Finding



**MacKenzie Center: Hall****Finding: 40**

A tactile EXIT sign is missing at the door.

Wall signs identifying exits shall have characters raised 1/32 inch minimum and shall be uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Braille shall be placed directly below the tactile characters; flush left or centered. Signs shall be located a minimum of 48 inches above floor, measured from the baseline of the lowest line of Braille and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.

Where a tactile sign is provided at a door, the sign shall be located at the latch side. Where a tactile sign is provided at double door the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall.

*2022 CBC 11B Section 11B-216.4.1*

*Signs required by Chapter 10, Section 1013.4 at doors to exit passageways, exit discharge, and exit stairways shall comply with Sections 11B- 103.1, 11B-703.2, 11B-703.3 and 11B-703.5.*

**Citation:**

2022 CBC 11B Section:  
11B-216.4.1

**As Built:**

N/A

**Recommendation:**

typical



**MacKenzie Center: Hall****Finding: 41**

The door has a door stop which prevents it from having a smooth surface at the bottom.

Swinging door surfaces within 10 inches of the finish floor or ground measured vertically must have a smooth surface on the push side extending the full width of the door. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other. Cavities created by added kick plates shall be capped. This is required to allow those that use wheelchairs to use their footrests to push the door open without getting trapped or injured by the gate material. All gates, including ticket gates, shall meet all applicable specifications for doors.

*2010 ADAS Section 404.2.10*

*Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.*

*2022 CBC 11B Section 11B-404.2.10*

*Swinging door and gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.*

**Citation:****As Built:**

2010 ADAS Section: 404.2.10

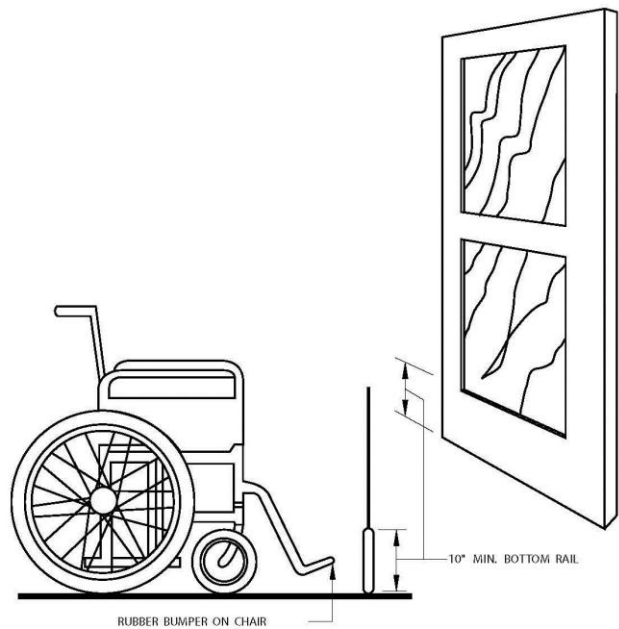
N/A

2022 CBC 11B Section:  
11B-404.2.10

**Recommendation:**

N/A - Refer to Finding

## Finding: 41 (Continued)



**Finding: 41 Additional Finding Photos**





## MacKenzie Center: Hall

## Finding: 42

The threshold has a vertical change greater than 1/4 inch.

The threshold at a doorway shall be no higher than 1/2 inch. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. The maximum vertical rise shall be 1/4 inch.

2010 ADAS Section 404.2.5

Thresholds, if provided at doorways, shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

2022 CBC 11B Section 11B-404.2.5

Thresholds, if provided at doorways, shall be 1/2 inch (12.7 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with Sections 11B-302 and 11B-303.

## Citation:

## As Built:

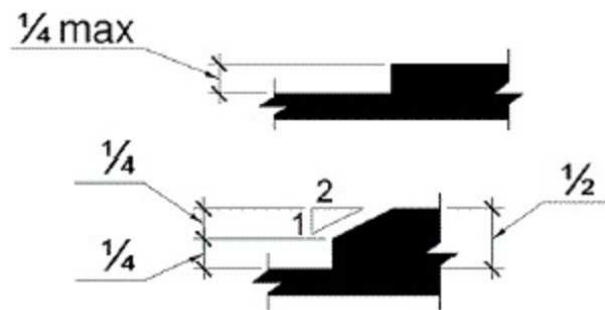
2010 ADAS Section: 404.2.5

N/A

2022 CBC 11B Section:  
11B-404.2.5

## Recommendation:

N/A - Refer to Finding



**Finding: 42 Additional Finding Photos**



## MacKenzie Center: Patio

### Finding: 43

There are not enough accessible tables. Based on the (XX) seats provided, there must be a minimum of (XX) wheelchair seating spaces.

At least 5% of the seating in each functional area must be accessible. An accessible table must be on an accessible route (36 inches minimum) and have knee spaces at least 27 inches high, 30 inches wide and 19 inches deep. The tops of tables and counters must be 28 inches to 34 inches from the floor or ground.

2022 CBC 11B Section 11B-226.1

Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with Section 11B-902. In addition, where work surfaces are provided for use by other than employees, at least 5 percent shall comply with Section 11B-902.

#### Citation:

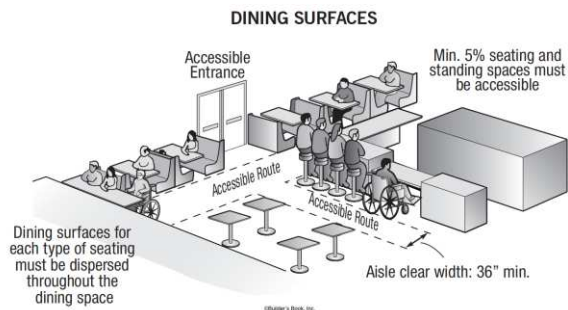
#### As Built:

2022 CBC 11B Section:  
11B-226.1

N/A

#### Recommendation:

N/A - Refer to Finding



**MacKenzie Center: Patio****Finding: 44**

Compliant knee and toe clearance is not provided at the 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.

2022 CBC 11B Section 11B-902.2

A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided. Knee and toe clearance complying with Section 11B-306 shall be provided.

**Citation:**

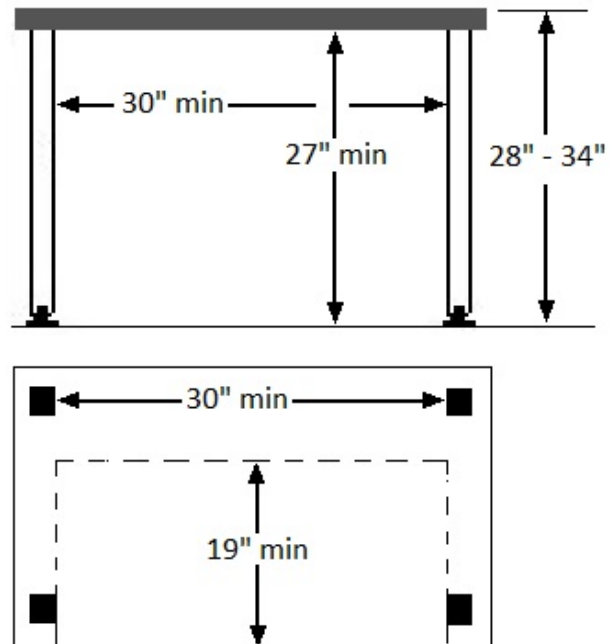
2022 CBC 11B Section:  
11B-902.2

**As Built:**

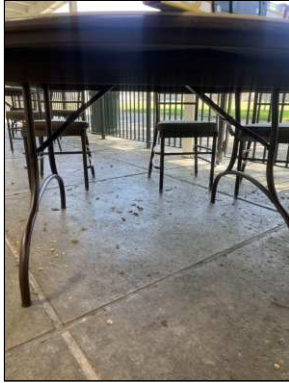
N/A

**Recommendation:**

N/A - Refer to Finding



**Finding: 44 Additional Finding Photos**



**MacKenzie Center: Patio****Finding: 45**

The walkway contains abrupt vertical edges and/or variations over a 1/2 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.

*2010 ADAS Section 303.3*

*Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.*

*2010 ADAS Section 303.2*

*Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.*

*2022 CBC 11B Section 11B-303.2*

*Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.*

*2022 CBC 11B Section 11B-303.3*

*Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.*

**Citation:****As Built:**

**2010 ADAS Section: 303.3, 303.2    N/A**

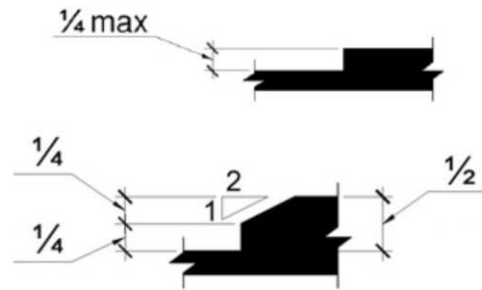
**2022 CBC 11B Section:  
11B-303.2, 11B-303.3**

**Recommendation:**

**N/A - Refer to Finding**



Finding: 45 (Continued)



**Finding: 45 Additional Finding Photos**



## MacKenzie Center: Patio

## Finding: 46

The gate does not have a smooth surface at the bottom on the push side.

Swinging gate surfaces within 10 inches of the finish floor or ground measured vertically must have a smooth surface on the push side extending the full width of the gate. This is required to allow those that use wheelchairs to use their footrests to push the gate open without getting trapped or injured by the gate material. All gates, including ticket gates, shall meet all applicable specifications for doors.

2010 ADAS Section 404.2.10

Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

2022 CBC 11B Section 11B-404.2.10

Swinging door and gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

## Citation:

## As Built:

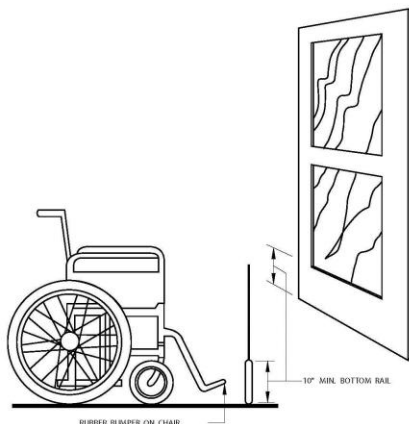
2010 ADAS Section: 404.2.10

N/A

2022 CBC 11B Section:  
11B-404.2.10

## Recommendation:

N/A - Refer to Finding



## MacKenzie Center: Patio

## Finding: 47

The landing at the entrance gate exceeds 2% slope.

Gates must have a landing on the pull side that is a minimum of 60 inches in depth perpendicular to the gate in a close position by a minimum width dimension of 24 inches plus the gate width. The additional 24 inches must extend past the gate on the latch side. The entire landing must be free of obstructions and must be flat (2% max. slope is considered flat in any direction).

2022 CBC 11B Section 11B-404.2.4.4 Exceptions: 1  
Reserved

## Citation:

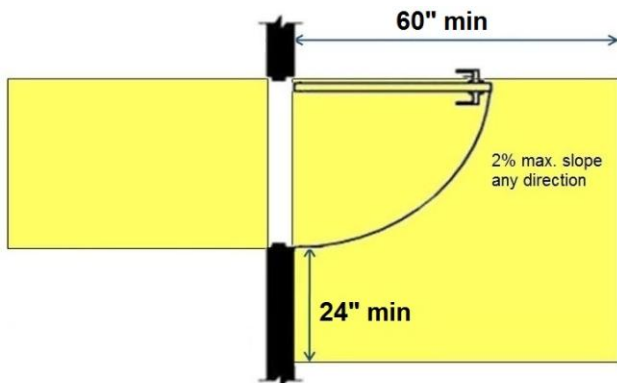
## As Built:

2022 CBC 11B Section:  
11B-404.2.4.4 Exceptions: 1

not construction related

## Recommendation:

N/A - Refer to Finding



## MacKenzie Center: Patio

## Finding: 48

The gate does not have a smooth surface at the bottom on the push side.

Swinging gate surfaces within 10 inches of the finish floor or ground measured vertically must have a smooth surface on the push side extending the full width of the gate. This is required to allow those that use wheelchairs to use their footrests to push the gate open without getting trapped or injured by the gate material. All gates, including ticket gates, shall meet all applicable specifications for doors.

2010 ADAS Section 404.2.10

Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

2022 CBC 11B Section 11B-404.2.10

Swinging door and gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

## Citation:

## As Built:

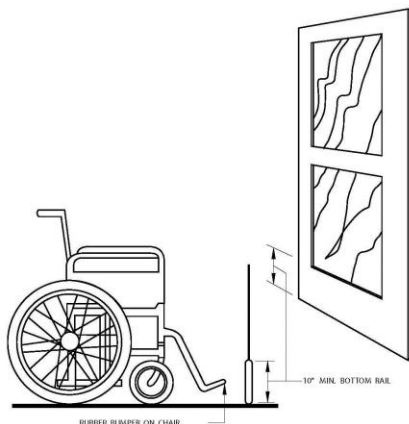
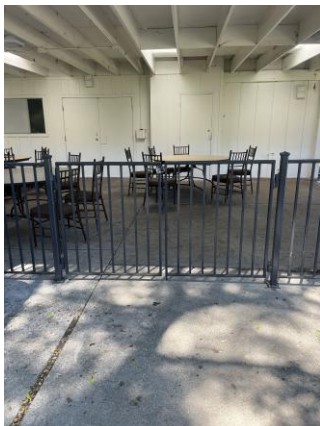
2010 ADAS Section: 404.2.10

N/A

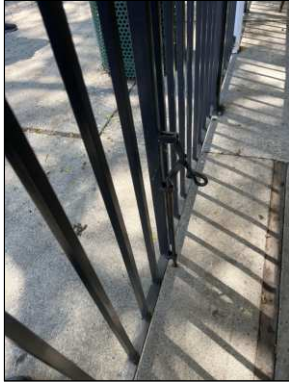
2022 CBC 11B Section:  
11B-404.2.10

## Recommendation:

N/A - Refer to Finding



**Finding: 48 Additional Finding Photos**





## MacKenzie Center: Patio

## Finding: 49

The maneuvering clearance at the entrance door exceeds 2% slope.

Exterior doors must have a landing on the pull side that is a minimum of 60 inches in depth perpendicular to the door in a close position by a minimum width dimension of 24 inches plus the door width. The additional 24 inches must extend past the door on the latch side. The entire maneuvering clearance must be free of obstructions and must be flat (2% max. slope is considered flat in any direction).

2022 CBC 11B Section 11B-404.2.4.4

Floor or ground surface within required maneuvering clearances shall comply with Section 11B-302. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted.

## Citation:

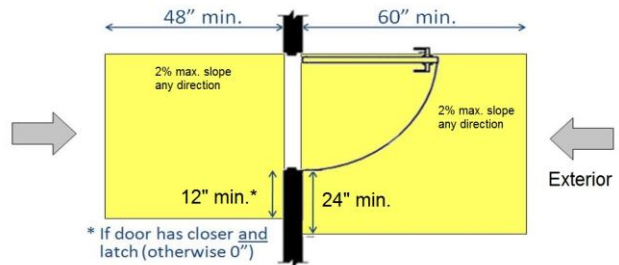
2022 CBC 11B Section:  
11B-404.2.4.4

## As Built:

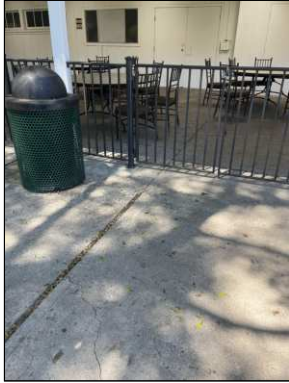
also in accessible route

## Recommendation:

N/A - Refer to Finding



**Finding: 49 Additional Finding Photos**



## MacKenzie Center: Restroom

### Finding: 50

The geometric symbol for the room is not within the allowable height range above the finish floor.

Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol. The symbol shall be mounted at 58 inches minimum and 60 inches maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided the symbol shall be mounted within 1 inch of the vertical centerline of the door.

2022 CBC 11B Section 11B-703.7.2.6

Geometric symbols at entrances to toilet and bathing rooms shall be mounted at 58 inches (1473 mm) minimum and 60 inches (1524 mm) maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided the symbol shall be mounted within 1 inch (25 mm) of the vertical centerline of the door.

#### Citation:

2022 CBC 11B Section:  
11B-703.7.2.6

#### As Built:

N/A

#### Recommendation:

N/A - Refer to Finding



## MacKenzie Center: Restroom

### Finding: 51

A compliant room identification sign is missing on the strike side of the door. Recommend "All-Gender" as the replacement.

As a result of the enactment of Assembly Bill 1732 (Chapter 818, Statutes of 2016) the following is required effective March 1, 2017: All single-user toilet facilities in any business establishment, place of public accommodation, or state or local government agency shall be identified as "all-gender" toilet facilities. "Single-user toilet facility" means a toilet facility with no more than one water closet and one urinal with a locking mechanism controlled by the user. This shall become operative on March 1, 2017.

2022 CBC 11B Section Advisory

None

#### Citation:

#### As Built:

2022 CBC 11B Section: Advisory

N/A

#### Recommendation:

N/A - Refer to Finding



## MacKenzie Center: Restroom

## Finding: 52

The edges of the unisex geometric symbol for the room are not rounded, or chamfered.

Edges shall be eased or rounded at 1/16 inch minimum, or chamfered at 1/8 inch maximum. Vertices shall be radiused between 1/8 inch minimum and 1/4 inch maximum.

2022 CBC 11B Section 11B-703.7.2.6.4

Edges shall be eased or rounded at 1/16 inch (1.59 mm) minimum, or chamfered at 1/8 inch (3.2 mm) maximum. Vertices shall be radiused between 1/8 inch (3.2 mm) minimum and 1/4 inch (6.4 mm) maximum.

## Citation:

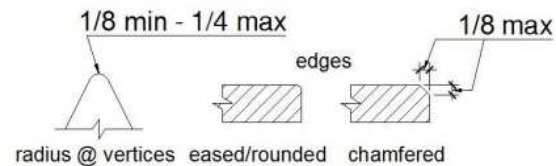
## As Built:

2022 CBC 11B Section:  
11B-703.7.2.6.4

N/A

## Recommendation:

N/A - Refer to Finding



**MacKenzie Center: Restroom****Finding: 53**

The door has a door stop which prevents it from having a smooth surface at the bottom.

Swinging door surfaces within 10 inches of the finish floor or ground measured vertically must have a smooth surface on the push side extending the full width of the door. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other. Cavities created by added kick plates shall be capped. This is required to allow those that use wheelchairs to use their footrests to push the door open without getting trapped or injured by the gate material. All gates, including ticket gates, shall meet all applicable specifications for doors.

*2010 ADAS Section 404.2.10*

*Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.*

*2022 CBC 11B Section 11B-404.2.10*

*Swinging door and gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.*

**Citation:****As Built:**

2010 ADAS Section: 404.2.10

N/A

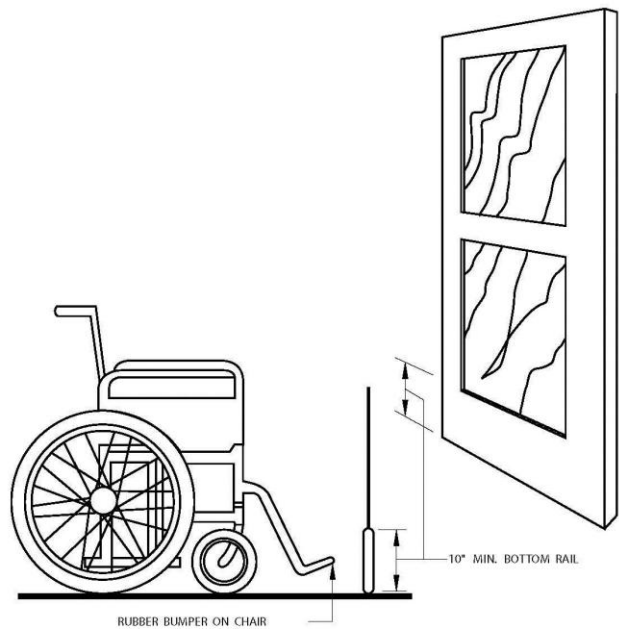
2022 CBC 11B Section:  
11B-404.2.10

**Recommendation:**

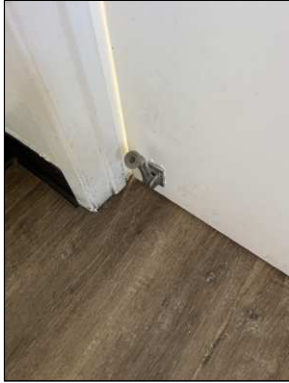
N/A - Refer to Finding



## Finding: 53 (Continued)



**Finding: 53 Additional Finding Photos**



## MacKenzie Center: Restroom

## Finding: 54

The door is equipped with both a closer and a latch and there is no latch side clearance.

Maneuvering clearance for doors on the push side equipped with both a closer and latch must be 48 inches minimum in depth. The width of the maneuvering clearance must be as wide as the door plus an additional 12 inches on the latch side. Doors recessed on the latch side greater than 8 inches must provide the additional 12 inches of clearance within the recess. The maneuvering clearance must be flat (2% max. slope in any direction) and clear of obstructions.

2010 ADAS Section 404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

2022 CBC 11B Section 11B-404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1.

## Citation:

## As Built:

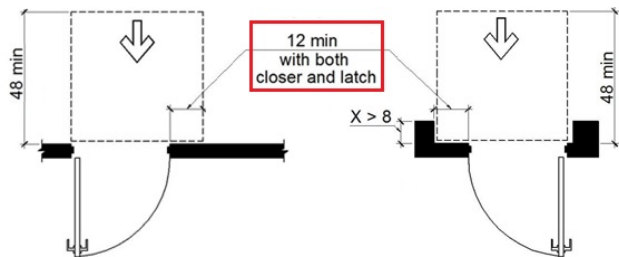
2010 ADAS Section: 404.2.4.1

N/A

2022 CBC 11B Section:  
11B-404.2.4.1

## Recommendation:

N/A - Refer to Finding



## MacKenzie Center: Restroom

### Finding: 55

The toilet paper dispenser is mounted too close to the bottom of the grab bar, minimizing the gripping surface.

Adjacent elements shall be positioned to provide unobstructed use of grab bars. The space between the grab bar and projecting objects below and at the ends shall be 1-1/2 inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.

2010 ADAS Section 609.3

The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

2022 CBC 11B Section 11B-609.3

The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

#### Citation:

2010 ADAS Section: 609.3

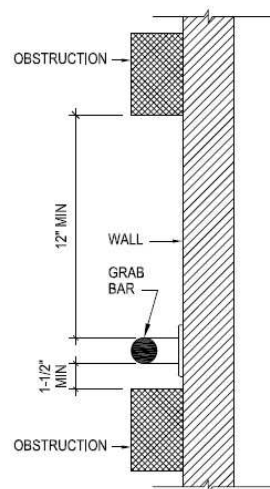
#### As Built:

N/A

2022 CBC 11B Section:  
11B-609.3

#### Recommendation:

N/A - Refer to Finding



## MacKenzie Center: Restroom

### Finding: 56

The toilet seat cover dispenser is mounted too close to the top of the grab bar, minimizing the gripping surface.

Adjacent elements shall be positioned to provide unobstructed use of grab bars. The space between the grab bar and projecting objects below and at the ends shall be 1-1/2 inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.

2010 ADAS Section 609.3

The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

2022 CBC 11B Section 11B-609.3

The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

#### Citation:

2010 ADAS Section: 609.3

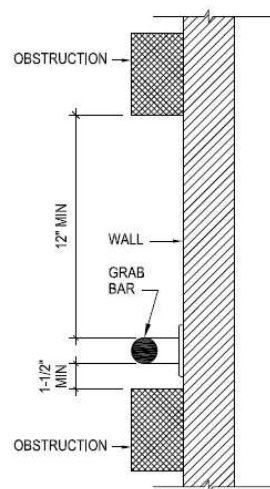
2022 CBC 11B Section:  
11B-609.3

#### As Built:

installed above grab bar

#### Recommendation:

do not mount above grab bars



## MacKenzie Center: Restroom

### Finding: 57

The toilet seat cover dispenser is not on an accessible route.

Toilet seat covers must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space that allows a side or forward approach. Dispensers must have all operable parts a maximum of 40 inches above the floor.

2022 CBC 11B Section 11B-603.5

Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor.

#### Citation:

2022 CBC 11B Section:  
11B-603.5

#### As Built:

N/A

#### Recommendation:

N/A - Refer to Finding





## MacKenzie Center: Restroom

## Finding: 58

The side grab bar does not extend far enough from the rear wall.

The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. The front end must be 24 inches minimum in front of the toilet. 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 and 24 inches in front of the toilet. 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.

2022 CBC 11B Section 11B-604.5.1

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

## Citation:

## As Built:

2022 CBC 11B Section:  
11B-604.5.1

N/A

## Recommendation:

N/A - Refer to Finding



## MacKenzie Center: Restroom

## Finding: 59

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.

2010 ADAS Section 604.5.2

The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.

2022 CBC 11B Section 11B-604.5.2

The rear wall grab bar shall be 36 inches (914 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches minimum on the other side.

## Citation:

## As Built:

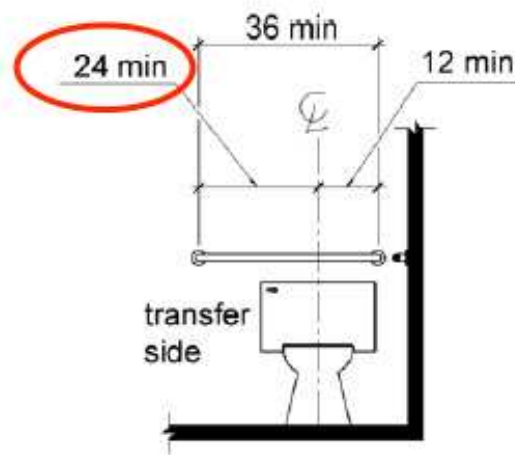
2010 ADAS Section: 604.5.2

N/A

2022 CBC 11B Section:  
11B-604.5.2

## Recommendation:

N/A - Refer to Finding



## MacKenzie Center: Restroom

### Finding: 60

The toilet is not located within the range allowed from the side wall or partition.

The centerline of the toilet must be 17 to 18 inches from the side wall.

2022 CBC 11B Section 11B-604.2

The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 17 inches (432 mm) minimum to 18 inches (457 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (432 mm) minimum and 19 inches (483 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in Section 11B-604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.

#### Citation:

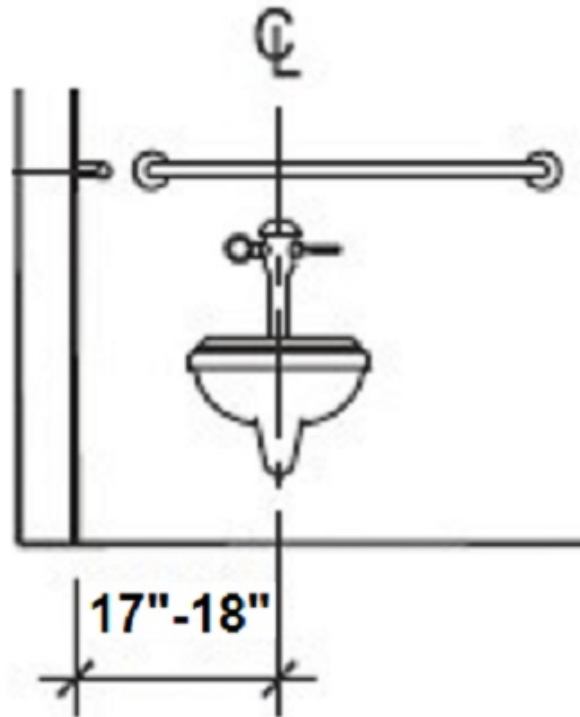
2022 CBC 11B Section:  
11B-604.2

#### As Built:

N/A

#### Recommendation:

N/A - Refer to Finding



## MacKenzie Center: Restroom

### Finding: 61

The clear floor space between the lavatory and the toilet is too narrow.

The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

Clear floor space around the water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.

*2010 ADAS Section 604.3.2*

*The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.*

*2022 CBC 11B Section 11B-604.3.2 Exception*

*In residential dwelling units, a lavatory complying with Section 11B-606 shall be permitted on the rear wall 18 inches (457 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1676 mm) minimum measured perpendicular from the rear wall.*

#### Citation:

#### As Built:

2010 ADAS Section: 604.3.2

does not meet current code

2022 CBC 11B Section:  
11B-604.3.2 Exception

#### Recommendation:

current code

**Finding: 61** (Continued)



## MacKenzie Center: Restroom

### Finding: 62

The soap dispenser is mounted too high.

Dispensers must have all operable parts a maximum of 40 inches above the floor.

2022 CBC 11B Section 11B-603.5

Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor.

### Citation:

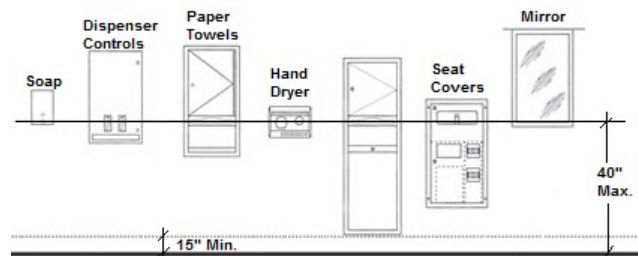
### As Built:

2022 CBC 11B Section:  
11B-603.5

N/A

### Recommendation:

N/A - Refer to Finding





## MacKenzie Center: Restroom

### Finding: 63

The mirror is mounted above the allowable height above the lavatory and/or counter.

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.

#### 2010 ADAS Section 603.3

Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

#### 2022 CBC 11B Section 11B-603.3

Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1016 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (889 mm) maximum above the finish floor or ground.

#### Citation:

2010 ADAS Section: 603.3

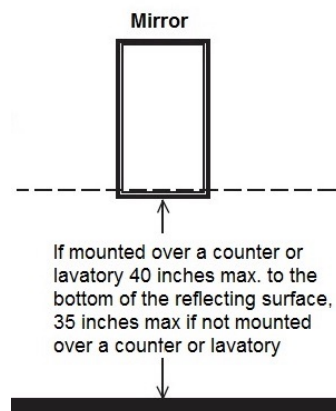
#### As Built:

N/A

2022 CBC 11B Section:  
11B-603.3

#### Recommendation:

N/A - Refer to Finding



## MacKenzie Center: Restroom

### Finding: 64

The top rim of the lavatory is too high.

All lavatories that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.

2010 ADAS Section 606.3

Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.

2022 CBC 11B Section 11B-606.3

Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (864 mm) maximum above the finish floor or ground.

#### Citation:

2010 ADAS Section: 606.3

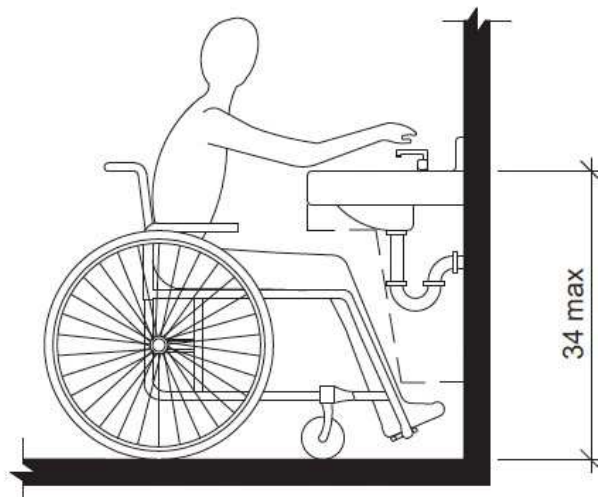
#### As Built:

N/A

2022 CBC 11B Section:  
11B-606.3

#### Recommendation:

N/A - Refer to Finding



## MacKenzie Center: Restroom

### Finding: 65

The light switch receptacle is greater than 48 inches above the finish floor.

Where a forward or side reach is unobstructed, the high reach shall be 48 inches maximum above the finished floor.

*2010 ADAS Section 308.2.1*

*Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.*

### Citation:

2010 ADAS Section: 308.2.1

### As Built:

N/A

### Recommendation:

install automatic motion sensor type switch



## MacKenzie Center: Restroom - Small Restroom off Kitchen

## Finding: 66

The restroom is not nearly compliant.

The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet. The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory. The entry door does not contain the required minimum maneuvering spaces on the pull/push sides. The entry door encroaches into the required clear floor space for fixtures. Grab bars are missing and/or incorrectly installed. Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers, and mirrors are either too high or without clear floor space or both

2010 ADAS Section 213.2

Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.

2022 CBC 11B Section 11B-213.2

Where toilet rooms are provided, each toilet room shall comply with Section 11B-603. Where bathing rooms are provided, each bathing room shall comply with Section 11B-603.

## Citation:

## As Built:

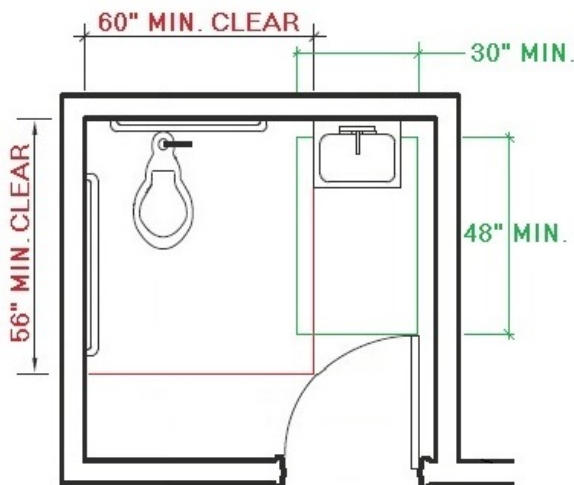
2010 ADAS Section: 213.2

N/A

2022 CBC 11B Section:  
11B-213.2

## Recommendation:

N/A - Refer to Finding



## MacKenzie Center: Restroom - Small Restroom off Kitchen

## Finding: 67

The geometric symbol for the room is not within the allowable height range above the finish floor.

Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol. The symbol shall be mounted at 58 inches minimum and 60 inches maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided the symbol shall be mounted within 1 inch of the vertical centerline of the door.

2022 CBC 11B Section 11B-703.7.2.6

Geometric symbols at entrances to toilet and bathing rooms shall be mounted at 58 inches (1473 mm) minimum and 60 inches (1524 mm) maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided the symbol shall be mounted within 1 inch (25 mm) of the vertical centerline of the door.

## Citation:

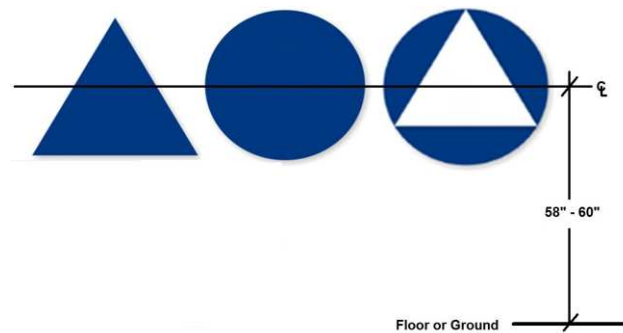
## As Built:

2022 CBC 11B Section:  
11B-703.7.2.6

N/A

## Recommendation:

N/A - Refer to Finding



## MacKenzie Center: Restroom - Small Restroom off Kitchen

## Finding: 68

A compliant room identification sign is missing on the strike side of the door.

Wall signs identifying permanent rooms and spaces of a building shall have be horizontal format and the characters raised 1/32 inch minimum and shall be sans serif uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Contracted Grade 2 Braille shall be in a horizontal format and shall be placed a minimum of 3/8 inch and a maximum of 1/2 inch directly below the tactile characters; flush left or centered. Signs with raised characters or Braille shall be located a minimum of 48 inches above the finish floor or ground surface, measured from the baseline of the lowest line of Braille and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.

2022 CBC 11B Section 11B-216.2

Interior and exterior signs identifying permanent rooms and spaces shall comply with Sections 11B-703.1, 11B-703.2, 11B-703.3 and 11B-703.5. Where pictograms are provided as designations of permanent rooms and spaces, the pictograms shall comply with Section 11B- 103.6 and shall have text descriptors complying with Sections 11B-703.2 and 11B-703.5.

## Citation:

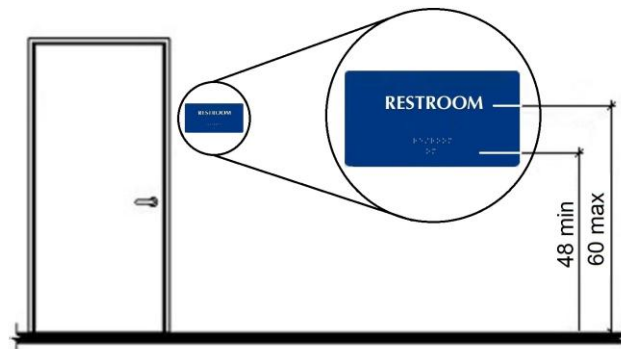
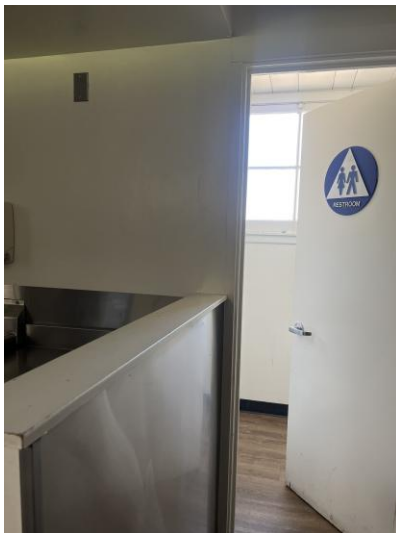
## As Built:

2022 CBC 11B Section:  
11B-216.2

N/A

## Recommendation:

The sign should be on the strike side of the door, but it also has to have 18"x18" clear floor space centered on the sign





## MacKenzie Center: Restroom - Small Restroom off Kitchen

### Finding: 69

The clear floor space between the lavatory and the toilet is too narrow.

The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

Clear floor space around the water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.

*2010 ADAS Section 604.3.2*

*The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.*

*2022 CBC 11B Section 11B-604.3.2 Exception*

*In residential dwelling units, a lavatory complying with Section 11B-606 shall be permitted on the rear wall 18 inches (457 mm) minimum from the water closet centerline where the clearance at the water closet is 66 inches (1676 mm) minimum measured perpendicular from the rear wall.*

#### Citation:

#### As Built:

2010 ADAS Section: 604.3.2

N/A

2022 CBC 11B Section:  
11B-604.3.2 Exception

#### Recommendation:

N/A - Refer to Finding

**Finding: 69** (Continued)



## MacKenzie Center: Restroom - Small Restroom off Kitchen

## Finding: 70

The mirror is mounted above the allowable height above the lavatory and/or counter.

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.

## 2010 ADAS Section 603.3

Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

## 2022 CBC 11B Section 11B-603.3

Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1016 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (889 mm) maximum above the finish floor or ground.

## Citation:

## As Built:

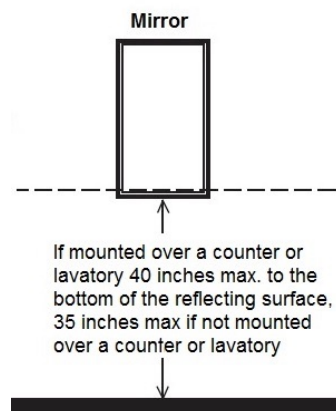
2010 ADAS Section: 603.3

N/A

2022 CBC 11B Section:  
11B-603.3

## Recommendation:

N/A - Refer to Finding



## MacKenzie Center: Restroom - Small Restroom off Kitchen

## Finding: 71

The soap dispenser is mounted too high.

Dispensers must have all operable parts a maximum of 40 inches above the floor.

2022 CBC 11B Section 11B-603.5

Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor.

## Citation:

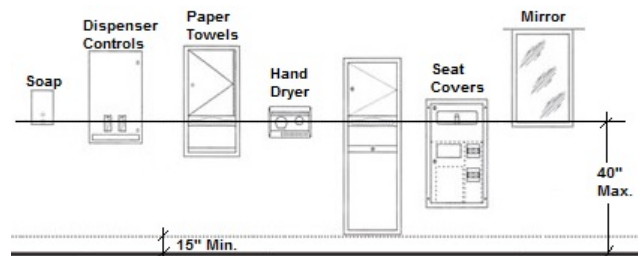
## As Built:

2022 CBC 11B Section:  
11B-603.5

N/A

## Recommendation:

N/A - Refer to Finding



## MacKenzie Center: Restroom - Small Restroom off Kitchen

## Finding: 72

The toilet paper dispenser is not correctly located in front of the toilet.

Toilet tissue dispensers shall be located on the wall or partition closest to the water closet, 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser, mounted below the grab bar, with the outlet of the dispenser 19 inches minimum above the finish floor. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

2022 CBC 11B Section 11B-604.7.1

Toilet paper dispensers shall comply with Section 11B-309.4 and shall be 7 inches (178 mm) minimum and 9 inches (229 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches (483 mm) minimum 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.

## Citation:

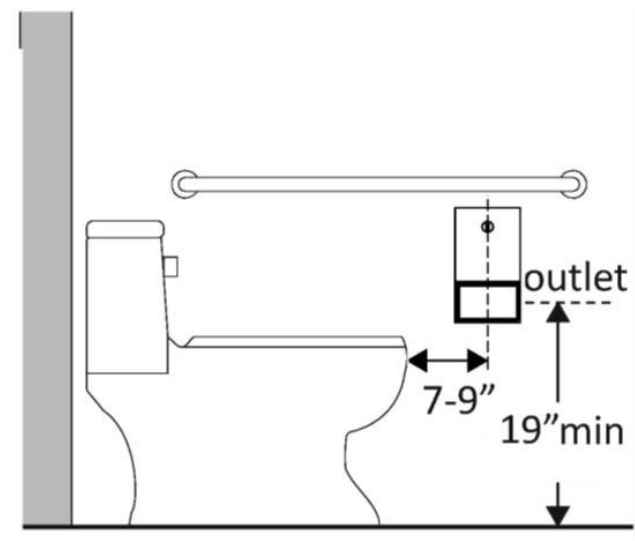
## As Built:

2022 CBC 11B Section:  
11B-604.7.1

N/A

## Recommendation:

also missing grab bars and flush valve is on the wrong side of the toilet



**MacKenzie Center: Restroom - Small Restroom off Kitchen****Finding: 73**

The clear floor space around the toilet is obstructed

No fixtures are allowed in the clear floor space required for the toilet.

The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.

*2010 ADAS Section 604.3.2*

*The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance.*

*2022 CBC 11B Section 11B-604.3.1*

*Clearance around a water closet shall be 60 inches (1524 mm) minimum measured perpendicular from the side wall and 56 inches (1422 mm) minimum measured perpendicular from the rear wall. A minimum 60 inches (1524 mm) wide and 48 inches (1219 mm) deep maneuvering space shall be provided in front of the water closet.*

**Citation:****As Built:**

2010 ADAS Section: 604.3.2

N/A

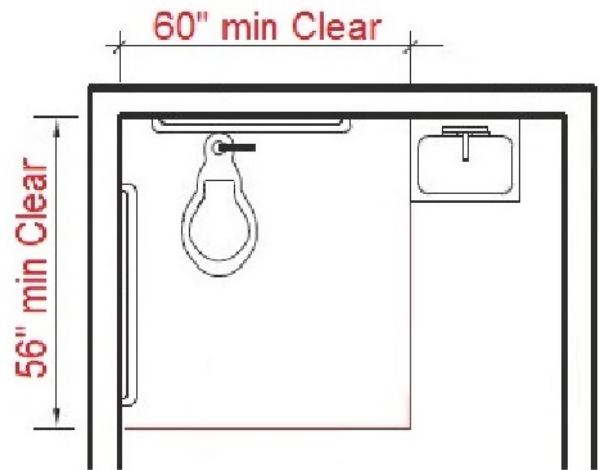
2022 CBC 11B Section:  
11B-604.3.1

**Recommendation:**

N/A - Refer to Finding



**Finding: 73** (Continued)



## MacKenzie Center: Kitchen

### Finding: 74

Typically a kitchen is constructed as work areas.

One element that is required to be accessible in a kitchen is the hand washing sink. This sink does not have a hand washing sink.

I would recommend adding a hand washing sink and adding a low paper towel dispenser

2010 ADAS Section Advisory

None

2022 CBC 11B Section Advisory

None

#### Citation:

#### As Built:

2010 ADAS Section: Advisory

N/A

2022 CBC 11B Section: Advisory

#### Recommendation:

N/A - Refer to Finding



**Finding: 74 Additional Finding Photos**



**MacKenzie Center: Kitchen****Finding: 75**

The door opening does not provide at least 32 inches between the face of the door and the opposite stop.

Door openings shall provide a clear width of 32 inches 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.

*2010 ADAS Section 404.2.3*

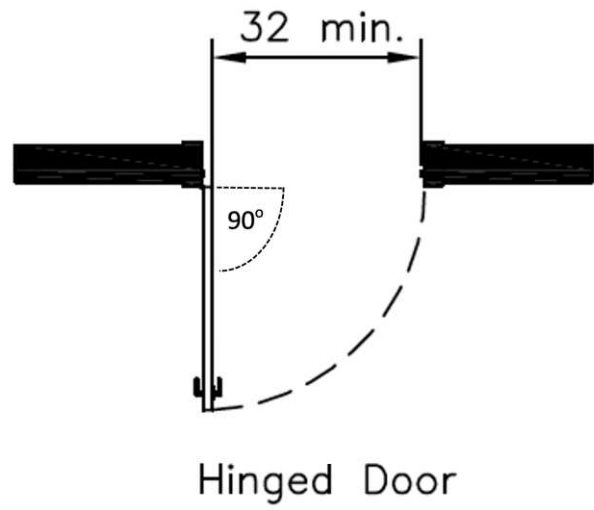
*Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 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).*

*2022 CBC 11B Section 11B-404.2.3*

*Door openings shall provide a clear width of 32 inches (813 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 (914 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (864 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (864 mm) and 80 inches (2032 mm) above the finish floor or ground shall not exceed 4 inches (102 mm).*

**Citation:****As Built:****2010 ADAS Section: 404.2.3****N/A****2022 CBC 11B Section:  
11B-404.2.3****Recommendation:****N/A - Refer to Finding**

Finding: 75 (Continued)



**Finding: 75 Additional Finding Photos**





## MacKenzie Center: Kitchen

### Finding: 76

Add City Employees only sign  
Door threshold is non compliant

2010 ADAS Section Advisory  
None

2022 CBC 11B Section Advisory  
None

Citation:	As Built:
2010 ADAS Section: Advisory	employee only sign
2022 CBC 11B Section: Advisory	

**Recommendation:**  
N/A - Refer to Finding



## Restroom Building : Womens Restroom

### Finding: 77

The geometric symbol for the women's room does not contrast with the background.

A circle symbol shall be located at entrances to women's toilet and bathing facilities. The circle symbol shall be 1/4 inch thick and 12 inches in diameter. The color of the circle symbol shall contrast with the color of the door or surface on which the circle symbol is mounted, either light on a dark background or dark on a light background.

*2022 CBC 11B Section 11B-703.7.2.6.2*

*A circle, 1/4 inch (6.4 mm) thick and 12 inches (305 mm) in diameter, shall be located at entrances to woMen's toilet and bathing facilities. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background.*

#### Citation:

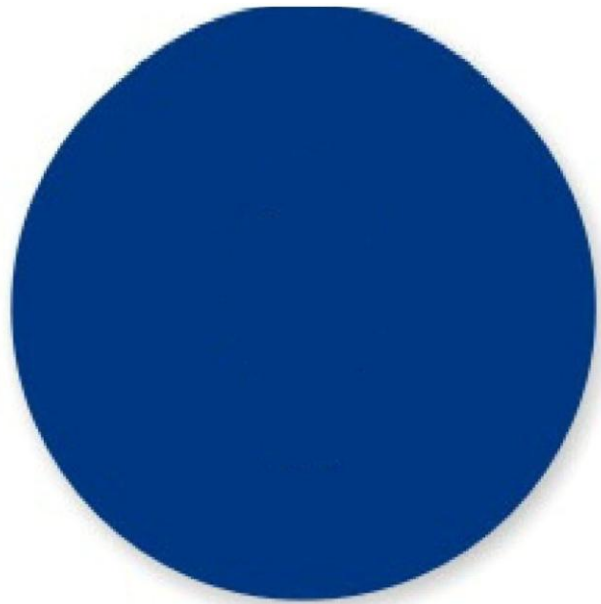
2022 CBC 11B Section:  
11B-703.7.2.6.2

#### As Built:

dark on dark

#### Recommendation:

install light colored door sign



## Restroom Building : Men's Restroom

### Finding: 78

The geometric symbol for the men's room does not contrast with the background.

A triangle symbol shall be located at entrances to men's toilet and bathing facilities. The triangle symbol shall be an equilateral triangle 1/4 inch thick with edges 12 inches long and a vertex pointing upward. The color of the triangle symbol shall contrast with the color of the door or surface on which the triangle symbol is mounted, either light on a dark background or dark on a light background.

*2022 CBC 11B Section 11B-703.7.2.6.1*

*An equilateral triangle, 1/4 inch (6.4 mm) thick with edges 12 inches (305 mm) long and a vertex pointing upward, shall be located at entrances to Men's toilet and bathing facilities. The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background.*

#### Citation:

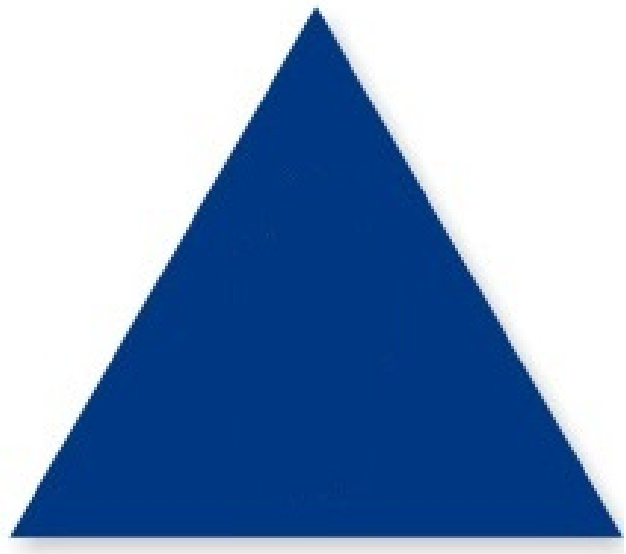
2022 CBC 11B Section:  
11B-703.7.2.6.1

#### As Built:

dark on dark

#### Recommendation:

install light colored door sign



## **Restroom Building : Drinking Fountain**

### **Finding: 79**

The water flow does not meet minimum height requirements.

The spout shall provide a flow of water 4 inches high minimum. The angle of the water stream from spouts within 3 inches of the front of the drinking fountain shall be 30 degrees maximum, and from spouts between 3 inches and 5 inches from the front of the unit, the angle of the water stream shall be 15 degrees maximum.

*2010 ADAS Section 602.6*

*The spout shall provide a flow of water 4 inches (100 mm) high minimum and shall be located 5 inches (125 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (75 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (75 mm) and 5 inches (125 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.*

*2022 CBC 11B Section 11B-602.6*

*The spout shall provide a flow of water 4 inches (102 mm) high minimum and shall be located 5 inches (127 mm) maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches (76 mm) of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches (76 mm) and 5 inches (127 mm) maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum.*

#### **Citation:**

#### **As Built:**

**2010 ADAS Section: 602.6**

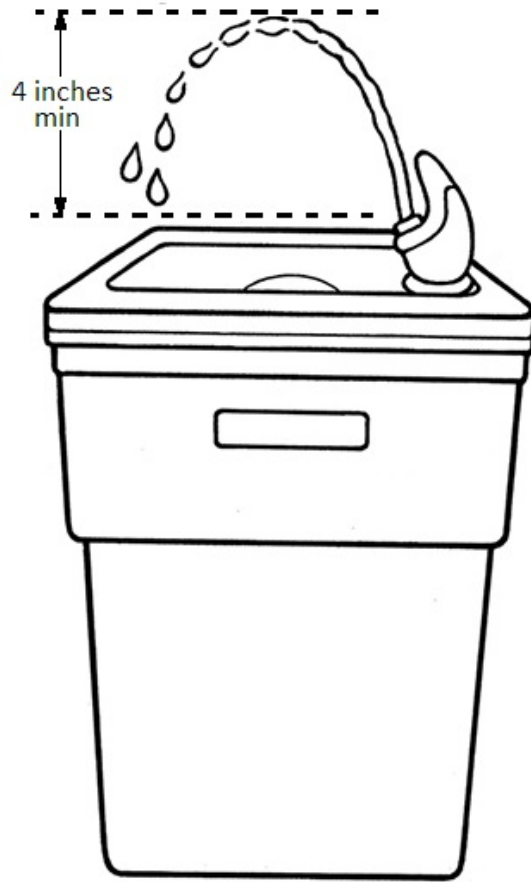
**N/A**

**2022 CBC 11B Section:  
11B-602.6**

#### **Recommendation:**

**N/A - Refer to Finding**

Finding: 79 (Continued)



**Finding: 79 Additional Finding Photos**





## Play Ground: Playground Near Parking

### Finding: 80

The gate does not have a smooth surface at the bottom on the push side.

Swinging gate surfaces within 10 inches of the finish floor or ground measured vertically must have a smooth surface on the push side extending the full width of the gate. This is required to allow those that use wheelchairs to use their footrests to push the gate open without getting trapped or injured by the gate material. All gates, including ticket gates, shall meet all applicable specifications for doors.

2010 ADAS Section 404.2.10

Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

2022 CBC 11B Section 11B-404.2.10

Swinging door and gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

### Citation:

### As Built:

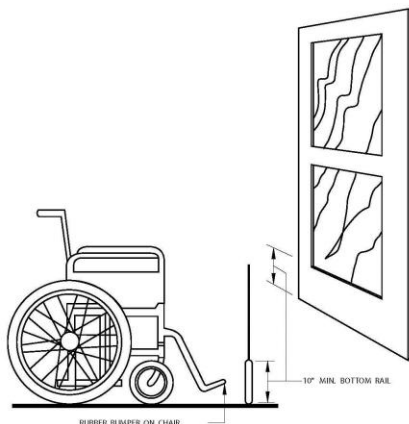
2010 ADAS Section: 404.2.10

N/A

2022 CBC 11B Section:  
11B-404.2.10

### Recommendation:

N/A - Refer to Finding



## Play Ground: Playground Near Parking

### Finding: 81

The gate does not have a smooth surface at the bottom on the push side.

Swinging gate surfaces within 10 inches of the finish floor or ground measured vertically must have a smooth surface on the push side extending the full width of the gate. This is required to allow those that use wheelchairs to use their footrests to push the gate open without getting trapped or injured by the gate material. All gates, including ticket gates, shall meet all applicable specifications for doors.

2010 ADAS Section 404.2.10

Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

2022 CBC 11B Section 11B-404.2.10

Swinging door and gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

### Citation:

### As Built:

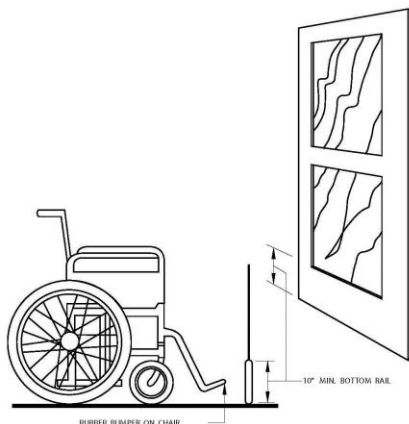
2010 ADAS Section: 404.2.10

N/A

2022 CBC 11B Section:  
11B-404.2.10

### Recommendation:

N/A - Refer to Finding



## Dog Park: Entrance

### Finding: 82

The maneuvering clearance perpendicular to the door is not wide enough.

Maneuvering clearance for doors on the pull side with a latch 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 clearance 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.

2022 CBC 11B Section 11B-404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1.

#### Citation:

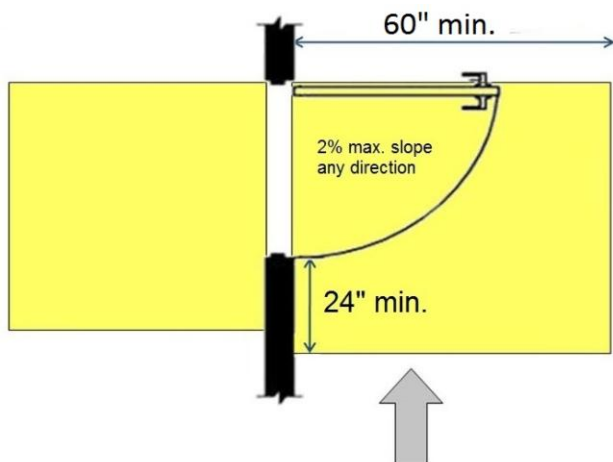
2022 CBC 11B Section:  
11B-404.2.4.1

#### As Built:

N/A

#### Recommendation:

obstructed



## Lawn Bowling: Parking

### Finding: 83

The accessible parking stall is not wide enough.

Car accessible parking stalls must be a minimum of 9 feet wide. Access aisle must be a minimum of 5 feet wide for standard stalls and 8 feet wide for van stalls measured from centerline to centerline, and a minimum 18 feet long.

Alternatively, stalls may be 12 feet wide with a 5 foot wide minimum access aisle.

The measurements of parking spaces and access aisles shall be made from the centerline of the markings. Where the parking space is not adjacent to another parking space or access aisle, the measurement shall be permitted to include the full width of the line defining the parking space.

2022 CBC 11B Section 11B-502.2

Car and van parking spaces shall be 216 inches (5486 mm) long minimum. Car parking spaces shall be 108 inches (2743 mm) wide minimum and van parking spaces shall be 144 inches (3658 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-502.3.

#### Citation:

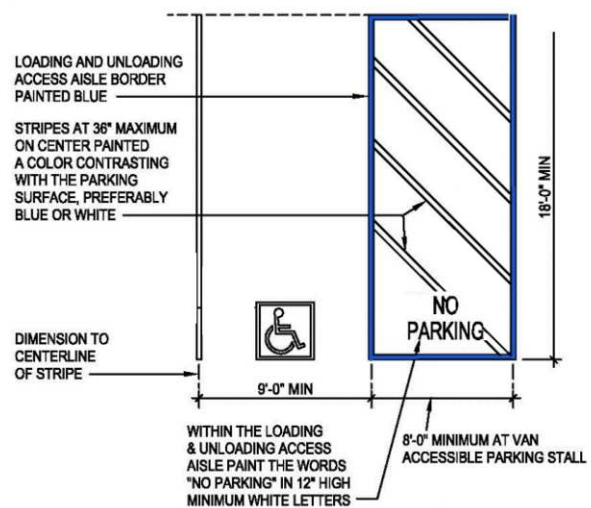
2022 CBC 11B Section:  
11B-502.2

#### As Built:

narrows at the top of stall

#### Recommendation:

N/A - Refer to Finding



**Finding: 83 Additional Finding Photos**





## Lawn Bowling: Parking

### Finding: 84

The required "No Parking" marking on the surface of the access aisle is faded.

The words "NO PARKING" shall be painted on the ground within each access aisle. This notice shall be painted in white letters no less than 12 inches high and located so that it is visible from the adjacent vehicular way.

2022 CBC 11B Section 11B-502.3.3

Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

#### Citation:

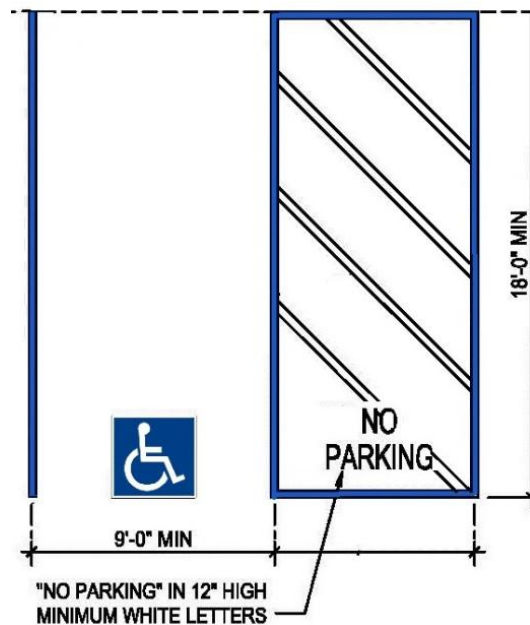
2022 CBC 11B Section:  
11B-502.3.3

#### As Built:

delapitaded, hatched through  
the no parking, white when  
asphalt

#### Recommendation:

re stripe accessible parking stalls



## Lawn Bowling: Parking

### Finding: 85

The "Minimum Fine \$250.00" signage is missing from each accessible parking space.

Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of the International Symbol of Accessibility in white on a dark blue background. The sign shall not be smaller than 70 square inches. An additional sign or additional language below the symbol of accessibility shall state "Minimum Fine \$250."

2022 CBC 11B Section 11B-502.6.2

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

#### Citation:

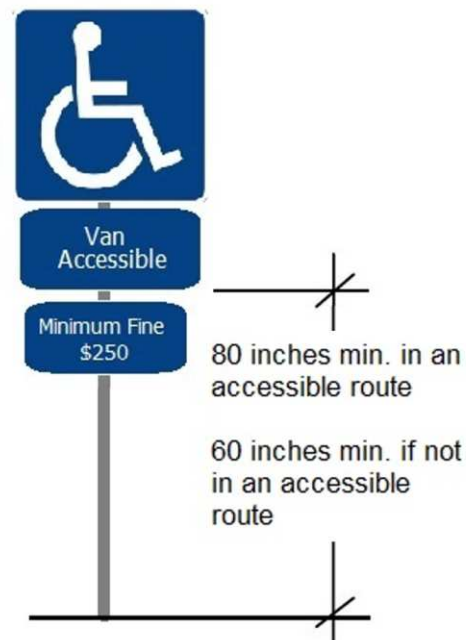
2022 CBC 11B Section:  
11B-502.6.2

#### As Built:

N/A

#### Recommendation:

Install when doing alterations





## Lawn Bowling: Parking

### Finding: 86

The "Minimum Fine \$250.00" signage is missing from each accessible parking space.

Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of the International Symbol of Accessibility in white on a dark blue background. The sign shall not be smaller than 70 square inches. An additional sign or additional language below the symbol of accessibility shall state "Minimum Fine \$250."

2022 CBC 11B Section 11B-502.6.2

Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250".

#### Citation:

2022 CBC 11B Section:  
11B-502.6.2

#### As Built:

N/A

#### Recommendation:

Install when doing alterations



## Lawn Bowling: Parking

### Finding: 87

The access aisle is located so that a person with a disability is compelled to travel behind parking spaces other than their own accessible parking space.

Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. The accessible route shall be located so a person with a disability is not compelled to travel behind parking spaces other than that person's own accessible parking space.

2022 CBC 11B Section 11B-502.7.1

Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked.

#### Citation:

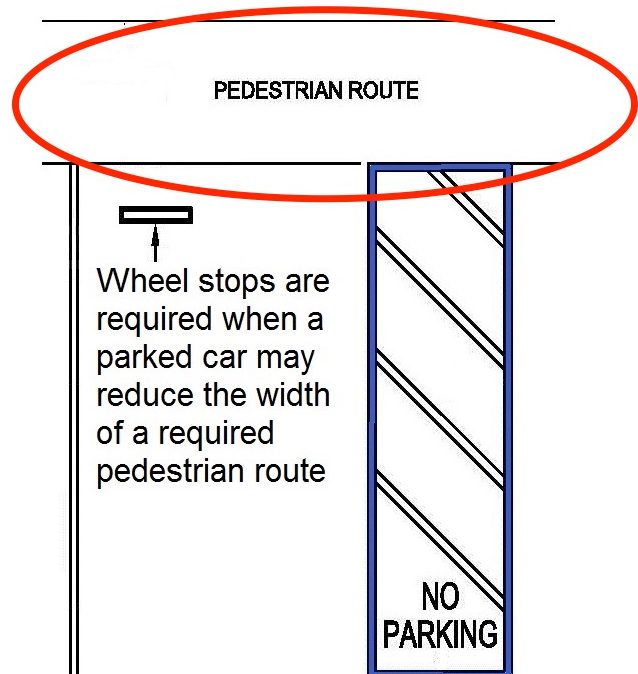
2022 CBC 11B Section:  
11B-502.7.1

#### As Built:

have to walk behind others  
parked cars

#### Recommendation:

install walkway in front of stalls



## Lawn Bowling: Parking

### Finding: 88

The tow-away sign is missing.

There must be a tow-away sign posted in a conspicuous place at each entrance, or immediately adjacent to each space. The sign shall not be less than 17 inches by 22 inches in size with 1 inch high minimum lettering which clearly and conspicuously states the following:

Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at owner's expense.

Towed vehicles may be reclaimed at \_\_\_\_\_ or by telephoning \_\_\_\_\_.

Blank spaces are to be filled in with appropriate information as a permanent part of the sign.

2022 CBC 11B Section 11B-502.8

An additional sign shall be posted either; 1) in a conspicuous place at each entrance to an off-street parking facility or 2) immediately adjacent to on-site accessible parking and visible from each parking space.

### Citation:

### As Built:

2022 CBC 11B Section:  
11B-502.8

N/A

### Recommendation:

There are two entrances to this parking lot. Install a sign at the parking stalls or at each entrance



## **Lawn Bowling: Accessible Routes**

### **Finding: 89**

The walkway contains abrupt vertical edges and/or variations over 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.

*2010 ADAS Section 303.3*

*Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (13 mm) high maximum shall be beveled with a slope not steeper than 1:2.*

*2010 ADAS Section 303.2*

*Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.*

*2022 CBC 11B Section 11B-303.2*

*Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.*

*2022 CBC 11B Section 11B-303.3*

*Changes in level between 1/4 inch (6.4 mm) high minimum and 1/2 inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.*

#### **Citation:**

#### **As Built:**

**2010 ADAS Section: 303.3, 303.2    N/A**

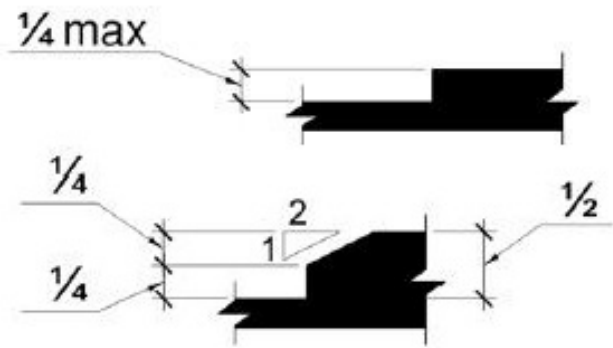
**2022 CBC 11B Section:  
11B-303.2, 11B-303.3**

#### **Recommendation:**

**N/A - Refer to Finding**



## Finding: 89 (Continued)



**Finding: 89 Additional Finding Photos**





## Lawn Bowling: Accessible Routes

### Finding: 90

The accessible path of travel between the building entrance and the accessible parking has cross slopes greater than 2%.

Surface cross slopes shall not exceed 1 unit vertical in 48 units horizontal (2-percent slope).

2010 ADAS Section 403.3

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

2022 CBC 11B Section 11B-403.3

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

#### Citation:

2010 ADAS Section: 403.3

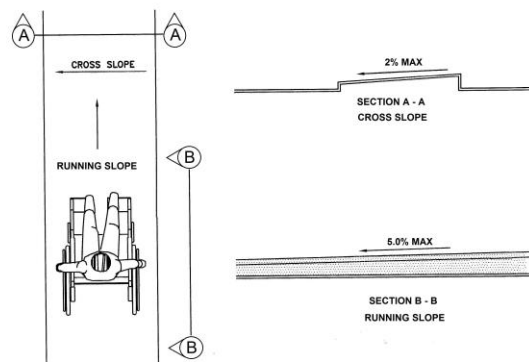
#### As Built:

N/A

2022 CBC 11B Section:  
11B-403.3

#### Recommendation:

N/A - Refer to Finding



**Finding: 90 Additional Finding Photos**



## Lawn Bowling: Accessible Routes

### Finding: 91

The gate does not have a smooth surface at the bottom on the push side.

Swinging gate surfaces within 10 inches of the finish floor or ground measured vertically must have a smooth surface on the push side extending the full width of the gate. This is required to allow those that use wheelchairs to use their footrests to push the gate open without getting trapped or injured by the gate material. All gates, including ticket gates, shall meet all applicable specifications for doors.

2010 ADAS Section 404.2.10

Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

2022 CBC 11B Section 11B-404.2.10

Swinging door and gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

#### Citation:

#### As Built:

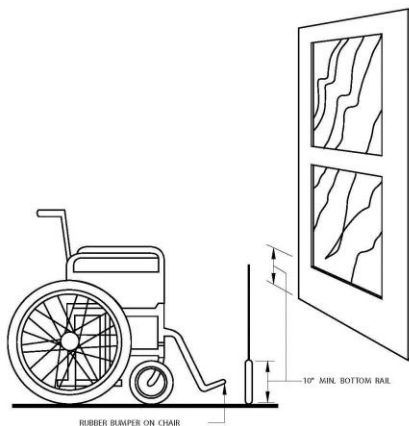
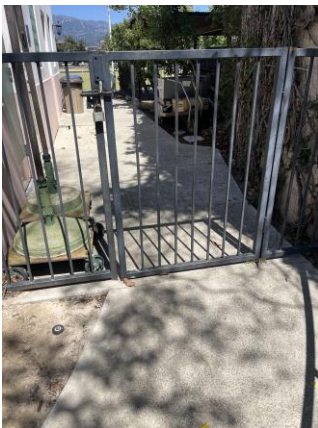
2010 ADAS Section: 404.2.10

N/A

2022 CBC 11B Section:  
11B-404.2.10

#### Recommendation:

N/A - Refer to Finding



## Lawn Bowling: Accessible Routes

### Finding: 92

The maneuvering clearance at the entrance door exceeds 2% slope.

Exterior doors must have a landing on the pull side that is a minimum of 60 inches in depth perpendicular to the door in a close position by a minimum width dimension of 24 inches plus the door width. The additional 24 inches must extend past the door on the latch side. The entire maneuvering clearance must be free of obstructions and must be flat (2% max. slope is considered flat in any direction).

2022 CBC 11B Section 11B-404.2.4.4

Floor or ground surface within required maneuvering clearances shall comply with Section 11B-302. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted.

#### Citation:

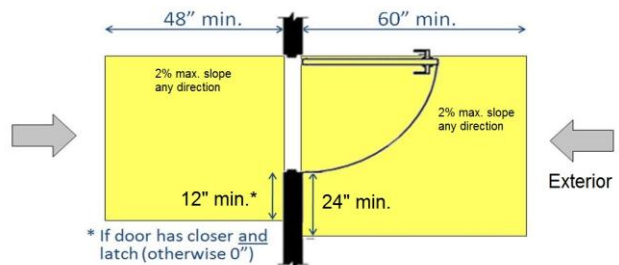
2022 CBC 11B Section:  
11B-404.2.4.4

#### As Built:

N/A

#### Recommendation:

N/A - Refer to Finding



## Lawn Bowling: Accessible Routes

### Finding: 93

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

Gates must have a landing on the pull side that is a minimum of 60 inches in depth perpendicular to the gate in a close position by a minimum width dimension of 24 inches plus the gate width. The additional 24 inches must extend past the gate on the latch side. The entire landing must be free of obstructions and must be flat (2% max. slope is considered flat in any direction).

2022 CBC 11B Section 11B-404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1.

#### Citation:

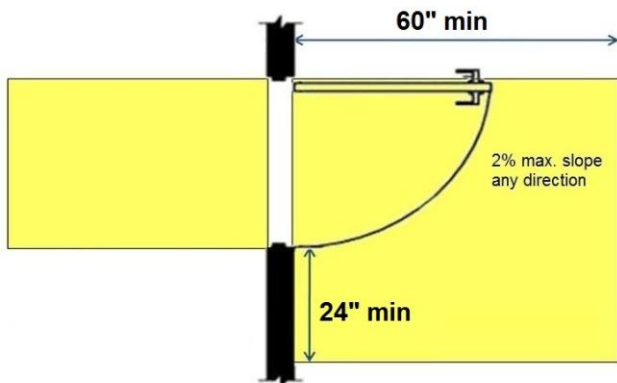
#### As Built:

2022 CBC 11B Section:  
11B-404.2.4.1

N/A

#### Recommendation:

also not a level maneuvering space for the door





## Lawn Bowling: Accessible Routes

### Finding: 94

The gate does not have a smooth surface at the bottom on the push side.

Swinging gate surfaces within 10 inches of the finish floor or ground measured vertically must have a smooth surface on the push side extending the full width of the gate. This is required to allow those that use wheelchairs to use their footrests to push the gate open without getting trapped or injured by the gate material. All gates, including ticket gates, shall meet all applicable specifications for doors.

2010 ADAS Section 404.2.10

Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.

2022 CBC 11B Section 11B-404.2.10

Swinging door and gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.

#### Citation:

#### As Built:

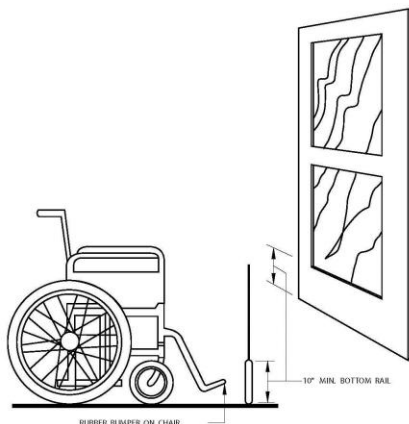
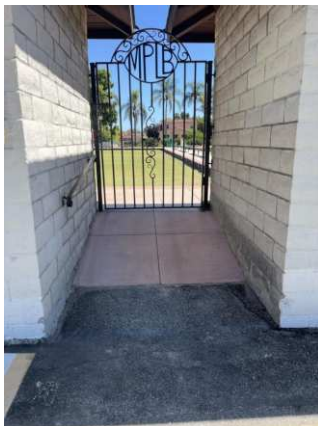
2010 ADAS Section: 404.2.10

N/A

2022 CBC 11B Section:  
11B-404.2.10

#### Recommendation:

N/A - Refer to Finding





## **Lawn Bowling: Accessible Routes**

### **Finding: 95**

The entrance is not accessible and is missing signage. An identification sign identifying that this entrance is not accessible and directional signage pointing to the accessible entrance is required.

When a directional sign is required, it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route, not just at the inaccessible entrances to a building.

*2010 ADAS Section 216.6*

*Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404.*

*2022 CBC 11B Section 11B-216.6*

*In existing buildings and facilities where not all entrances comply with Section 11B-404, entrances complying with Section 11B-404 shall be identified by the International Symbol of Accessibility complying with Section 11B-703.7.2.1. Directional signs complying with Section 11B-703.5 that indicate the location of the nearest entrance complying with Section 11B-404 shall be provided at entrances that do not comply with Section 11B-404. Directional signs complying with Section 11B-703.5, including the International Symbol of Accessibility complying with Section 11B-703.7.2.1, indicating the accessible route to the nearest accessible entrance shall be provided at junctions when the accessible route diverges from the regular circulation path.*

#### **Citation:**

#### **As Built:**

**2010 ADAS Section: 216.6**

**N/A**

**2022 CBC 11B Section:  
11B-216.6**

#### **Recommendation:**

**N/A - Refer to Finding**

**Finding: 95** (Continued)



## Lawn Bowling: Outdoor Seating

### Finding: 96

Compliant knee and toe clearance is not provided at the 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.

2022 CBC 11B Section 11B-902.2

A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided. Knee and toe clearance complying with Section 11B-306 shall be provided.

### Citation:

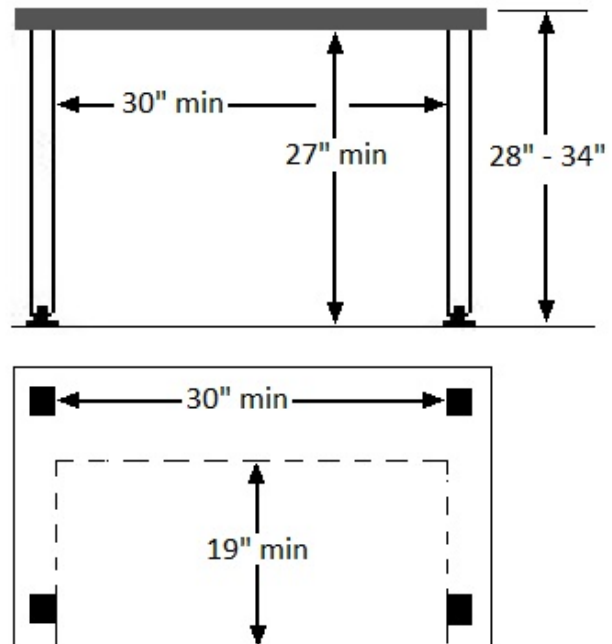
2022 CBC 11B Section:  
11B-902.2

### As Built:

N/A

### Recommendation:

N/A - Refer to Finding



**Finding: 96 Additional Finding Photos**



## Lawn Bowling: Outdoor Seating

### Finding: 97

Compliant knee and toe clearance is not provided at the 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.

2022 CBC 11B Section 11B-902.2

A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided. Knee and toe clearance complying with Section 11B-306 shall be provided.

### Citation:

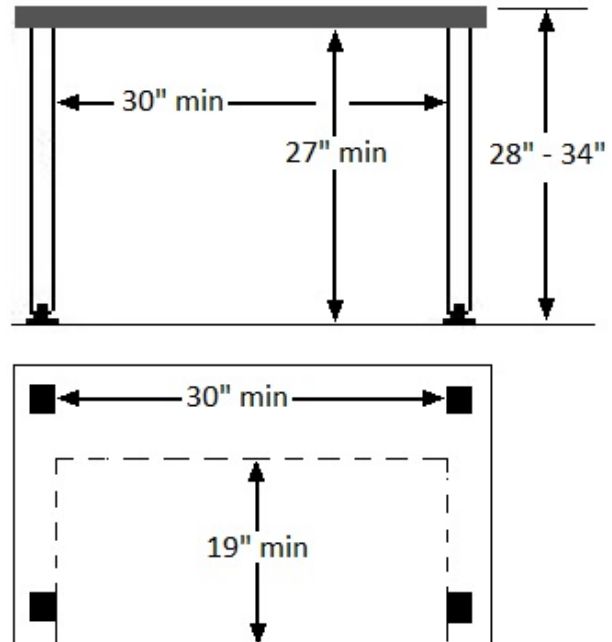
2022 CBC 11B Section:  
11B-902.2

### As Built:

N/A

### Recommendation:

N/A - Refer to Finding





## Lawn Bowling: Club

### Finding: 98

A tactile EXIT sign is missing at the door.

Wall signs identifying exits shall have characters raised 1/32 inch minimum and shall be uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Braille shall be placed directly below the tactile characters; flush left or centered. Signs shall be located a minimum of 48 inches above floor, measured from the baseline of the lowest line of Braille and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.

Where a tactile sign is provided at a door, the sign shall be located at the latch side. Where a tactile sign is provided at double door the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall.

*2022 CBC 11B Section 11B-216.4.1*

*Signs required by Chapter 10, Section 1013.4 at doors to exit passageways, exit discharge, and exit stairways shall comply with Sections 11B- 103.1, 11B-703.2, 11B-703.3 and 11B-703.5.*

#### Citation:

2022 CBC 11B Section:  
11B-216.4.1

#### As Built:

N/A

#### Recommendation:

typical for all exit doors





## **Lawn Bowling: Club**

### **Finding: 99**

The door has a door stop which prevents it from having a smooth surface at the bottom.

Swinging door surfaces within 10 inches of the finish floor or ground measured vertically must have a smooth surface on the push side extending the full width of the door. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other. Cavities created by added kick plates shall be capped. This is required to allow those that use wheelchairs to use their footrests to push the door open without getting trapped or injured by the gate material. All gates, including ticket gates, shall meet all applicable specifications for doors.

*2010 ADAS Section 404.2.10*

*Swinging door and gate surfaces within 10 inches (255 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other. Cavities created by added kick plates shall be capped.*

*2022 CBC 11B Section 11B-404.2.10*

*Swinging door and gate surfaces within 10 inches (254 mm) of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch (1.6 mm) of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped.*

#### **Citation:**

#### **As Built:**

**2010 ADAS Section: 404.2.10**

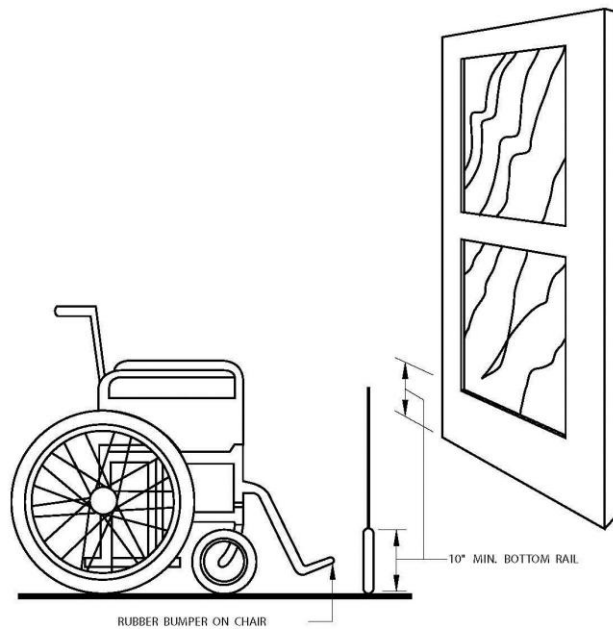
**N/A**

**2022 CBC 11B Section:  
11B-404.2.10**

#### **Recommendation:**

**N/A - Refer to Finding**

## Finding: 99 (Continued)



**Finding: 99 Additional Finding Photos**



## Lawn Bowling: Club

### Finding: 100

The maneuvering clearance at the door is obstructed.

Maneuvering clearance for doors on the push side approached from the front must be flat (2% max. slope in any direction) and have a minimum length of 48 inches in the direction of travel.

2010 ADAS Section 404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

2022 CBC 11B Section 11B-404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1.

#### Citation:

#### As Built:

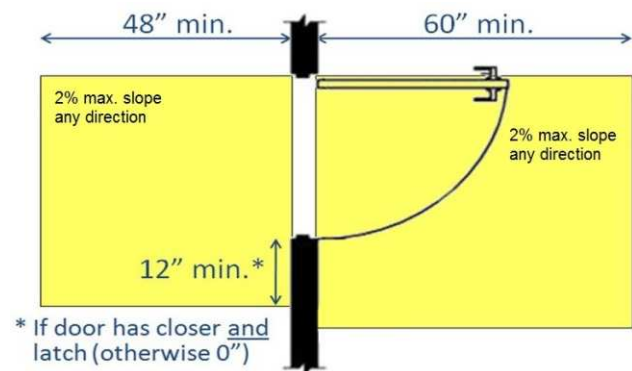
2010 ADAS Section: 404.2.4.1

N/A

2022 CBC 11B Section:  
11B-404.2.4.1

#### Recommendation:

N/A - Refer to Finding



## Lawn Bowling: Club

### Finding: 101

Compliant knee and toe clearance is not provided at the 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.

2022 CBC 11B Section 11B-902.2

A clear floor space complying with Section 11B-305 positioned for a forward approach shall be provided. Knee and toe clearance complying with Section 11B-306 shall be provided.

#### Citation:

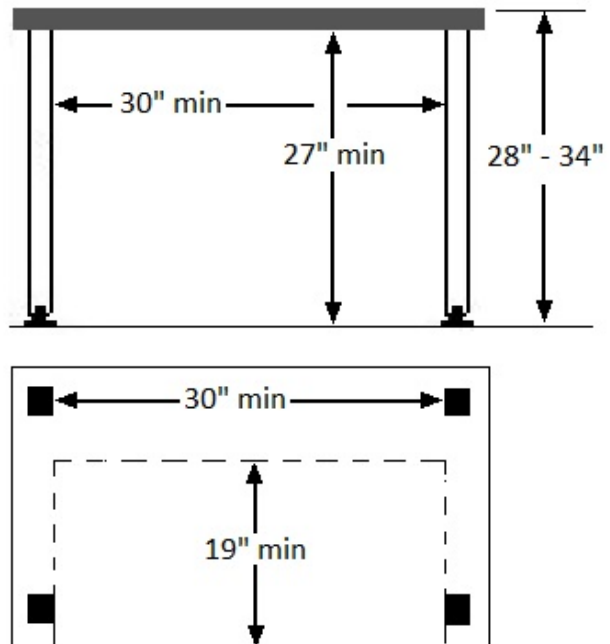
2022 CBC 11B Section:  
11B-902.2

#### As Built:

N/A

#### Recommendation:

N/A - Refer to Finding



**Finding: 101 Additional Finding Photos**





## Lawn Bowling: Club

### Finding: 102

There are not enough accessible tables.

At least 5% of the seating in each functional area must be accessible. An accessible table must be on an accessible route (36 inches minimum) and have knee spaces at least 27 inches high, 30 inches wide and 19 inches deep. The tops of tables and counters must be 28 inches to 34 inches from the floor or ground.

2022 CBC 11B Section 11B-226.1

Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with Section 11B-902. In addition, where work surfaces are provided for use by other than employees, at least 5 percent shall comply with Section 11B-902.

#### Citation:

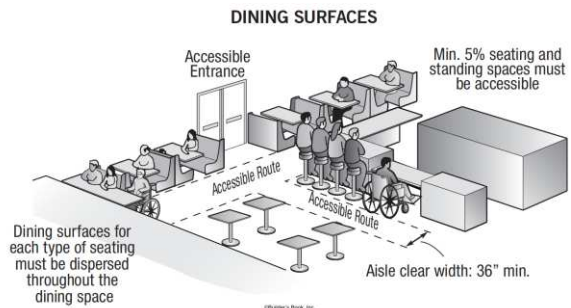
#### As Built:

2022 CBC 11B Section:  
11B-226.1

N/A

#### Recommendation:

N/A - Refer to Finding



## Lawn Bowling: Mens Restroom

### Finding: 103

The maneuvering clearance at the door is obstructed.

Maneuvering clearance for doors on the push side approached from the front must be flat (2% max. slope in any direction) and have a minimum length of 48 inches in the direction of travel.

2010 ADAS Section 404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

2022 CBC 11B Section 11B-404.2.4.1

Swinging doors and gates shall have maneuvering clearances complying with Table 11B-404.2.4.1.

#### Citation:

#### As Built:

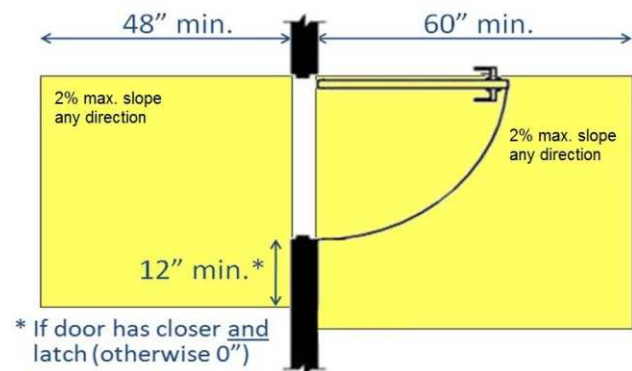
2010 ADAS Section: 404.2.4.1

N/A

2022 CBC 11B Section:  
11B-404.2.4.1

#### Recommendation:

N/A - Refer to Finding



## Lawn Bowling: Mens Restroom

### Finding: 104

The geometric sign for the men's room is missing.

A triangle symbol shall be located at entrances to men's toilet and bathing facilities. The triangle symbol shall be an equilateral triangle 1/4 inch thick with edges 12 inches long and a vertex pointing upward. The color of the triangle symbol shall contrast with the color of the door or surface on which the triangle symbol is mounted, either light on a dark background or dark on a light background.

*2022 CBC 11B Section 11B-703.7.2.6.1*

*An equilateral triangle, 1/4 inch (6.4 mm) thick with edges 12 inches (305 mm) long and a vertex pointing upward, shall be located at entrances to Men's toilet and bathing facilities. The triangle symbol shall contrast with the door, either light on a dark background or dark on a light background.*

**Citation:**

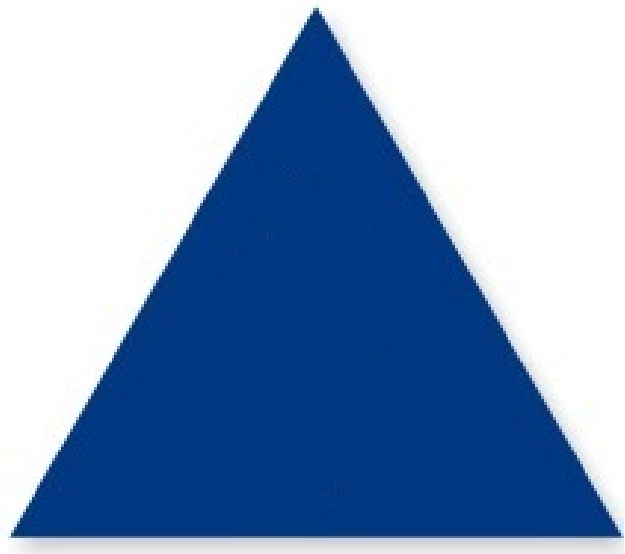
2022 CBC 11B Section:  
11B-703.7.2.6.1

**As Built:**

N/A

**Recommendation:**

N/A - Refer to Finding



## Lawn Bowling: Mens Restroom

### Finding: 105

The wall sign should be mounted on the strike side of the door

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.

2010 ADAS Section 703.4.1

Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

#### Citation:

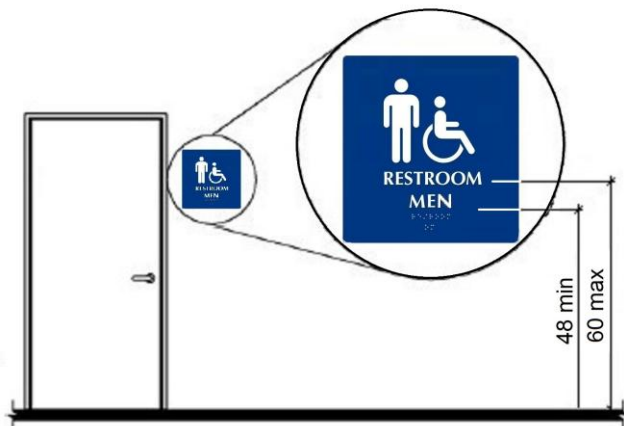
2010 ADAS Section: 703.4.1

#### As Built:

N/A

#### Recommendation:

N/A - Refer to Finding



## Lawn Bowling: Mens Restroom

### Finding: 106

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.

*2010 ADAS Section 606.5*

*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.*

*2022 CBC 11B Section 11B-606.5*

*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

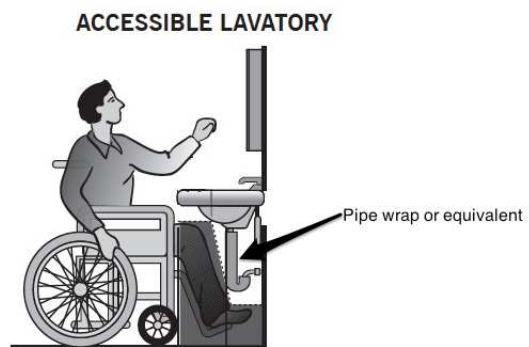
#### As Built:

N/A

2022 CBC 11B Section:  
11B-606.5

#### Recommendation:

N/A - Refer to Finding



## Lawn Bowling: Mens Restroom

## Finding: 107

The lavatory is too close to the side wall.

There must be a minimum of 18 inches from the centerline of the lavatory to the nearest side wall or side partition to allow for an unobstructed 30 inches by 48 inches clear floor space.

2022 CBC 11B Section 11B-606.6

Lavatories, when located adjacent to a side wall or partition, shall be a minimum of 18 inches (457 mm) to the centerline of the fixture.

## Citation:

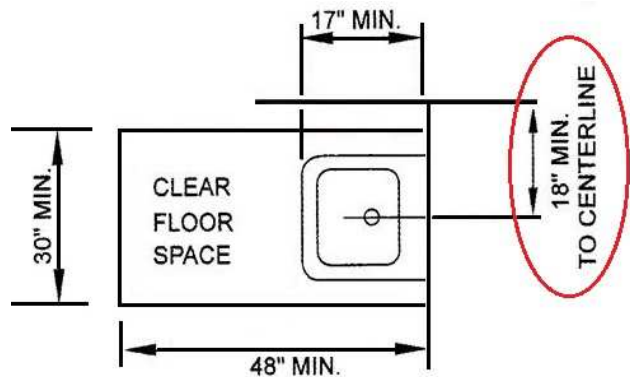
## As Built:

2022 CBC 11B Section:  
11B-606.6

N/A

## Recommendation:

N/A - Refer to Finding





## Lawn Bowling: Mens Restroom

### Finding: 108

The paper towel dispenser's operation mechanism is too high off the floor.

Dispensers in restrooms must have operable parts a maximum of 40 inches above the floor.

2022 CBC 11B Section 11B-603.5

Where towel or sanitary napkin dispensers, waste receptacles, or other accessories are provided in toilet facilities, at least one of each type shall be located on an accessible route. All operable parts, including coin slots, shall be 40 inches (1016 mm) maximum above the finish floor.

### Citation:

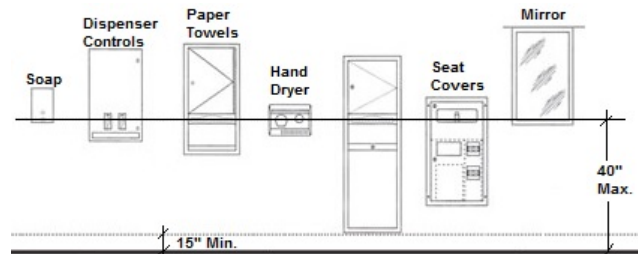
### As Built:

2022 CBC 11B Section:  
11B-603.5

N/A

### Recommendation:

N/A - Refer to Finding



## Lawn Bowling: Mens Restroom

### Finding: 109

The rim of the urinal is above the maximum allowable height.

Wall-hung urinals must be provided with an elongated rim projecting a minimum of 13 1/2 inches from the wall and a maximum of 17 inches above the floor.

#### 2010 ADAS Section 605.2

Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

#### 2022 CBC 11B Section 11B-605.2

Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (432 mm) maximum above the finish floor or ground. Urinals shall be 13 1/2 inches (343 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.

#### Citation:

2010 ADAS Section: 605.2

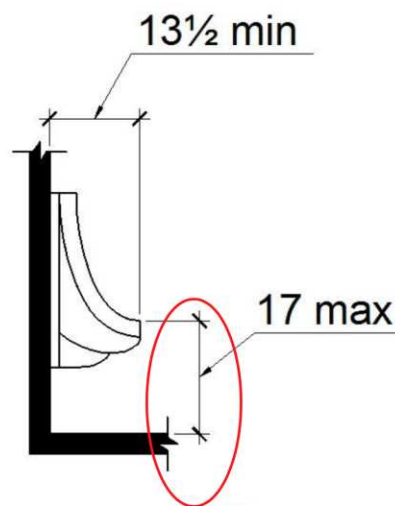
#### As Built:

N/A

2022 CBC 11B Section:  
11B-605.2

#### Recommendation:

N/A - Refer to Finding



## Lawn Bowling: Mens Restroom

### Finding: 110

The toilet paper dispenser is mounted too close to the bottom of the grab bar, minimizing the gripping surface.

Adjacent elements shall be positioned to provide unobstructed use of grab bars. The space between the grab bar and projecting objects below and at the ends shall be 1-1/2 inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.

2010 ADAS Section 609.3

The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

2022 CBC 11B Section 11B-609.3

The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

#### Citation:

2010 ADAS Section: 609.3

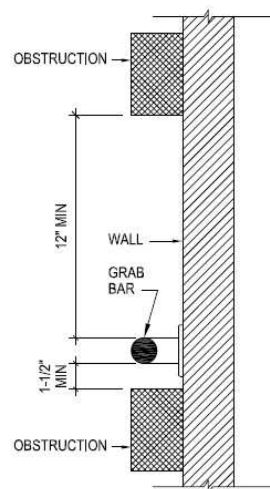
#### As Built:

N/A

2022 CBC 11B Section:  
11B-609.3

#### Recommendation:

N/A - Refer to Finding



## **Lawn Bowling: Mens Restroom**

### **Finding: 111**

The water closet compartment door is missing a loop handle on the outside.

**Water closet compartments must be equipped with a door that has a loop or U-shaped handle on both sides of the door immediately below the latch. The latch must be flip-over style, sliding or other hardware not requiring the user to grasp or twist.**

#### *2010 ADAS Section 604.8.1.2*

*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.*

#### *2022 CBC 11B Section 11B-604.8.1.2*

*Toilet compartment doors, including door hardware, shall comply with Section 11B-404 except that if the approach is from the push side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 48 inches (1219 mm) minimum measured perpendicular to the compartment door in its closed position. 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 (102 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening hinge side jamb for out swinging doors shall be farthest from the water closet and the strike side jamb shall be 54 inches (1372 mm) minimum from the rear wall. The door shall be self-closing. A door pull complying with Section 11B-404.2.1 shall be placed on both sides of the door near the latch. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors may swing into that portion of maneuvering space which does not overlap the clearance required at a water closet.*

#### **Citation:**

#### **As Built:**

**2010 ADAS Section: 604.8.1.2**

**N/A**

**2022 CBC 11B Section:  
11B-604.8.1.2**

#### **Recommendation:**

**N/A - Refer to Finding**

**Finding: 111** *(Continued)*



**Lawn Bowling: Mens Restroom****Finding: 112**

**The compartment door is not self closing.**

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

*2010 ADAS Section 604.8.1.2*

*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.*

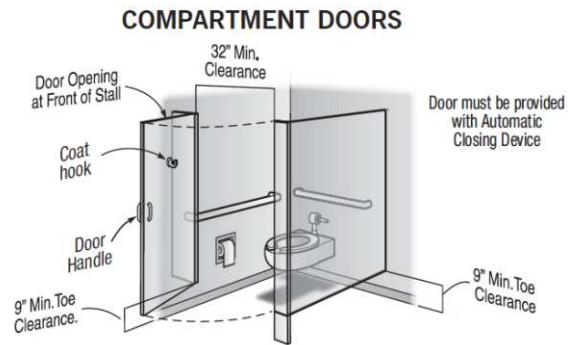
*2022 CBC 11B Section 11B-604.8.1.2*

*Toilet compartment doors, including door hardware, shall comply with Section 11B-404 except that if the approach is from the push side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 48 inches (1219 mm) minimum measured perpendicular to the compartment door in its closed position. 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 (102 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening hinge side jamb for out swinging doors shall be farthest from the water closet and the strike side jamb shall be 54 inches (1372 mm) minimum from the rear wall. The door shall be self-closing. A door pull complying with Section 11B-404.2.1 shall be placed on both sides of the door near the latch. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors may swing into that portion of maneuvering space which does not overlap the clearance required at a water closet.*

**Citation:****As Built:****2010 ADAS Section: 604.8.1.2****N/A****2022 CBC 11B Section:  
11B-604.8.1.2****Recommendation:****N/A - Refer to Finding**



Finding: 112 (Continued)



## Lawn Bowling: Womens Restroom

### Finding: 113

The geometric sign for the women's room is missing.

A circle symbol shall be located at entrances to women's toilet and bathing facilities. The circle symbol shall be 1/4 inch thick and 12 inches in diameter. The color of the circle symbol shall contrast with the color of the door or surface on which the circle symbol is mounted, either light on a dark background or dark on a light background.

*2022 CBC 11B Section 11B-703.7.2.6.2*

*A circle, 1/4 inch (6.4 mm) thick and 12 inches (305 mm) in diameter, shall be located at entrances to woMen's toilet and bathing facilities. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background.*

#### Citation:

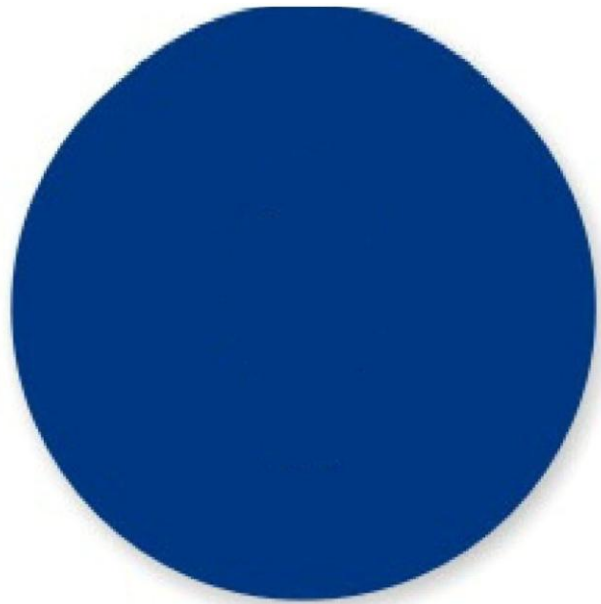
2022 CBC 11B Section:  
11B-703.7.2.6.2

#### As Built:

N/A

#### Recommendation:

N/A - Refer to Finding



## Lawn Bowling: Womens Restroom

### Finding: 114

A clear floor space is not a minimum of 18 inches wide by 18 inches long.

Signs containing tactile Characters 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.

#### 2010 ADAS Section 703.4.2

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

#### 2022 CBC 11B Section 11B-703.4.2

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (457 mm) minimum by 18 inches (457 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. Where provided, signs identifying permanent rooms and spaces shall be located at the entrance to, and outside of the room or space. Where provided, signs identifying exits shall be located at the exit door when approached in the direction of egress travel.

#### Citation:

2010 ADAS Section: 703.4.2

#### As Built:

N/A

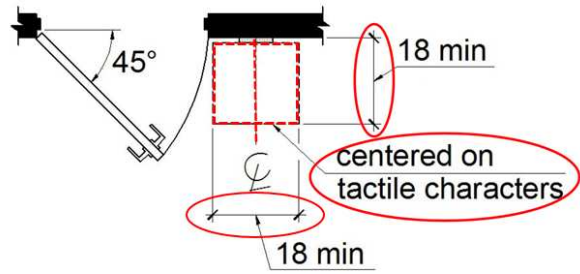
2022 CBC 11B Section:  
11B-703.4.2

#### Recommendation:

obstructed

This is not a construction related item, but should be part of your ADA program

## Finding: 114 (Continued)



## Lawn Bowling: Womens Restroom

### Finding: 115

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.

*2010 ADAS Section 606.5*

*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.*

*2022 CBC 11B Section 11B-606.5*

*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

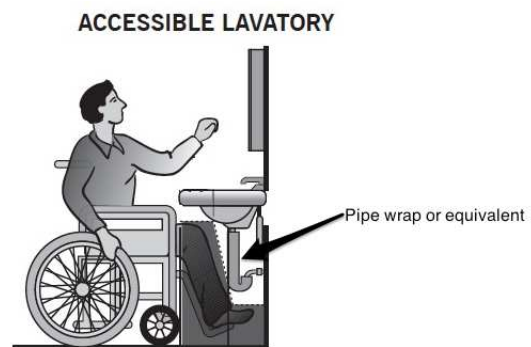
#### As Built:

N/A

2022 CBC 11B Section:  
11B-606.5

#### Recommendation:

N/A - Refer to Finding



## Lawn Bowling: Womens Restroom

### Finding: 116

The toilet paper dispenser is mounted too close to the bottom of the grab bar, minimizing the gripping surface.

Adjacent elements shall be positioned to provide unobstructed use of grab bars. The space between the grab bar and projecting objects below and at the ends shall be 1-1/2 inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.

2010 ADAS Section 609.3

The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

2022 CBC 11B Section 11B-609.3

The space between the wall and the grab bar shall be 1 1/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 1 1/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

#### Citation:

2010 ADAS Section: 609.3

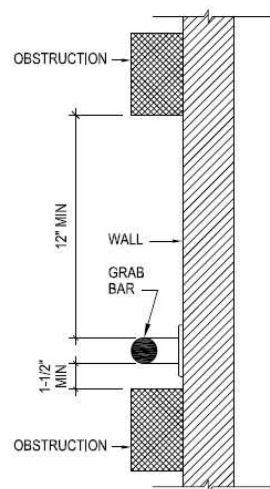
#### As Built:

N/A

2022 CBC 11B Section:  
11B-609.3

#### Recommendation:

N/A - Refer to Finding





## Lawn Bowling: Womens Restroom

### Finding: 117

The toilet paper dispenser is not correctly located in front of the toilet.

Toilet tissue dispensers shall be located on the wall or partition closest to the water closet, 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser, mounted below the grab bar, with the outlet of the dispenser 19 inches minimum above the finish floor. There shall be a clearance of 1 1/2 inches minimum below the grab bar.

2022 CBC 11B Section 11B-604.7.1

Toilet paper dispensers shall comply with Section 11B-309.4 and shall be 7 inches (178 mm) minimum and 9 inches (229 mm) maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar, 19 inches (483 mm) minimum 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.

#### Citation:

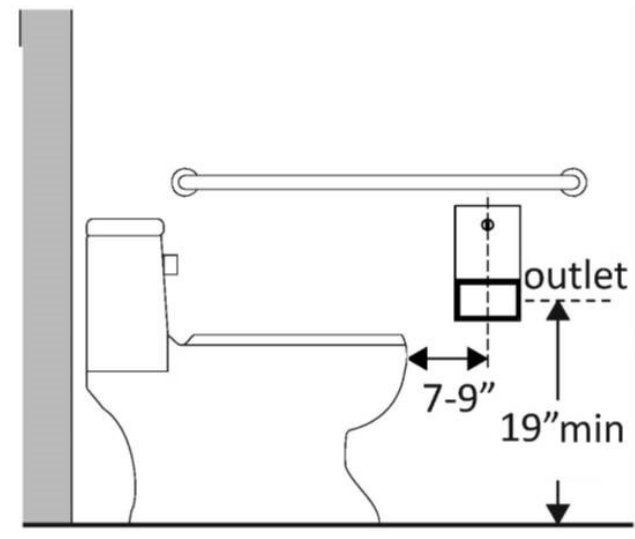
#### As Built:

2022 CBC 11B Section:  
11B-604.7.1

N/A

#### Recommendation:

N/A - Refer to Finding



## Lawn Bowling: Womens Restroom

### Finding: 118

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.

2022 CBC 11B Section 11B-604.6

Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with Section 11B-309 except they shall be located 44 inches (1118 mm) maximum above the floor. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with Section 11B-604.8.2.

#### Citation:

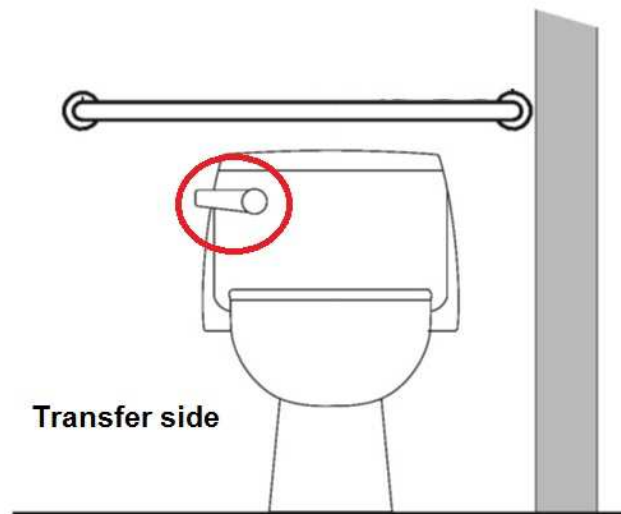
2022 CBC 11B Section:  
11B-604.6

#### As Built:

N/A

#### Recommendation:

N/A - Refer to Finding



## Lawn Bowling: Womens Restroom

### Finding: 119

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

The side wall grab bar shall be 42 inches long minimum, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall with the front end positioned 24 inches minimum in front of the water closet.

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.

2022 CBC 11B Section 11B-604.5.1

The side wall grab bar shall be 42 inches (1067 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1372 mm) minimum from the rear wall with the front end positioned 24 inches (610 mm) minimum in front of the water closet.

#### Citation:

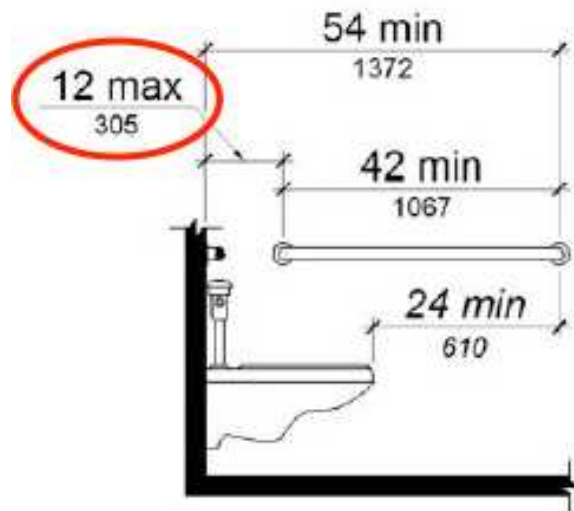
2022 CBC 11B Section:  
11B-604.5.1

#### As Built:

N/A

#### Recommendation:

N/A - Refer to Finding



## Lawn Bowling: Womens Restroom

### Finding: 120

The required 56 inches by 60 inches clear floor space for the water closet has been obstructed by the trash can.

The clear floor space around the water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.

*2010 ADAS Section 604.3.1*

*Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall.*

*2022 CBC 11B Section 11B-604.3.1*

*Clearance around a water closet shall be 60 inches (1524 mm) minimum measured perpendicular from the side wall and 56 inches (1422 mm) minimum measured perpendicular from the rear wall. A minimum 60 inches (1524 mm) wide and 48 inches (1219 mm) deep maneuvering space shall be provided in front of the water closet.*

#### Citation:

2010 ADAS Section: 604.3.1

#### As Built:

N/A

2022 CBC 11B Section:  
11B-604.3.1

#### Recommendation:

N/A - Refer to Finding



## Lawn Bowling: Womens Restroom

### Finding: 121

The mirror is mounted above 35 inches above the finished floor or ground surface.

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.

#### 2010 ADAS Section 603.3

Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

#### 2022 CBC 11B Section 11B-603.3

Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1016 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (889 mm) maximum above the finish floor or ground.

#### Citation:

2010 ADAS Section: 603.3

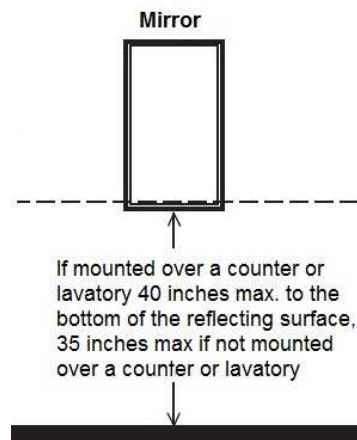
#### As Built:

N/A

2022 CBC 11B Section:  
11B-603.3

#### Recommendation:

N/A - Refer to Finding



## **Lawn Bowling: Womens Restroom**

### **Finding: 122**

**The compartment door is not self closing.**

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

#### *2010 ADAS Section 604.8.1.2*

*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.*

#### *2022 CBC 11B Section 11B-604.8.1.2*

*Toilet compartment doors, including door hardware, shall comply with Section 11B-404 except that if the approach is from the push side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 48 inches (1219 mm) minimum measured perpendicular to the compartment door in its closed position. 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 (102 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening hinge side jamb for out swinging doors shall be farthest from the water closet and the strike side jamb shall be 54 inches (1372 mm) minimum from the rear wall. The door shall be self-closing. A door pull complying with Section 11B-404.2.1 shall be placed on both sides of the door near the latch. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors may swing into that portion of maneuvering space which does not overlap the clearance required at a water closet.*

#### **Citation:**

#### **As Built:**

**2010 ADAS Section: 604.8.1.2**

**N/A**

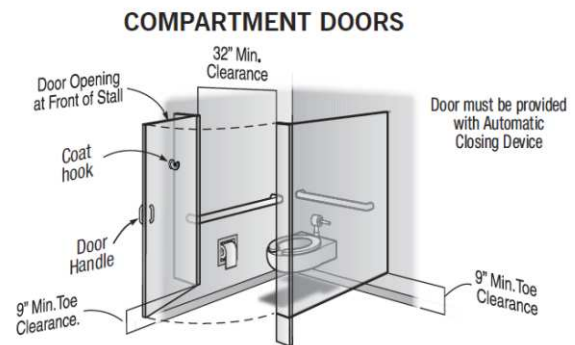
**2022 CBC 11B Section:  
11B-604.8.1.2**

#### **Recommendation:**

**N/A - Refer to Finding**



## Finding: 122 (Continued)



## **Lawn Bowling: Womens Restroom**

### **Finding: 123**

**The water closet compartment is missing a loop handle on both sides of the door.**

**Water closet compartments must be equipped with a door that has a loop or U-shaped handle on both sides of the door immediately below the latch. The latch must be flip-over style, sliding or other hardware not requiring the user to grasp or twist.**

#### *2010 ADAS Section 604.8.1.2*

*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.*

#### *2022 CBC 11B Section 11B-604.8.1.2*

*Toilet compartment doors, including door hardware, shall comply with Section 11B-404 except that if the approach is from the push side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 48 inches (1219 mm) minimum measured perpendicular to the compartment door in its closed position. 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 (102 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening hinge side jamb for out swinging doors shall be farthest from the water closet and the strike side jamb shall be 54 inches (1372 mm) minimum from the rear wall. The door shall be self-closing. A door pull complying with Section 11B-404.2.1 shall be placed on both sides of the door near the latch. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors may swing into that portion of maneuvering space which does not overlap the clearance required at a water closet.*

#### **Citation:**

#### **As Built:**

**2010 ADAS Section: 604.8.1.2**

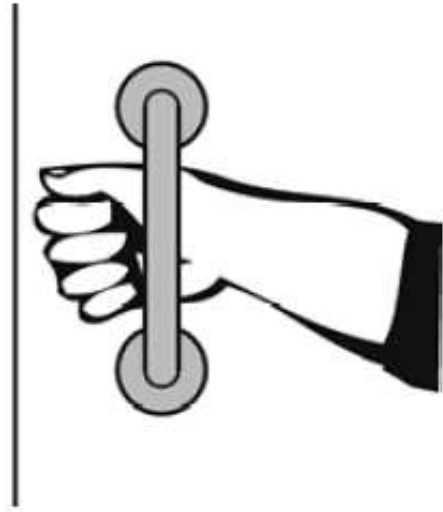
**N/A**

**2022 CBC 11B Section:  
11B-604.8.1.2**

#### **Recommendation:**

**N/A - Refer to Finding**

**Finding: 123** *(Continued)*



## Lawn Bowling: Womens Restroom

### Finding: 124

The route of travel location does not provide the required minimum width.

The clear width for accessible routes to accessible toilet compartments shall be 44 inches except for door opening widths and door swings.

*2022 CBC 11B Section 11B-403.5.1 Exceptions: 5*

*The clear width for accessible routes to accessible toilet compartments shall be 44 inches (1118 mm) except for door-opening widths and door swings.*

#### Citation:

2022 CBC 11B Section:  
11B-403.5.1 Exceptions: 5

#### As Built:

N/A

#### Recommendation:

N/A - Refer to Finding



## Lawn Bowling: Womens Restroom

### Finding: 125

The element 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.

*2010 ADAS Section 307.2*

*Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.*

*2022 CBC 11B Section 11B-307.2*

*Objects with leading edges more than 27 inches (686 mm) and not more than 80 inches (2032 mm) above the finish floor or ground shall protrude 4 inches (102 mm) maximum horizontally into the circulation path.*

#### Citation:

2010 ADAS Section: 307.2

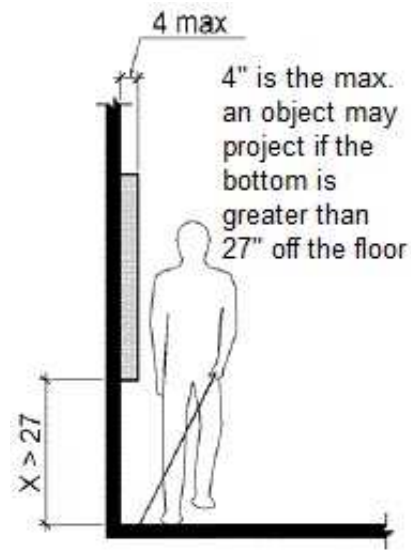
#### As Built:

N/A

2022 CBC 11B Section:  
11B-307.2

#### Recommendation:

N/A - Refer to Finding



## Lawn Bowling: Kitchen

### Finding: 126

commercial kitchens are required to have a hand wash sink that is accessible

2010 ADAS Section Advisory  
None

2022 CBC 11B Section Advisory  
None

**Citation:** **As Built:**

2010 ADAS Section: Advisory      N/A

2022 CBC 11B Section: Advisory

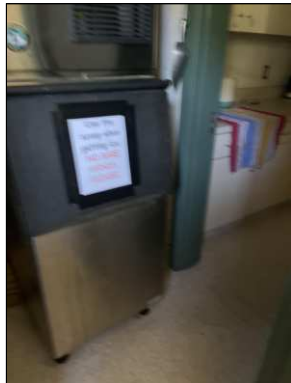
**Recommendation:**

N/A - Refer to Finding





**Finding: 126 Additional Finding Photos**



## Lawn Bowling: Lawn Bowling

### Finding: 127

The lawn bowling participation area is not on an accessible route.

Participation areas shall be accessible to persons with disabilities, including the following listed and similar activity areas:

1. Tennis, racquetball and handball courts.
2. Gymnasium floor areas and general exercise rooms.
3. Basketball, volleyball and badminton courts, and bowling lanes.
4. Swimming pool deck areas shall be accessible, and a mechanism to assist persons with disabilities in gaining entry into the pool and in exiting from the pool shall be provided.
5. Athletic team rooms and facilities, playing fields and running tracks.

*2022 CBC 11B Section 11B-206.2.18*

*An accessible route shall be provided to the boundary of each area of sport activity.*

#### Citation:

2022 CBC 11B Section:  
11B-206.2.18

#### As Built:

N/A

#### Recommendation:

N/A - Refer to Finding



**Finding: 127 Additional Finding Photos**

