

Site Accessibility Evaluation

Americans with Disabilities Act And Title 24 And Part 2 - California Building Code



Cabrillo Pavilion
1118 E Cabrillo Blvd
Santa Barbara, CA 93103
Accessibility Evaluation
Inspection Date: 08/24/2023
Inspectors: Scott Saddlemire

Prepared By



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Report Date: 11/03/2023

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Exterior Accessible Routes: Parking

Finding: 1

The accessible parking is not located on the shortest accessible route to the building entrances.

Where parking serves more than one accessible entrance, accessible parking spaces shall be dispersed and located on the shortest accessible route to the accessible entrances.

2010 ADAS Section 208.3.1

Parking spaces complying with 502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with 206.4. Where parking serves more than one accessible entrance, parking spaces complying with 502 shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with 502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.

2022 CBC 11B Section 11B-208.3.1

Parking spaces complying with Section 11B-502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with Section 11B-206.4. Where parking serves more than one accessible entrance, parking spaces complying with Section 11B-502 shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with Section 11B-502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.

Citation:

As Built:

2010 ADAS Section: 208.3.1

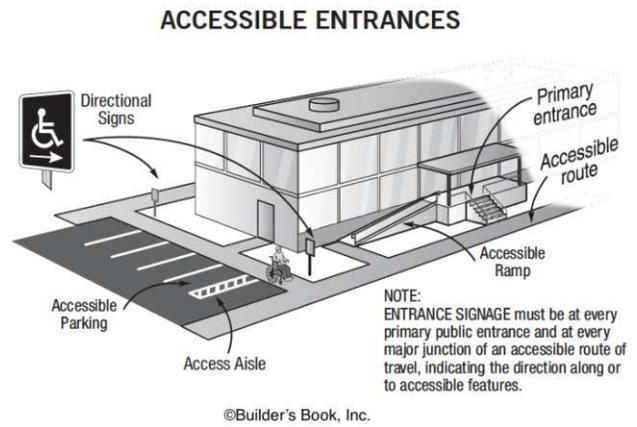
N/A

**2022 CBC 11B Section:
11B-208.3.1**

Recommendation:

N/A - Refer to Finding

Finding: 1 (Continued)



Finding: 1 Additional Finding Photos



Exterior Accessible Routes: Parking

Finding: 2

The detectable warnings are not the full width of the curb ramp.

Detectable warnings at curb ramps shall extend the full width of the ramp run less 2 inches maximum on each side, excluding any flared sides and 36 inches in the direction of travel.

2022 CBC 11B Section 11B-705.1.2.2

Detectable warnings at curb ramps shall comply with Section 11B-705.1.2.2.

2022 CBC 11B Section 11B-705.1.2.2.1

Detectable warnings at curb ramps shall extend 36 inches (914 mm) in the direction of travel. Detectable warnings shall extend the full width of the ramp run less 2 inches (51 mm) maximum on each side, excluding any flared sides. Detectable warnings 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.

Citation:

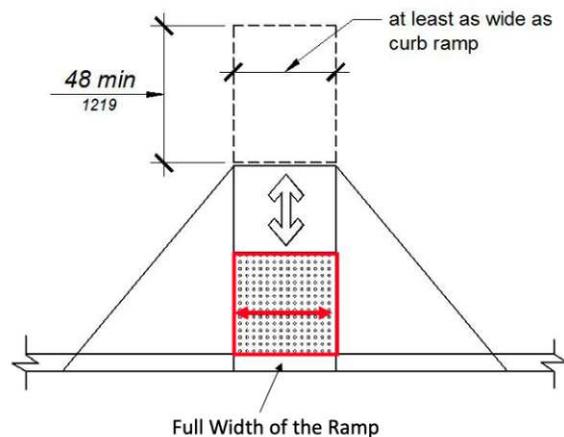
2022 CBC 11B Section:
11B-705.1.2.2, 11B-705.1.2.2.1

As Built:

Isa

Recommendation:

N/A - Refer to Finding



Finding: 2 Additional Finding Photos



Exterior Accessible Routes: Parking

Finding: 3

The detectable warning on the turning space is not the minimum required width.

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:

Wrong location of the detectable
warnings

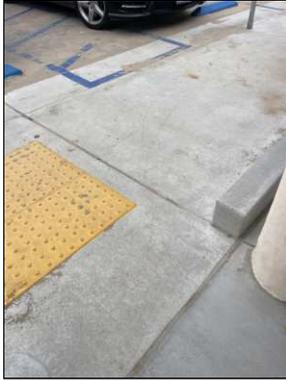
Recommendation:

these detectable warnigns are not installed full width and are not in the correct location

Finding: 3 (Continued)



Finding: 3 Additional Finding Photos



Exterior Accessible Routes: Parking

Finding: 4

The running slope (long dimension) of the accessible parking stall exceeds 2%.

The running 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

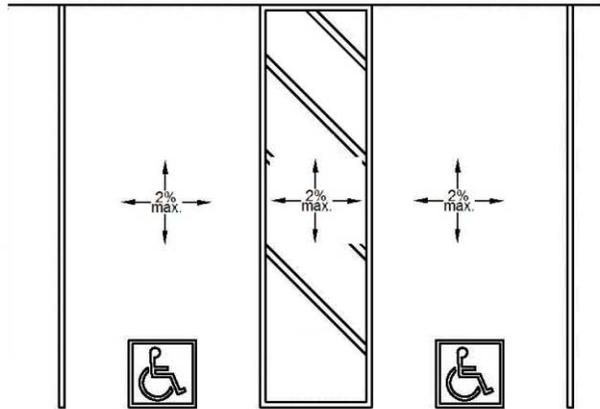
As Built:

N/A

2022 CBC 11B Section:
11B-502.4

Recommendation:

N/A - Refer to Finding



Finding: 4 Additional Finding Photos



Exterior Accessible Routes: Parking

Finding: 5

The running slope of the access aisle (long dimension) exceeds 2%.

The running 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

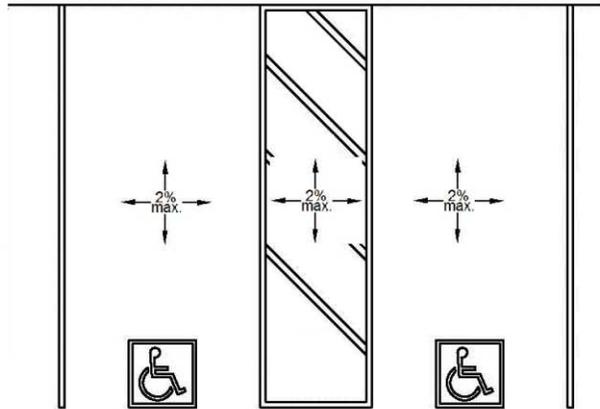
2022 CBC 11B Section:
11B-502.4

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Finding: 5 Additional Finding Photos



Exterior Accessible Routes: Parking

Finding: 6

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:

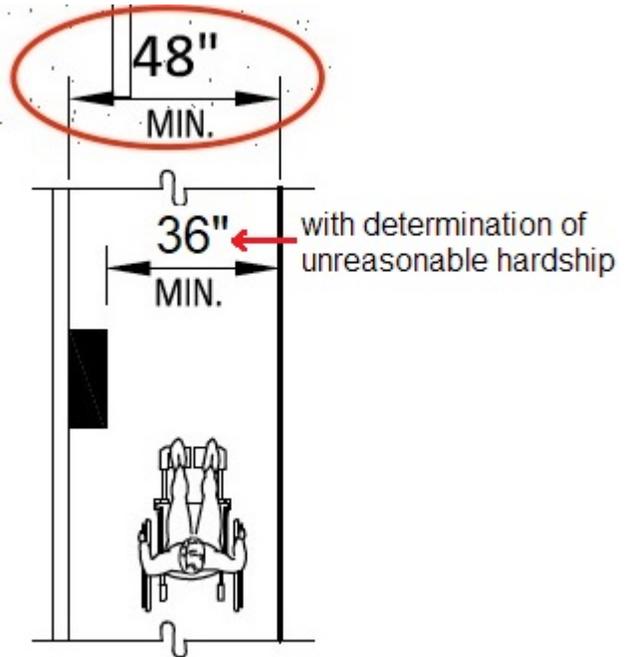
2022 CBC 11B Section:
11B-403.5.1 Exceptions: 3

As Built:

obstructed

Recommendation:

maintenance required



Finding: 6 Additional Finding Photos



Exterior Accessible Routes: West ramp

Finding: 7

The accessible route of travel between the building and the public way on the site contains cross areas that are unsafe due to proximity to vehicle traffic.

The significant portion of the definition of an accessible route is:

ACCESSIBLE ROUTE. A continuous unobstructed path connecting accessible elements and spaces of an accessible site, building or facility that can be negotiated by a person with a disability using a wheelchair and that is also safe for and usable by persons with other disabilities.

2022 CBC 11B Section 11B-106.5

The following terms are defined in Chapter 2, Section 202.

Citation:

2022 CBC 11B Section:
11B-106.5

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Finding: 7 Additional Finding Photos



Exterior Accessible Routes: West ramp

Finding: 8

The ramp run and landing do not have compliant/required edge protection.

A curb, or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp.

2022 CBC 11B Section 11B-405.9.2

A curb or barrier shall be provided that prevents the passage of a 4 inch (102 mm) diameter sphere, where any portion of the sphere is within 4 inches (102 mm) of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp.

Citation:

2022 CBC 11B Section:
11B-405.9.2

As Built:

rail guide

Recommendation:

N/A - Refer to Finding



Finding: 8 Additional Finding Photos



Exterior Accessible Routes: West ramp

Finding: 9

The detectable warning on the turning space is not the minimum required width.

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:

N/A

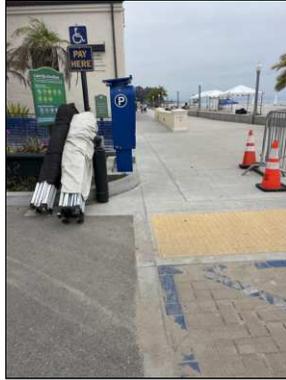
Recommendation:

N/A - Refer to Finding

Finding: 9 (Continued)



Finding: 9 Additional Finding Photos



Exterior Accessible Routes: West ramp

Finding: 10

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:

As Built:

2010 ADAS Section: 216.3

N/A

2022 CBC 11B Section:
11B-216.3

Recommendation:

There are a couple of these entrances off the main street with no signage stating where they lead to and if it's an accessible route. Recommend adding signage



Exterior Accessible Routes: West ramp

Finding: 11

The entrance is not accessible and is missing signage. An identification sign identifying that this entrance is not accessible and directional signage pointing in the direction 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:

2010 ADAS Section: 216.6

2022 CBC 11B Section:
11B-216.6

As Built:

N/A

Recommendation:

N/A - Refer to Finding

Finding: 11 (Continued)



Exterior Accessible Routes: South Side

Finding: 12

The stairway does not have handrails.

Stairways must have handrails on both sides.

Handrails and their extensions must be between 34 inches and 38 inches above the stair nosing or ground.

Top handrails shall extend 12 inches minimum beyond the top nosing and be parallel with the floor or ground.

Bottom landing handrail must extend a min. of 12 inches plus the tread width, beyond the bottom nosing.

One handrail shall be in the direction of the run of the stair and perpendicular to the stair nosing.

Handrails projecting from walls shall have a space of 1-1/2 inches minimum between the wall and the handrail.

2022 CBC 11B Section 11B-505.2

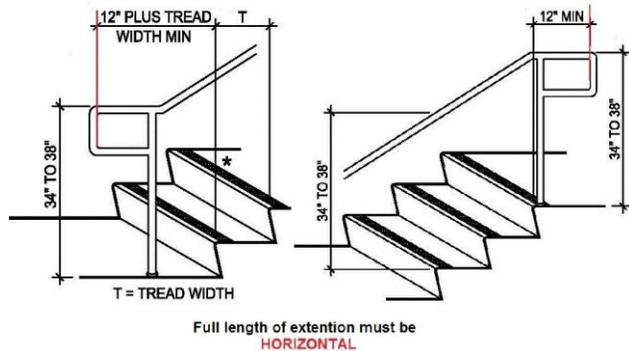
Handrails shall be provided on both sides of stairs and ramps.

Citation: **As Built:**

2022 CBC 11B Section: **N/A**
11B-505.2

Recommendation:

This stair appears to have been part of the recent alteration and should have been updated



Finding: 12 Additional Finding Photos



Exterior Accessible Routes: South Side

Finding: 13

It is recommended to use the standard and uniformly accepted International Symbol of Accessibility (ISA) symbol for all signage and markings requiring an ISA.

The International Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by physically disabled persons.

2010 ADAS Section 703.7.2.1

The International Symbol of Accessibility shall comply with Figure 703.7.2.1.

2022 CBC 11B Section 11B-703.7.2.1

The International Symbol of Accessibility shall comply with Figure 11B-703.7.2.1. The symbol shall consist of a white figure on a blue background. The color blue shall approximate FS 15090 in Federal Standard 595C.

Citation:

2010 ADAS Section: 703.7.2.1

As Built:

Isa

2022 CBC 11B Section:

11B-703.7.2.1

Recommendation:

N/A - Refer to Finding



Exterior Accessible Routes: South Side

Finding: 14

. It is recommended to use the standard and uniformly accepted International Symbol of Accessibility (ISA) symbol for all signage and markings requiring an ISA.

The International Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by physically disabled persons.

2010 ADAS Section 703.7.2.1

The International Symbol of Accessibility shall comply with Figure 703.7.2.1.

2022 CBC 11B Section 11B-703.7.2.1

The International Symbol of Accessibility shall comply with Figure 11B-703.7.2.1. The symbol shall consist of a white figure on a blue background. The color blue shall approximate FS 15090 in Federal Standard 595C.

Citation:

2010 ADAS Section: 703.7.2.1

As Built:

Isa

2022 CBC 11B Section:

11B-703.7.2.1

Recommendation:

N/A - Refer to Finding



Exterior Accessible Routes: South Side

Finding: 15

There is not enough knee clearance under the drinking fountain.

The drinking fountain must have a clear knee space between the bottom of the drinking fountain and the floor not less than 27 inches in height, 30 inches in width, and 8 inches in depth.

2010 ADAS Section 602.2

Units shall have a clear floor or ground space complying with 305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with 306 shall be provided.

2022 CBC 11B Section 11B-602.2

Units shall have a clear floor or ground space complying with Section 11B-305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with Section 11B-306 shall be provided.

Citation:

2010 ADAS Section: 602.2

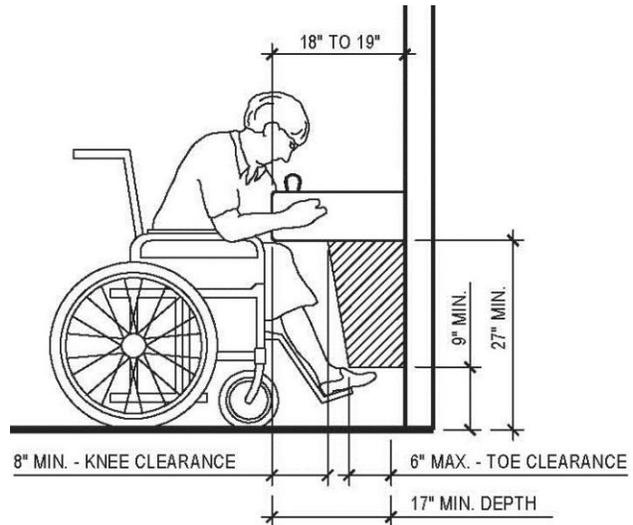
As Built:

N/A

2022 CBC 11B Section:
11B-602.2

Recommendation:

Typical



Exterior Accessible Routes: Men's Restroom South Side

Finding: 16

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

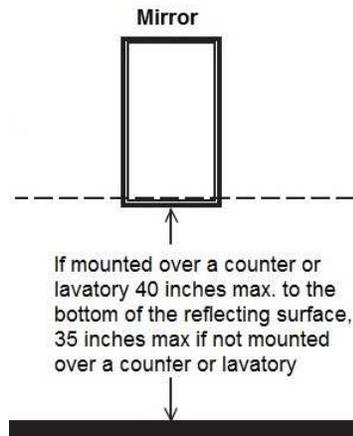
2022 CBC 11B Section:
11B-603.3

As Built:

not 35" to reflective surface

Recommendation:

N/A - Refer to Finding



Finding: 16 Additional Finding Photos



Exterior Accessible Routes: Men's Restroom South Side

Finding: 17

The baby changing table is not provided with a forward approach.

Baby changing tables must be provided with a forward approach. Knee and toe clearance shall be provided.

2010 ADAS Section 902.2

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

2010 ADAS Section: 902.2

2022 CBC 11B Section:
11B-902.2

As Built:

Too Low

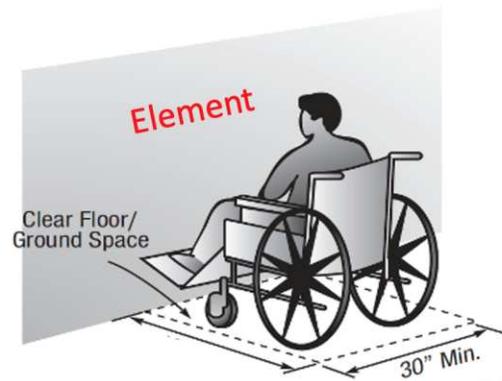
Recommendation:

repair



CLEAR FLOOR/GROUND SPACE

FORWARD APPROACH



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Finding: 17 Additional Finding Photos



Exterior Accessible Routes: Men's Restroom South Side**Finding: 18**

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

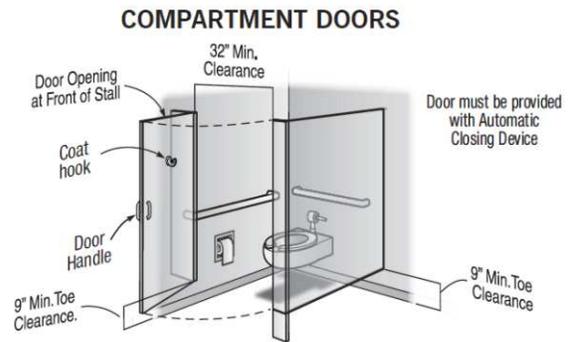
Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition 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:
maintenance is required**

Finding: 18 (Continued)



Exterior Accessible Routes: Men's Restroom South Side

Finding: 19

The toilet flushometer valve 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

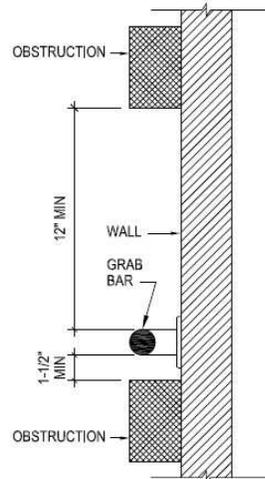
As Built:

N/A

2022 CBC 11B Section:
11B-609.3

Recommendation:

N/A - Refer to Finding



Finding: 19 Additional Finding Photos



Exterior Accessible Routes: Womens Restroom South Side

Finding: 20

The baby changing table is not provided with a forward approach.

Baby changing tables must be provided with a forward approach. Knee and toe clearance shall be provided.

2010 ADAS Section 902.2

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

2010 ADAS Section: 902.2

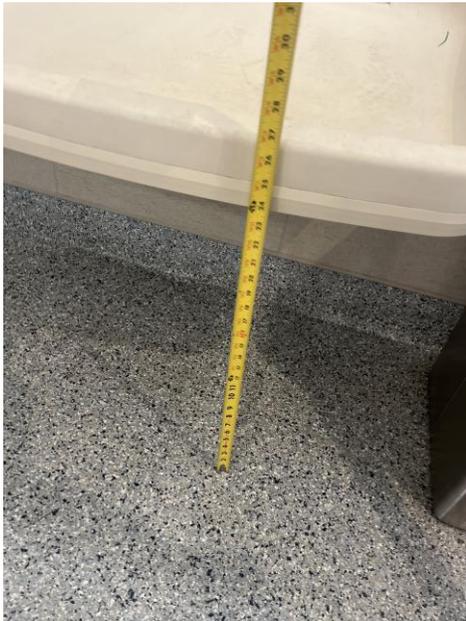
As Built:

too low

2022 CBC 11B Section:
11B-902.2

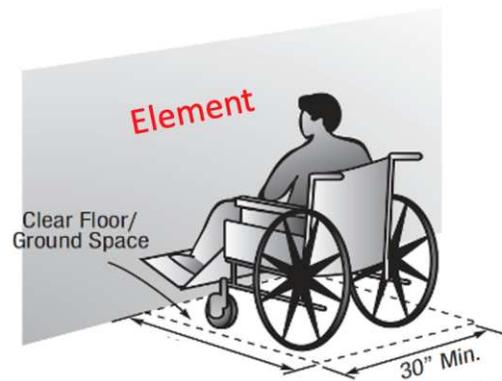
Recommendation:

too low



CLEAR FLOOR/GROUND SPACE

FORWARD APPROACH



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Exterior Accessible Routes: Womens Restroom South Side**Finding: 21**

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

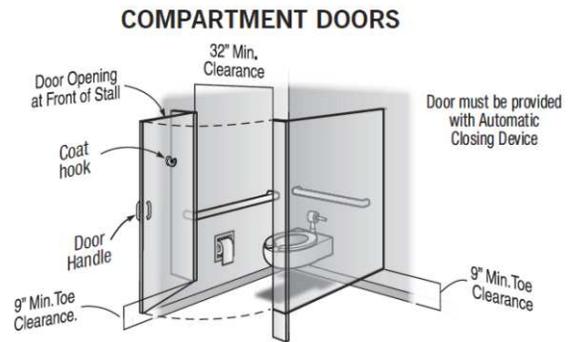
Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition 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:
maintenance is required**

Finding: 21 (Continued)



Exterior Accessible Routes: Street Side Ramp

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:

As Built:

2010 ADAS Section: 216.3

N/A

2022 CBC 11B Section:
11B-216.3

Recommendation:

There are a couple of these entrances off the main street with no signage stating where they lead to and if it's an accessible route. Recommend adding signage



Finding: 22 Additional Finding Photos



Exterior Accessible Routes: East Ramp

Finding: 23

The ramp run and landing do not have compliant/required edge protection.

A curb, or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp.

2022 CBC 11B Section 11B-405.9.2

A curb or barrier shall be provided that prevents the passage of a 4 inch (102 mm) diameter sphere, where any portion of the sphere is within 4 inches (102 mm) of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp.

Citation:

2022 CBC 11B Section:
11B-405.9.2

As Built:

chair guide

Recommendation:

wheel guide is missing



Finding: 23 Additional Finding Photos



Bottom Floor Building : Service Entrance

Finding: 24

The wall sign is incorrectly located.

Where permanent identification signs are provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door. Where there is no wall space on the latch side, including at double leaf doors, signs shall be placed on the nearest adjacent wall, preferably on the right.

Mounting location shall be located so that a person may approach within 3 inches of the sign and 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. 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-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:

2022 CBC 11B Section:
11B-703.4.2

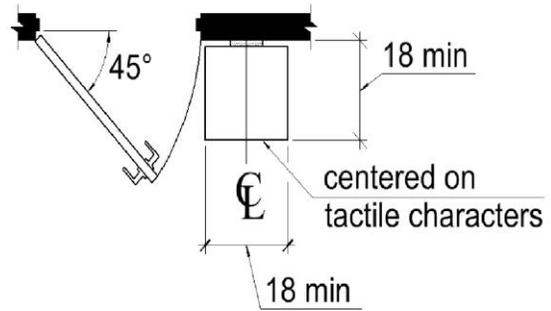
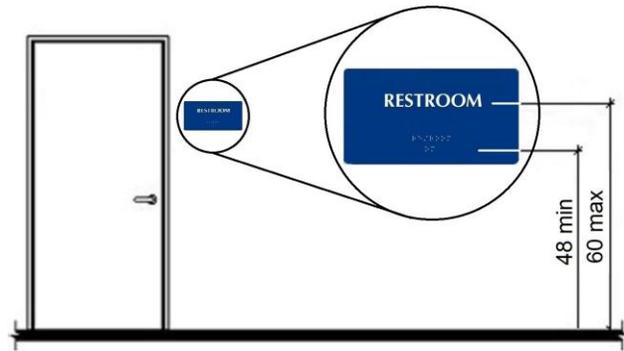
As Built:

not on strike side of door

Recommendation:

install on strike side of door

Finding: 24 (Continued)



Bottom Floor Building : Training Room

Finding: 26

There is assistive listening system in the assembly area.

The minimum number of receivers to be provided shall be equal to 4 percent of the total number of seats, but in no case less than two. Twenty-five percent minimum of receivers provided, but no fewer than two, shall be hearing-aid compatible

2022 CBC 11B Section 11B-219.2

An assistive listening system shall be provided in assembly areas, including conference and meeting rooms.

Citation:

2022 CBC 11B Section:
11B-219.2

As Built:

Information Only

Recommendation:

Information Only

This signage should be at all locations that have assisted listening available



Finding: 26 Additional Finding Photos



Bottom Floor Building : Training Room Restroom

Finding: 27

The maneuvering clearance on the pull side of the door extends less than 18 inches beyond the latch side of the door.

Maneuvering space for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.

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:

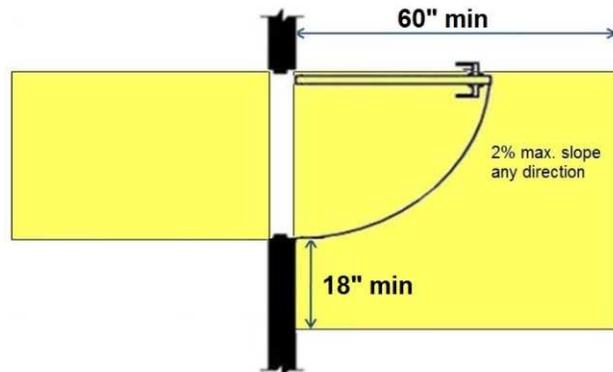
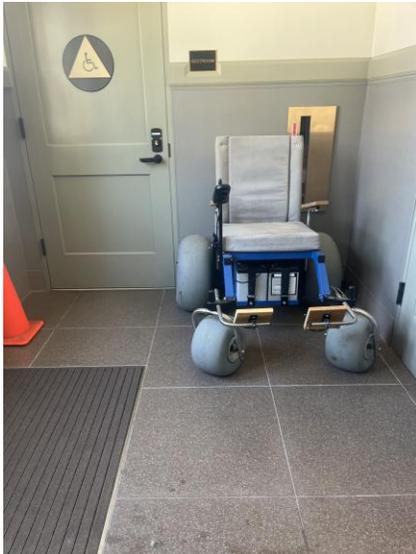
2010 ADAS Section: 404.2.4.1

N/A

2022 CBC 11B Section:
11B-404.2.4.1

Recommendation:

This is not a construction related item, but should be part of your ADA program to keep the maneuvering space clear



Bottom Floor Building : Training Room Restroom**Finding: 28**

A clear floor space is not provided in front of the sign.

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

**2022 CBC 11B Section:
11B-703.4.2**

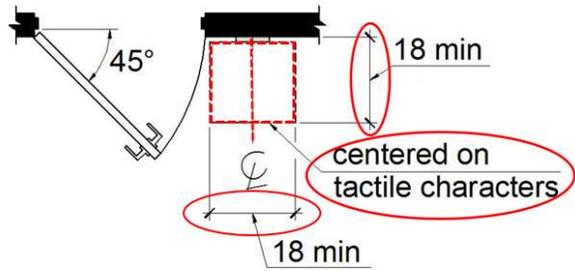
As Built:

clear floor space

Recommendation:

This is not a construction related item, but should be part of your ADA program to keep the maneuvering space clear

Finding: 28 (Continued)



Bottom Floor Building : Training Room Restroom**Finding: 29**

Neither leaf of the doorway provides at least 32 inches between the face of the door and the opposite stop.

At least one of the active leaves of doorways with two leaves shall comply with clear width and maneuvering clearance.

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).

2010 ADAS Section 404.2.2

At least one of the active leaves of doorways with two leaves shall comply with 404.2.3 and 404.2.4.

2022 CBC 11B Section 11B-404.2.2

At least one of the active leaves of doorways with two leaves shall comply with Sections 11B-404.2.3 and 11B-404.2.4.

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,
404.2.2**

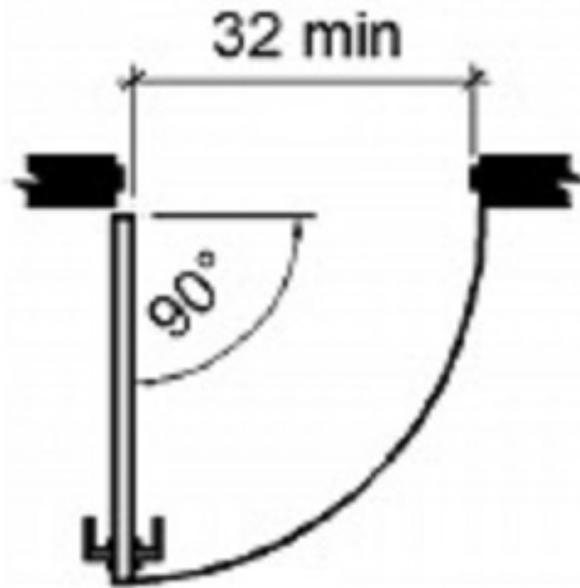
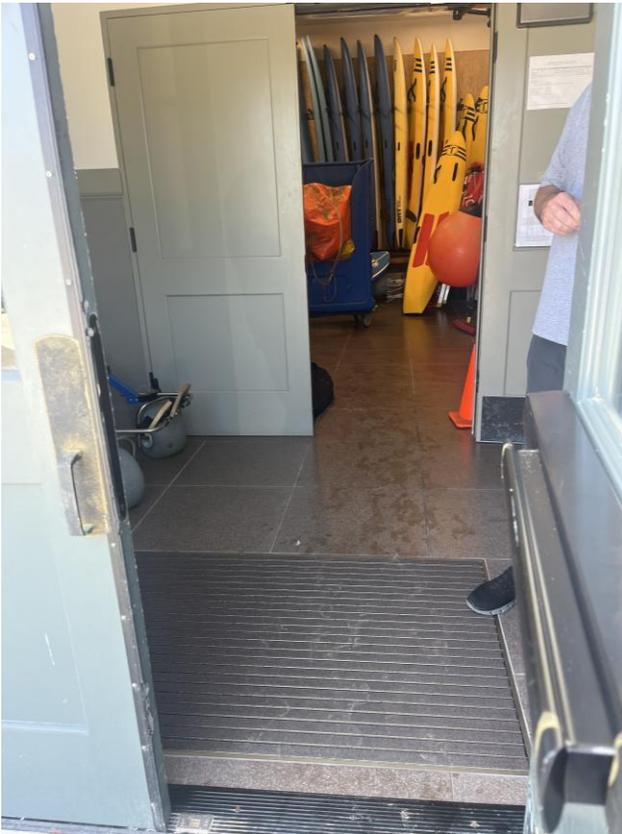
N/A

**2022 CBC 11B Section:
11B-404.2.2, 11B-404.2.3**

Recommendation:

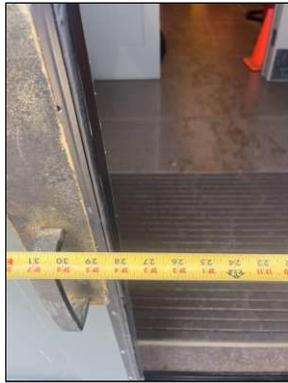
This door leads to the accessible restroom and the training room

Finding: 29 (Continued)



Hinged Door or Gate

Finding: 29 Additional Finding Photos



Bottom Floor Building : Fitness

Finding: 31

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

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

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

2010 ADAS Section 308.1
Reach ranges shall comply with 308.

2022 CBC 11B Section 11B-308.2.1
Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1219 mm) maximum and the low forward reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

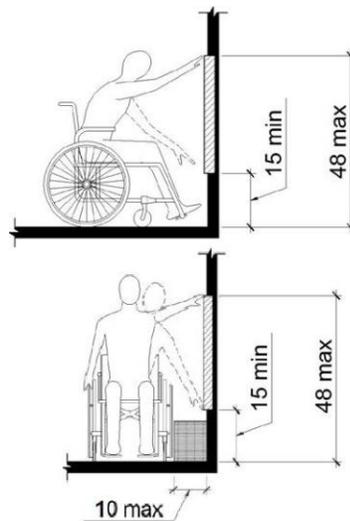
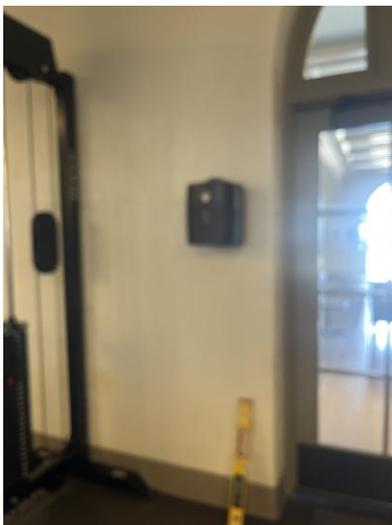
Citation: As Built:

2010 ADAS Section: 308.1 N/A

2022 CBC 11B Section:
11B-308.2.1

Recommendation:

N/A - Refer to Finding



Bottom Floor Building : Fitness

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

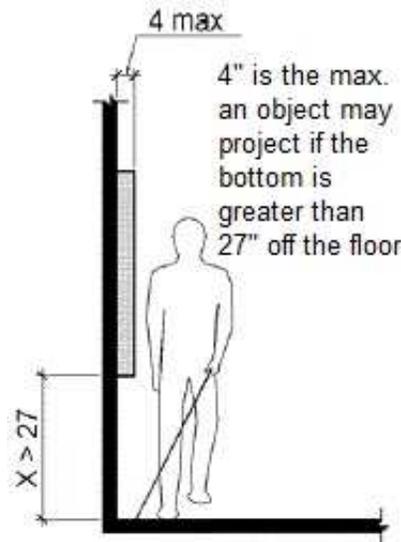
2022 CBC 11B Section:
11B-307.2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Bottom Floor Building : Training Room

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

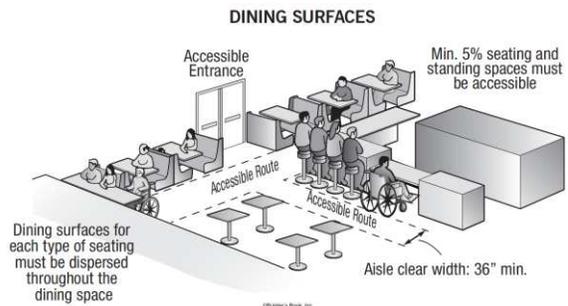
Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply with Section 11B-902. In addition, where work surfaces are provided for use by other than employees, at least 5 percent shall comply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

Citation: **As Built:**

2022 CBC 11B Section: N/A
11B-226.1

Recommendation:

N/A - Refer to Finding



Bottom Floor Building : Training Room

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:

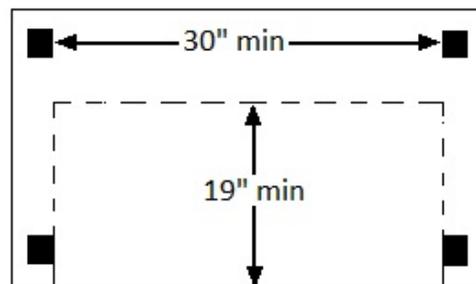
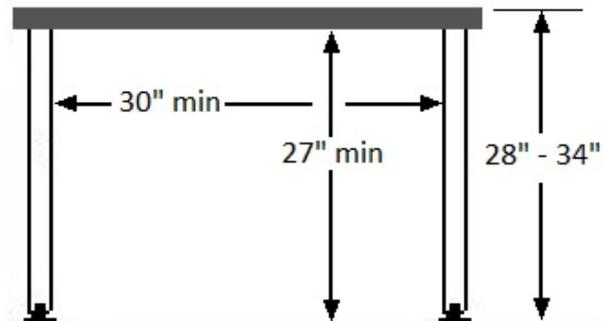
2022 CBC 11B Section:
11B-902.2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Finding: 34 Additional Finding Photos



Bottom Floor Building : Changing Room

Finding: 35

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:

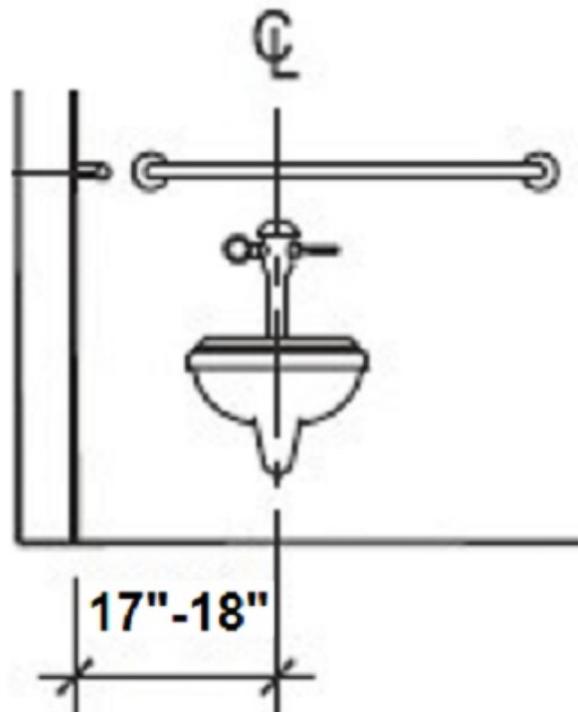
2022 CBC 11B Section:
11B-604.2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Finding: 35 Additional Finding Photos



Bottom Floor Building : Mens Restroom

Finding: 36

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:

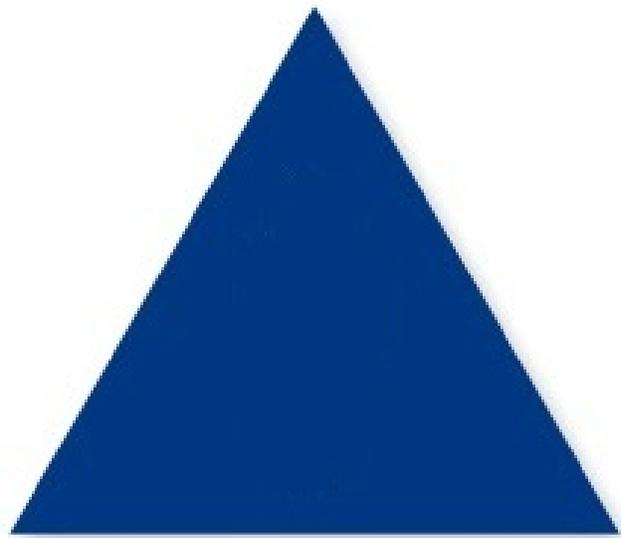
2022 CBC 11B Section:
11B-703.7.2.6.1

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Bottom Floor Building : Mens Restroom

Finding: 37

The grab bar is not correctly spaced from the wall or partition.

Grab bars shall be 1-1/2 inches from wall.

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

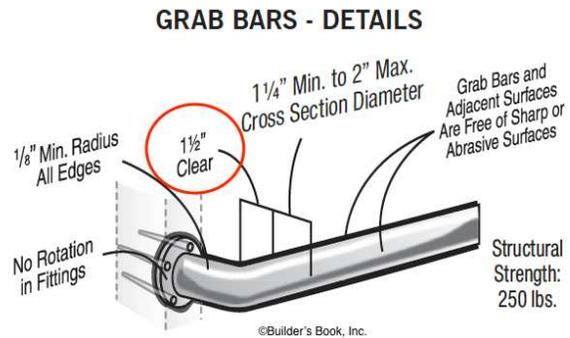
As Built:

N/A

2022 CBC 11B Section:
11B-609.3

Recommendation:

N/A - Refer to Finding



Finding: 37 Additional Finding Photos



Bottom Floor Building : Womans Restroom

Finding: 38

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:

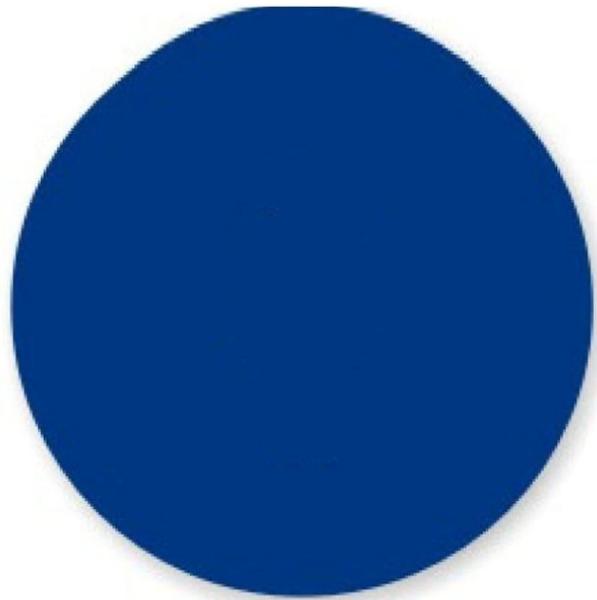
2022 CBC 11B Section:
11B-703.7.2.6.2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Bottom Floor Building : Womans Restroom

Finding: 39

The grab bar is not correctly spaced from the wall or partition.

Grab bars shall be 1-1/2 inches from wall.

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

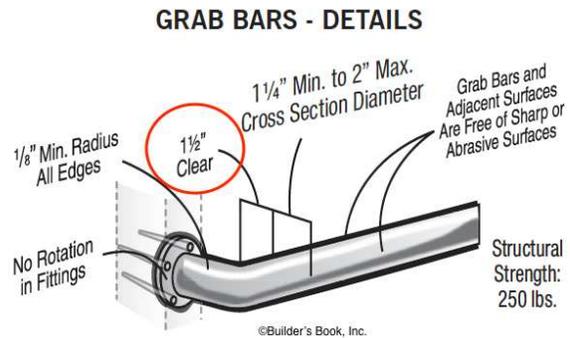
As Built:

N/A

2022 CBC 11B Section:
11B-609.3

Recommendation:

N/A - Refer to Finding



Finding: 39 Additional Finding Photos



Bottom Floor Building : Drinking Fountain in Restroom Vestibule

Finding: 40

Toe clearance under the drinking fountain is not compliant.

Space under an element between the finish floor or ground and 9 inches above the finish floor or ground shall be considered toe clearance.

Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches minimum under the element.

Space extending greater than 6 inches beyond the available knee clearance at 9 inches above the finish floor or ground shall not be considered toe clearance.

2010 ADAS Section 306.2.3

Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.

2010 ADAS Section 606.2

A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

2022 CBC 11B Section 11B-306.2.3

Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (432 mm) minimum under the element.

2022 CBC 11B Section 11B-606.2

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

Citation:

**2010 ADAS Section: 306.2.3,
606.2**

As Built:

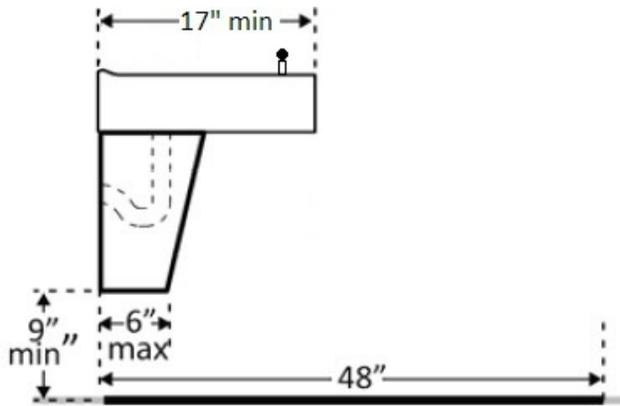
not 27

**2022 CBC 11B Section:
11B-306.2.3, 11B-606.2**

Recommendation:

N/A - Refer to Finding

Finding: 40 (Continued)



Second Floor Building : Event Floor

Finding: 41

There are not enough accessible tables

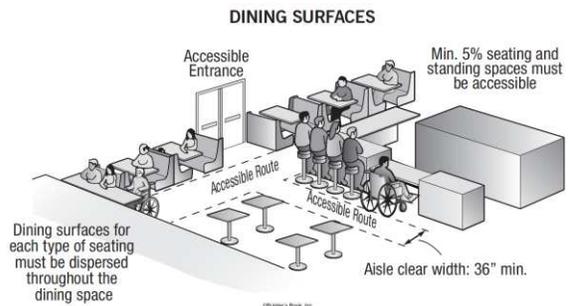
At least 5% of the seating in each functional area must be accessible. An accessible table must be on an accessible route (36 inches minimum) and have knee spaces at least 27 inches high, 30 inches wide and 19 inches deep. The tops of tables and counters must be 28 inches to 34 inches from the floor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



Second Floor Building : Event Floor

Finding: 42

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 17 inches deep shall be provided.

2010 ADAS Section 902.2

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

2010 ADAS Section: 902.2

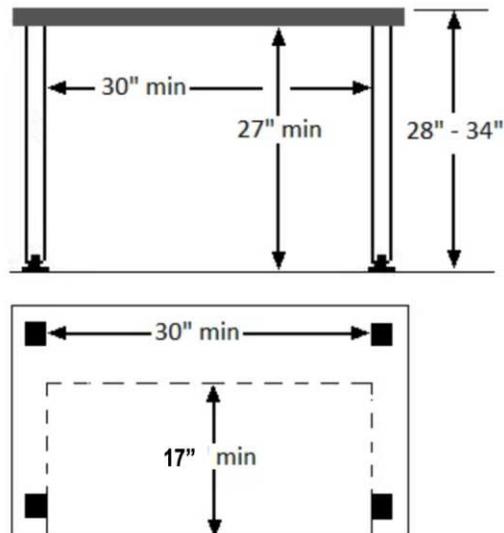
As Built:

N/A

2022 CBC 11B Section:
11B-902.2

Recommendation:

N/A - Refer to Finding



Finding: 42 Additional Finding Photos



Second Floor Building : Event Floor

Finding: 43

The drinking fountain is noncompliant.

The water flow shall be activated by a manually operated system that is front mounted or side mounted and located within 6 inches of the front edge of the fountain or an electronically controlled device.

Spout outlets on wheelchair accessible fountains shall be 36 inches maximum above the finish floor or ground and be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers.

The spout shall provide a flow of water at least 4 inches high minimum and shall be located 5 inches 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 of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. On an accessible drinking fountain with a round or oval bowl, the spout must be positioned so the flow of water is within 3 inches of the front edge of the fountain.

2022 CBC 11B Section 11B-602.1

Drinking fountains shall comply with Sections 11B-301 and 11B-602.

2022 CBC 11B Section 11B-602.3

Operable parts shall comply with Section 11B-309. The flow of water shall be activated by a manually operated system that is front mounted or side mounted and located within 6 inches (152 mm) of the front edge of the fountain or an automatic electronically controlled device.

2022 CBC 11B Section 11B-602.4

Spout outlets shall be 36 inches (914 mm) maximum above the finish floor or ground.

2022 CBC 11B Section 11B-602.5

The spout shall be located 15 inches (381 mm) minimum from the vertical support and 5 inches (127 mm) maximum from the front edge of the unit, including bumpers.

Citation:

2022 CBC 11B Section:
11B-602.1, 11B-602.3, 11B-602.4,
11B-602.5

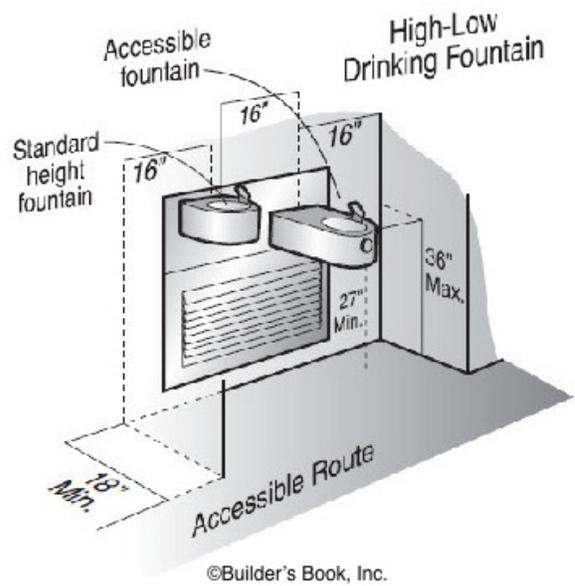
As Built:

not 16" to side wall

Recommendation:

N/A - Refer to Finding

Finding: 43 (Continued)



Finding: 43 Additional Finding Photos



Second Floor Building : Event Floor

Finding: 44

There is no assistive listening system in the assembly area.

The minimum number of receivers to be provided shall be equal to 4 percent of the total number of seats, but in no case less than two. Twenty-five percent minimum of receivers provided, but no fewer than two, shall be hearing-aid compatible

2022 CBC 11B Section 11B-219.2

An assistive listening system shall be provided in assembly areas, including conference and meeting rooms.

Citation:

2022 CBC 11B Section:
11B-219.2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Second Floor Building : Event Floor

Finding: 45

There is a change in level that exceeds the allowable range.

A 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.

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

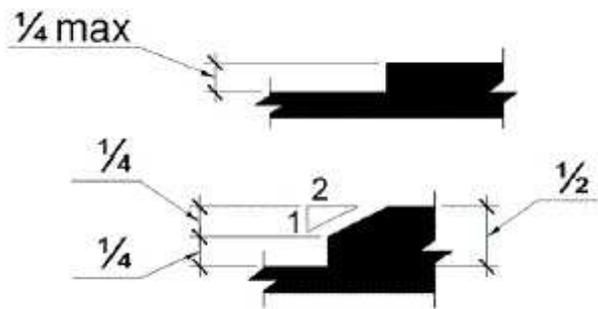
As Built:

N/A

2022 CBC 11B Section:
11B-303.3

Recommendation:

N/A - Refer to Finding



Finding: 45 Additional Finding Photos



Second Floor Building : Event Floor

Finding: 46

The door contains horizontal and/or vertical joints on the first 10 inches of the bottom of the door that are greater than 1/16 inches.

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:

2010 ADAS Section: 404.2.10

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

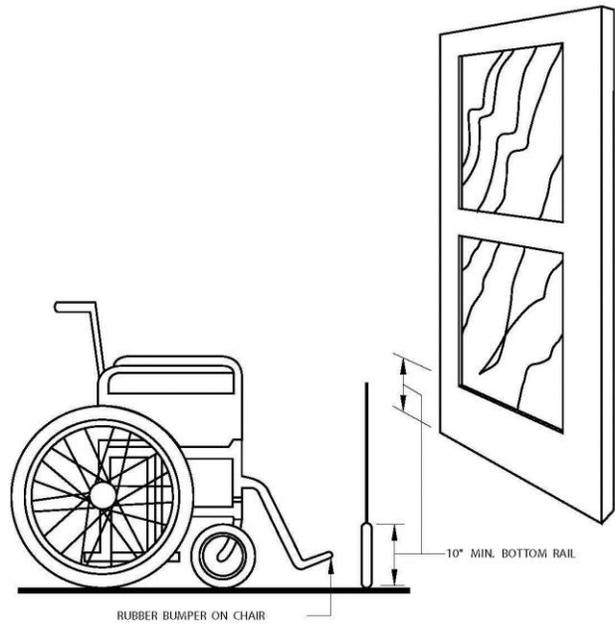
As Built:

**typical for both exit doors to the
patios**

Recommendation:

N/A - Refer to Finding

Finding: 46 (Continued)



Finding: 46 Additional Finding Photos



Second Floor Building : Event floor mens restroom

Finding: 47

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:

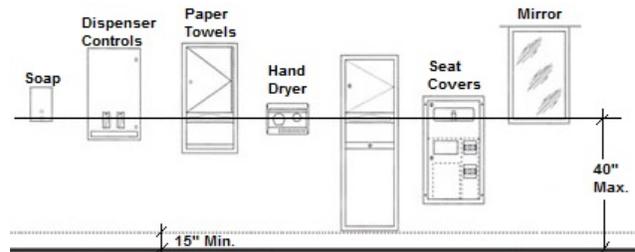
As Built:

2022 CBC 11B Section:
11B-603.5

N/A

Recommendation:

N/A - Refer to Finding



Finding: 47 Additional Finding Photos



Second Floor Building : Event Floor Womens Restroom

Finding: 48

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:

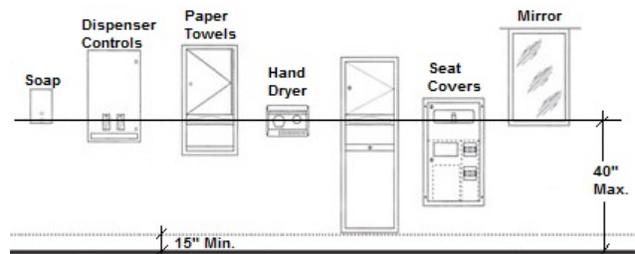
As Built:

2022 CBC 11B Section:
11B-603.5

N/A

Recommendation:

N/A - Refer to Finding



Second Floor Building : Exit Stairs from terrace

Finding: 49

The handrail projects less than 12 inches beyond the landing at the top of the stairs parallel to the floor or ground.

At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches 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.

2010 ADAS Section 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.

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:

2010 ADAS Section: 505.10.2

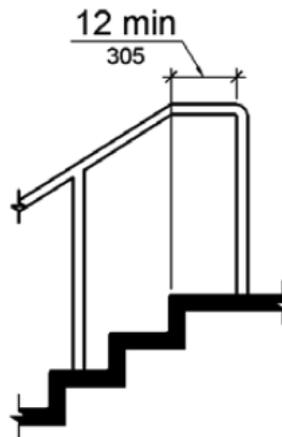
As Built:

N/A

2022 CBC 11B Section:
11B-505.10.2

Recommendation:

N/A - Refer to Finding



Second Floor Building : Exit Stairs from terrace

Finding: 50

The inside handrail of the switchback or dogleg stairway is not continuous.

Handrails shall be continuous within the full length of each stair flight. Inside handrails on switchback or dogleg stairs shall be continuous between flights.

2010 ADAS Section 505.3

Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

2022 CBC 11B Section 11B-505.3

Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

Citation:

2010 ADAS Section: 505.3

2022 CBC 11B Section:
11B-505.3

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Second Floor Building : Exit Stairs from terrace

Finding: 51

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

At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing. The horizontal extension of a handrail (not including the curved portion of round handrails) 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-505.10.3

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 (305 mm) 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.

Citation:

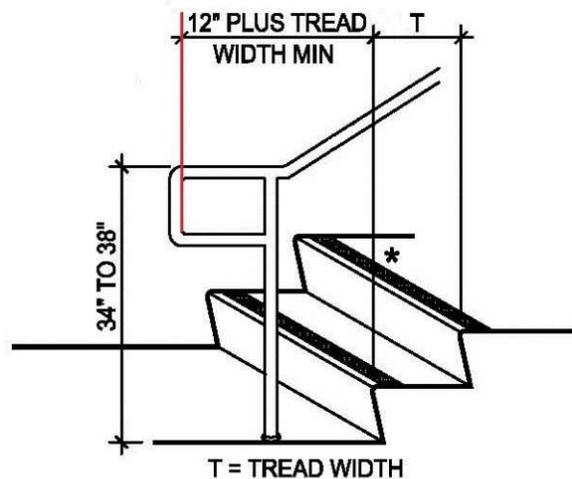
As Built:

2022 CBC 11B Section:
11B-505.10.3

N/A

Recommendation:

N/A - Refer to Finding



Full length of extension must be **HORIZONTAL**

Second Floor Building : Exit Stairs from terrace

Finding: 52

The handrails are not continuous.

Handrails shall be continuous within the full length of each stair flight.

2010 ADAS Section 505.3

Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

2022 CBC 11B Section 11B-505.3

Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs.

Citation:

2010 ADAS Section: 505.3

2022 CBC 11B Section:
11B-505.3

As Built:

lots of chapter 10 issues

Recommendation:

Door/gate is wider than 48", this is an exiting code requirement. The stair is obstructed and no bottom landing.

