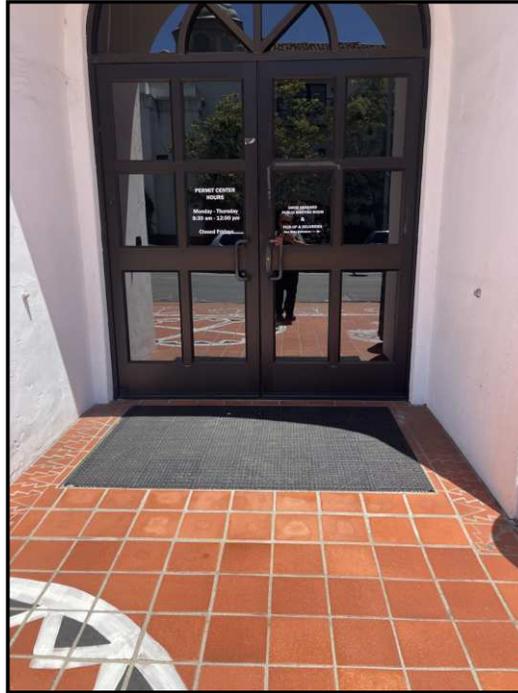


Site Accessibility Evaluation

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



**Community Development
630 Garden St
Santa Barbara, CA 93101
Accessibility Evaluation
Inspection Date: 08/16/2023
Inspectors: Scott Saddlemire**

Prepared By



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ARCHITECTS, INC.**

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Report Date: 11/03/2023

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Parking: Parking

Finding: 1

The old ISA markings were not removed.

The parking space shall be marked with an ISA in white on a blue background a minimum 36 inches wide by 36 inches high. The centerline of the ISA shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length, or...

The parking space shall be outlined in blue or painted blue and shall be marked with an ISA a minimum 36 inches wide by 36 inches high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.

2022 CBC 11B Section 11B-502.6.4.1

The parking space shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 in white on a blue background a minimum 36 inches wide by 36 inches high (914 mm by 914 mm). The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length.

2022 CBC 11B Section 11B-502.6.4.2

The parking space shall be outlined in blue or painted blue and shall be marked with an International Symbol of Accessibility complying with Section 11B-703.7.2.1 a minimum 36 inches wide by 36 inches high (914 mm by 914 mm) in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.

Citation:

As Built:

2022 CBC 11B Section:
11B-502.6.4.1, 11B-502.6.4.2

N/A

Recommendation:

Remove all old markings before installing new

Finding: 1 (Continued)



Parking: Parking

Finding: 2

The access way for the accessible parking stall is not properly marked.

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:

As Built:

2022 CBC 11B Section:
11B-502.3.3

N/A

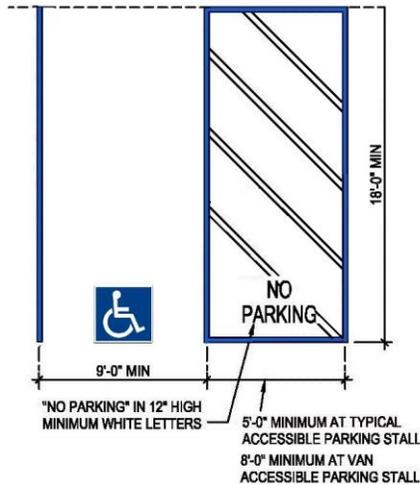
Recommendation:

The NO PARKING should be at the end of the access aisle closest to the vehicle way

Install white hatched lines when over black asphalt

Remove all old lines before installing new

The entire rectangle access aisle should have a blue boarder, even at the head of the access aisle



Parking: Parking

Finding: 3

The stripe is missing at the left side of the left parking stall which identifies its border.

Vehicle spaces shall be marked to define the width, and shall have an adjacent access aisle.

2010 ADAS Section 502.2

Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

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:

2010 ADAS Section: 502.2

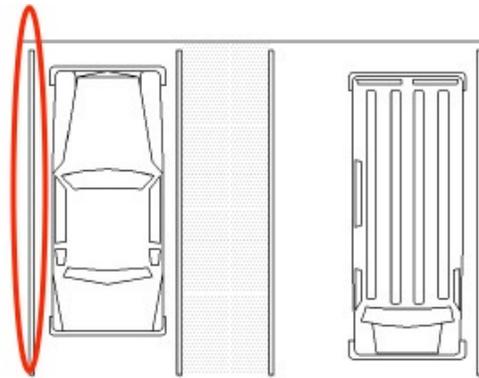
2022 CBC 11B Section:
11B-502.2

As Built:

left line not extended

Recommendation:

N/A - Refer to Finding



Parking: Parking

Finding: 4

The curb ramp exceeds the maximum running slope (parallel to the direction of travel) allowable of 8.33%.

Curb ramps should have the least possible slope but in no case more than 8.33% (1:12).

2010 ADAS Section 406.1

Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

2022 CBC 11B Section 11B-406.3.1

The running slope of the curb ramp segments shall be in-line with the direction of sidewalk travel. Ramp runs shall have a running slope not steeper than 1:12.

2022 CBC 11B Section 11B-406.2.1

Ramp runs shall have a running slope not steeper than 1:12.

Citation:

2010 ADAS Section: 406.1

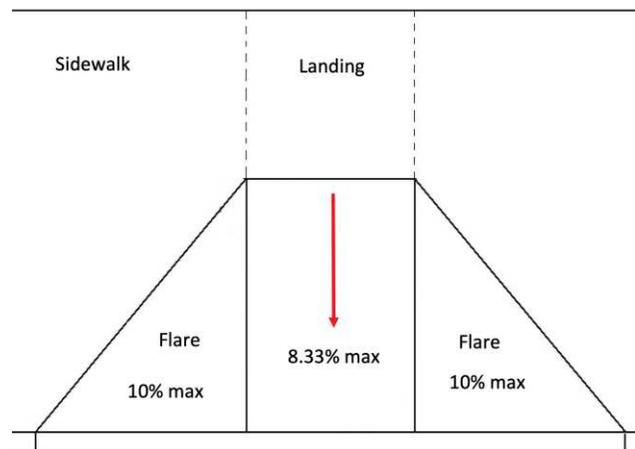
2022 CBC 11B Section:
11B-406.3.1, 11B-406.2.1

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Finding: 4 Additional Finding Photos



Parking: Parking

Finding: 5

The curb ramp side flares exceed maximum slope allowances.

The sides of curb ramps (curb ramp flares) where provided, shall not be steeper than 1:10.

2010 ADAS Section 406.3

Where provided, curb ramp flares shall not be steeper than 1:10.

2022 CBC 11B Section 11B-406.2.2

Where provided, curb ramp flares shall not be steeper than 1:10.

Citation:

2010 ADAS Section: 406.3

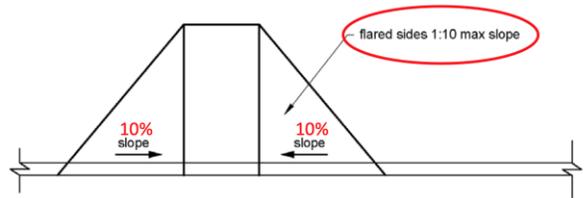
As Built:

N/A

2022 CBC 11B Section:
11B-406.2.2

Recommendation:

SSA Item



Finding: 5 Additional Finding Photos



Parking: Parking

Finding: 6

The detectable warning is missing at the curb ramp.

Detectable warnings at curb ramps shall extend 36 inches in the direction of travel. Detectable warnings shall extend the full width of the ramp run less 2 inches maximum on each side, excluding any flared sides. Detectable warnings shall be located so the edge nearest the curb is 6 inches minimum and 8 inches maximum from the line at the face of the curb marking the transition between the curb and the gutter, street or highway.

2022 CBC 11B Section 11B-247.1.2.2

Curb ramps shall have detectable warnings complying with Sections 11B-705.1.1 and 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.

2022 CBC 11B Section 11B-247.1.2.2

Curb ramps shall have detectable warnings complying with Sections 11B-705.1.1 and 11B-705.1.2.2.

2022 CBC 11B Section 11B-705.1.2.2

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

Citation:

2022 CBC 11B Section:
11B-247.1.2.2, 11B-705.1.2.2.1,
11B-247.1.2.2, 11B-705.1.2.2

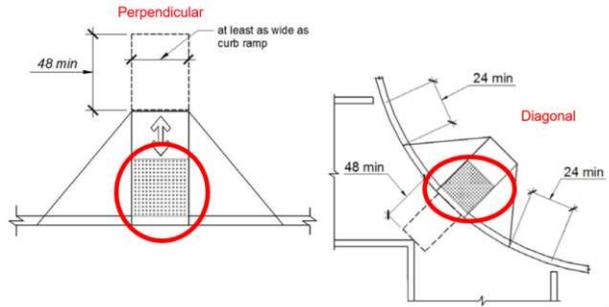
As Built:

N/A

Recommendation:

N/A - Refer to Finding

Finding: 6 (Continued)



Parking: Parking

Finding: 7

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:

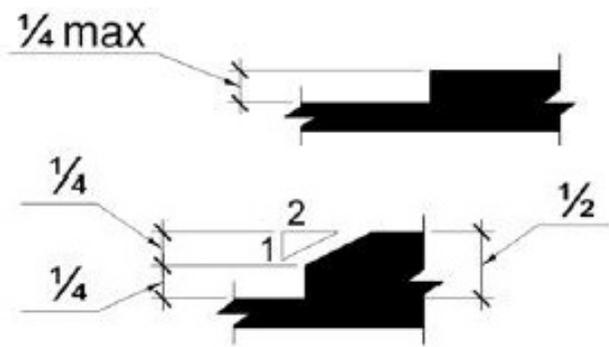
2010 ADAS Section: 303.3, 303.2 N/A

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

Recommendation:

N/A - Refer to Finding

Finding: 7 (Continued)



Finding: 7 Additional Finding Photos



Parking: Parking

Finding: 8

The accessible route on the site has running slopes greater than 5 percent and has not been constructed as a ramp (i.e. handrails, edge protection, etc.).

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. Surface cross slopes must not exceed one 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:

As Built:

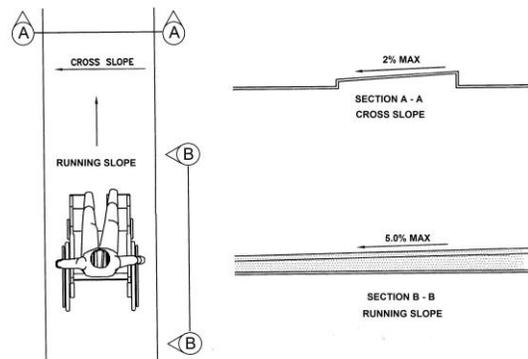
2010 ADAS Section: 403.3

N/A

2022 CBC 11B Section:
11B-403.3

Recommendation:

N/A - Refer to Finding



Finding: 8 Additional Finding Photos



Parking: Parking

Finding: 9

There are not enough accessible stalls.

There are between 25 and 50 accessible parking stalls including 1 designated for a van.

There should be a minimum of 2 accessible parking stalls including a minimum of 1 van accessible stalls.

2010 ADAS Section 208.2

Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

2022 CBC 11B Section 11B-208.2

Parking spaces complying with Section 11B-502 shall be provided in accordance with Table 11B-208.2 except as required by Sections 11B-208.2.1, 11B-208.2.2, and 11B-208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Citation:

2010 ADAS Section: 208.2

2022 CBC 11B Section:
11B-208.2

As Built:

Employee Parking: between 25
and 50, one Van stall

Recommendation:

N/A - Refer to Finding



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

Parking: Parking

Finding: 10

The vehicle space is designed so that persons using them are required to travel behind vehicle spaces or parking spaces other than their vehicle space.

Vehicle spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge.

2022 CBC 11B Section 11B-812.5.4

Vehicle spaces and access aisles shall be designed so that persons using them are not required to travel behind vehicle spaces or parking spaces other than the vehicle space in which their vehicle has been left to charge.

Citation:

2022 CBC 11B Section:
11B-812.5.4

As Built:

Employee Parking lot: no
accessible spaces, have to walk
behind cars

Recommendation:

N/A - Refer to Finding



Finding: 10 Additional Finding Photos



Parking: Entrance

Finding: 11

The accessible route of travel exceeds 5% running slope and therefore must be considered a ramp.

Where the slope is greater than one unit vertical in 20 units horizontal (5-percent slope), ramps shall be used.

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

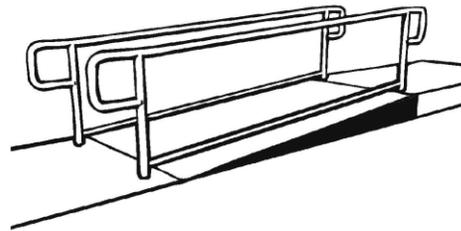
2022 CBC 11B Section:
11B-403.3

As Built:

cross and running slope.
possibly needs to be a ramp

Recommendation:

N/A - Refer to Finding



Finding: 11 Additional Finding Photos



Parking: Entrance

Finding: 12

The accessible path of travel between building entrances 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

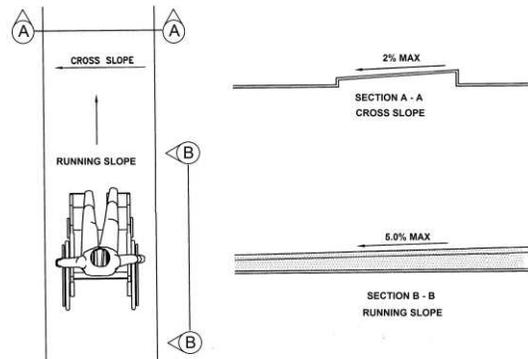
2022 CBC 11B Section:
11B-403.3

As Built:

cross slope at the change of
direction

Recommendation:

N/A - Refer to Finding



Parking: Entrance

Finding: 13

The element extends down too close to the route of travel.

Any obstruction that overhangs a route of travel must be a minimum of 80 inches above the walking surface as measured to the bottom of the obstruction.

2010 ADAS Section 307.3

Free-standing objects mounted on posts or pylons shall overhang circulation paths 12 inches (305 mm) maximum when located 27 inches (685 mm) minimum and 80 inches (2030 mm) maximum above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12 inches (305 mm), the lowest edge of such sign or obstruction shall be 27 inches (685 mm) maximum or 80 inches (2030 mm) minimum above the finish floor or ground.

2022 CBC 11B Section 11B-307.4

Vertical clearance shall be 80 inches (2032 mm) high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80 inches (2032 mm) high. The leading edge of such guardrail or barrier shall be located 27 inches (686 mm) maximum above the finish floor or ground.

Citation:

As Built:

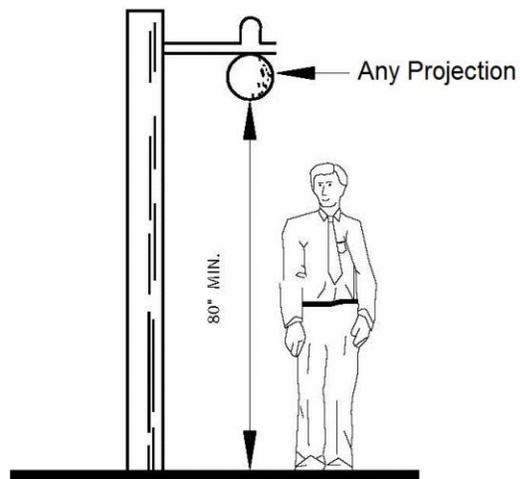
2010 ADAS Section: 307.3

N/A

2022 CBC 11B Section:
11B-307.4

Recommendation:

N/A - Refer to Finding



Finding: 13 Additional Finding Photos



Parking: Entrance

Finding: 15

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:

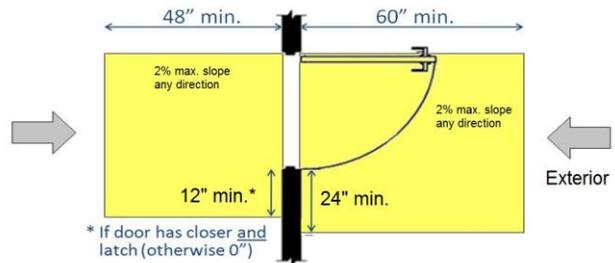
2022 CBC 11B Section:
11B-404.2.4.4

As Built:

double door

Recommendation:

N/A - Refer to Finding



Finding: 15 Additional Finding Photos



Parking: Entrance

Finding: 16

The stripe is more than 4 inches from the edge of the nosing and/or upper approach.

The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement.

2022 CBC 11B Section 11B-504.4.1

Interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast. The stripe shall be a minimum of 2 inches (51 mm) wide to a maximum of 4 inches (102 mm) wide placed parallel to, and not more than 1 inch (25 mm) from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement.

Citation:

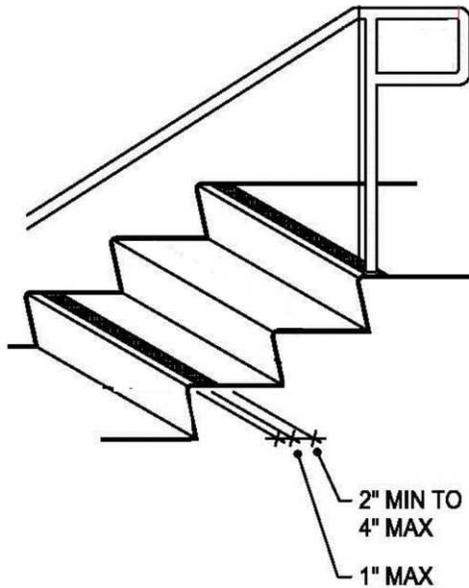
As Built:

2022 CBC 11B Section:
11B-504.4.1

N/A

Recommendation:

N/A - Refer to Finding



Finding: 16 Additional Finding Photos



Parking: Entrance

Finding: 17

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

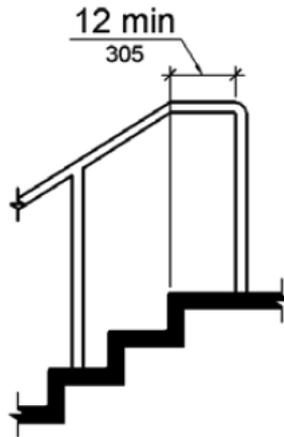
2022 CBC 11B Section:
11B-505.10.2

As Built:

extensions

Recommendation:

N/A - Refer to Finding



Parking: Entrance

Finding: 18

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

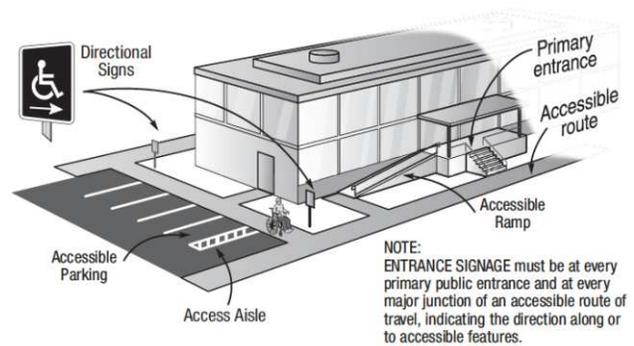
2022 CBC 11B Section:
11B-206.2.2

Recommendation:

No accessible route to element



ACCESSIBLE ENTRANCES



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Finding: 18 Additional Finding Photos



Parking: Entrance

Finding: 19

The handrail extension is not cane detectable.

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:

and height

Recommendation:

N/A - Refer to Finding



Finding: 19 Additional Finding Photos



Parking: Entrance

Finding: 20

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

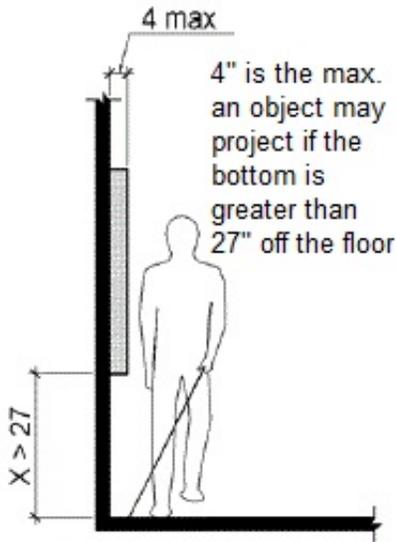
2022 CBC 11B Section:
11B-307.2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Finding: 20 Additional Finding Photos



Parking: Entrance

Finding: 21

The handrail extension is not cane detectable.

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:

and height

Recommendation:

Handrail extensions and handrail height are not complaint



Finding: 21 Additional Finding Photos



Parking: Entrance

Finding: 22

At least one handrail is not in the direction of the stair run perpendicular to the direction of the stair nosing.

The orientation of at least one handrail shall be in the direction of the stair run, perpendicular to the direction of the stair nosing, and shall not reduce the minimum required width of the stair.

2022 CBC 11B Section 11B-505.2.1

The orientation of at least one handrail shall be in the direction of the stair run, perpendicular to the direction of the stair nosing, and shall not reduce the minimum required width of the stair.

Citation:

2022 CBC 11B Section:
11B-505.2.1

As Built:

height and not square to run of
the stairs, contrasting color

Recommendation:

N/A - Refer to Finding



Finding: 22 Additional Finding Photos



Parking: Entrance

Finding: 23

The stair treads are missing a contrasting stripe on their nosings.

Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast.

The stripe shall be a minimum of 2 inches wide to a maximum of 4 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement.

2022 CBC 11B Section 11B-504.4.1

Interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast. The stripe shall be a minimum of 2 inches (51 mm) wide to a maximum of 4 inches (102 mm) wide placed parallel to, and not more than 1 inch (25 mm) from, the nose of the step or upper approach. The stripe shall extend the full width of the step or upper approach and shall be of material that is at least as slip resistant as the other treads of the stair. A painted stripe shall be acceptable. Grooves shall not be used to satisfy this requirement.

Citation:

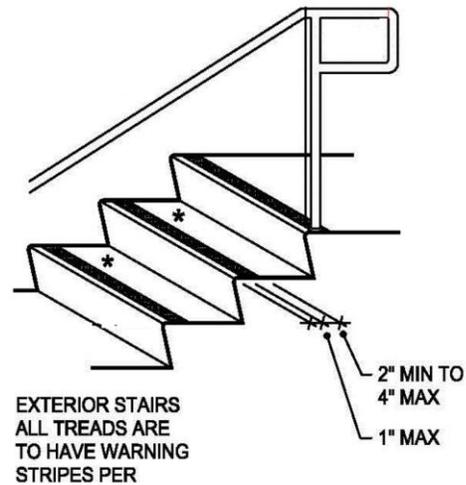
2022 CBC 11B Section:
11B-504.4.1

As Built:

typical throughout all exterior
stairs

Recommendation:

N/A - Refer to Finding



Parking: Entrance

Finding: 24

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.

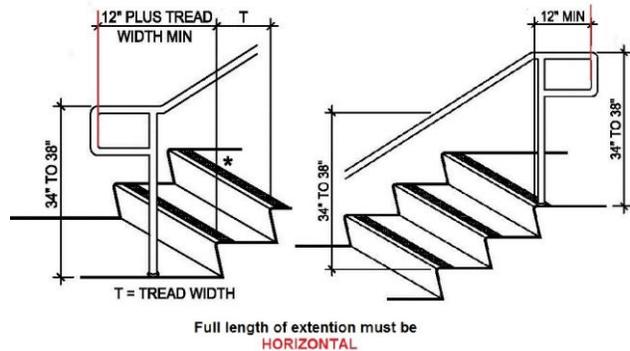
One handrail shall be in the direction of the run of the stair and perpendicular to the stair nosing.

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: 11B-505.2	multiple stairs in back

Recommendation:
N/A - Refer to Finding



Finding: 24 Additional Finding Photos



Parking: Entrance

Finding: 25

Lower push plate is missing for the automatic door.

At each location where push plates are provided there shall be two push plates; the centerline of one push plate shall be 7 inches minimum and 8 inches maximum above the floor or ground surface and the centerline of the second push plate shall be 30 inches minimum and 44 inches maximum above the floor or ground surface. Each push plate shall be a minimum of 4 inches diameter or a minimum of 4 inches by 4 inches square and shall display the International Symbol of Accessibility.

2022 CBC 11B Section 11B-404.2.9 Exception: c

Powered doors shall be controlled on both the interior and exterior sides of the doors by sensing devices, push plates, vertical actuation bars or other similar operating devices complying with Sections 11B-304, 11B-305 and 11B-308. At each location where push plates are provided there shall be two push plates; the centerline of one push plate shall be 7 inches (178 mm) minimum and 8 inches (203 mm) maximum above the floor or ground surface and the centerline of the second push plate shall be 30 inches (762 mm) minimum and 44 inches (1118 mm) maximum above the floor or ground surface. Each push plate shall be a minimum of 4 inches (102 mm) diameter or a minimum of 4 inches by 4 inches (102 mm by 102 mm) square and shall display the International Symbol of Accessibility complying with Section 11B-703.7. At each location where vertical actuation bars are provided the operable portion shall be located so the bottom is 5 inches (127 mm) maximum above the floor or ground surface and the top is 35 inches (889 mm) minimum above the floor or ground surface. The operable portion of each vertical actuation bar shall be a minimum of 2 inches (51 mm) wide and shall display the International Symbol of Accessibility complying with Section 11B-703.7. Where push plates, vertical actuation bars or other similar operating devices are provided, they shall be placed in a conspicuous location. A level and clear floor or ground space for forward or parallel approach complying with Section 11B-305 shall be provided, centered on the operating device. Doors shall not swing into the required clear floor or ground space.

Citation:

2022 CBC 11B Section:
11B-404.2.9 Exception: c

As Built:

typical throughout facility

Recommendation:

Install lower push buttons when alterations are made

Finding: 25 (Continued)



Finding: 25 Additional Finding Photos



Parking: Entrance

Finding: 26

The handrail extension is not cane detectable.

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:

multiple stairs in back

Recommendation:

N/A - Refer to Finding



Finding: 26 Additional Finding Photos



Parking: Entrance

Finding: 27

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:

distance from the sidewalk



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

Finding: 27 Additional Finding Photos



Public Works : Womens Restroom

Finding: 28

The geometric symbol for the women's 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:

See figure



Public Works : Womens Restroom

Finding: 29

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:

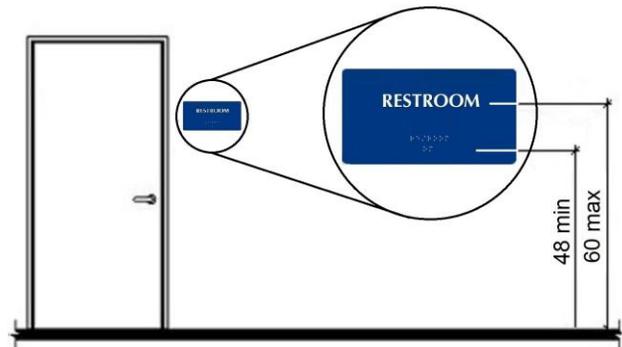
2022 CBC 11B Section:
11B-216.2

As Built:

possibly add employee only
signs

Recommendation:

N/A - Refer to Finding



Public Works : Womens Restroom

Finding: 30

The maneuvering clearance at the door exceeds 2% slope.

Maneuvering clearance must be generally flat with a 2% maximum slope in any direction over the entire clearance surface. The maneuvering clearance must be clear of obstructions.

2010 ADAS Section 404.2.4.4

Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level are not permitted.

2010 ADAS Section 404.2.4.4 Exception 1

Slopes not steeper than 1:48 shall be permitted.

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.

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

Reserved

Citation:

**2010 ADAS Section: 404.2.4.4,
404.2.4.4 Exception 1**

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

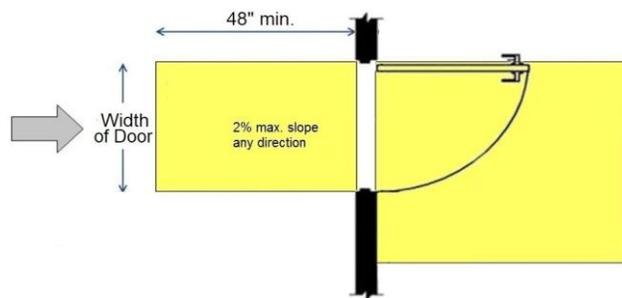
As Built:

**Slope at maneuvering space of
door**

Recommendation:

N/A - Refer to Finding

Finding: 30 (Continued)



Finding: 30 Additional Finding Photos



Public Works : Womens Restroom

Finding: 31

The restrooms is not nearly compliant.

- The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet.
- Grab bars are 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:

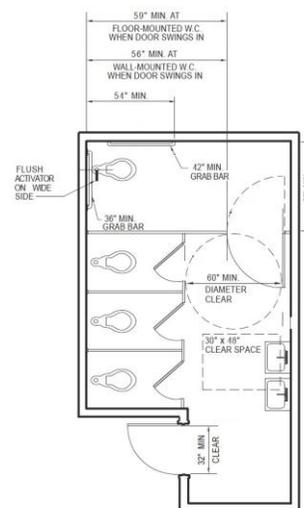
2010 ADAS Section: 213.2

N/A

2022 CBC 11B Section:
11B-213.2

Recommendation:

See additional findings



Public Works : Womens Restroom

Finding: 32

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

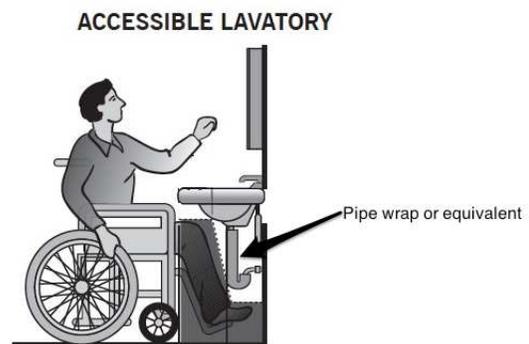
As Built:

N/A

2022 CBC 11B Section:
11B-606.5

Recommendation:

N/A - Refer to Finding



Public Works : Womens Restroom

Finding: 33

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:

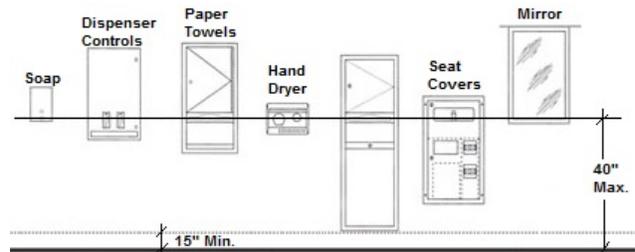
As Built:

2022 CBC 11B Section:
11B-603.5

N/A

Recommendation:

N/A - Refer to Finding



Finding: 33 Additional Finding Photos



Public Works : Womens Restroom

Finding: 34

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:

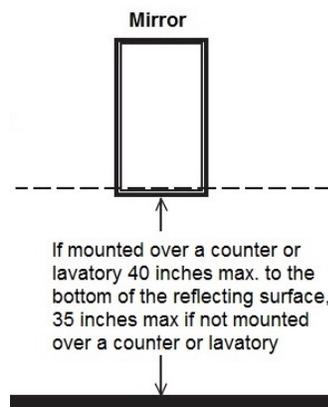
2010 ADAS Section: 603.3

N/A

2022 CBC 11B Section:
11B-603.3

Recommendation:

N/A - Refer to Finding



Public Works : Womens Restroom

Finding: 35

The apron at the sink projects too low to the floor.

The vertical clearance measured from the bottom of the apron or the outside bottom edge of the lavatory must be 29 inches reducing to 27 inches at a point located 8 inches back from the front edge.

2022 CBC 11B Section 11B-306.3.1

Space under an element between 9 inches (229 mm) and 27 inches (686 mm) above the finish floor or ground shall be considered knee clearance and shall comply with Section 11B-306.3.

2022 CBC 11B Section 11B-306.3.1 Exception:

At lavatories required to be accessible by Section 11B-213.3.4, space between 9 inches (229 mm) and 29 inches (737 mm) above the finish floor or ground, shall be considered knee clearance.

Citation:

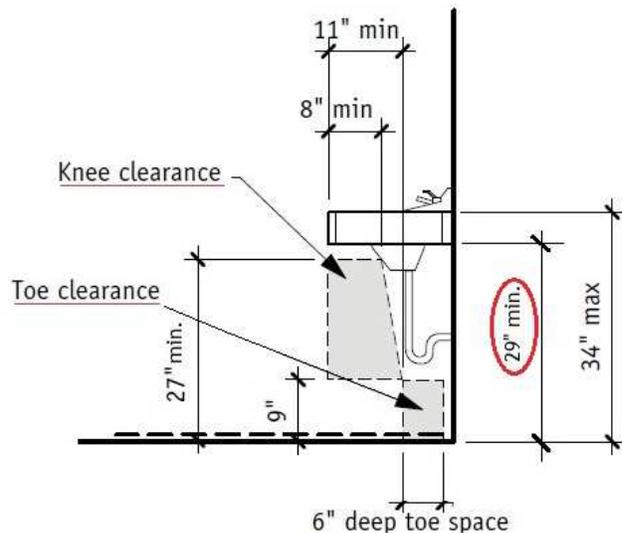
2022 CBC 11B Section:
11B-306.3.1, 11B-306.3.1
Exception:

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Public Works : Womens Restroom

Finding: 36

An accessible toilet compartment is not provided.

Where toilet compartments are provided, at least one toilet compartment shall comply. In addition at least one compartment shall be designed for ambulatory use where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures.

2010 ADAS Section 213.3.1

Where toilet compartments are provided, at least one toilet compartment shall comply with 604.8.1. In addition to the compartment required to comply with 604.8.1, at least one compartment shall comply with 604.8.2 where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures.

2022 CBC 11B Section 11B-213.3.1

Where toilet compartments are provided, at least five percent of the toilet compartments, or five percent of the combination of toilet compartments and urinals, but no fewer than one toilet compartment shall comply with Section 11B-604.8.1. In addition to the compartments required to comply with Section 11B-604.8.1, where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures, toilet compartments complying with Section 11B-604.8.2 shall be provided in the same quantity as the toilet compartments required to comply with Section 11B-604.8.1.

Citation:

As Built:

2010 ADAS Section: 213.3.1

N/A

2022 CBC 11B Section:
11B-213.3.1

Recommendation:

N/A - Refer to Finding

Finding: 36 (Continued)



Public Works : Womens Restroom

Finding: 37

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:

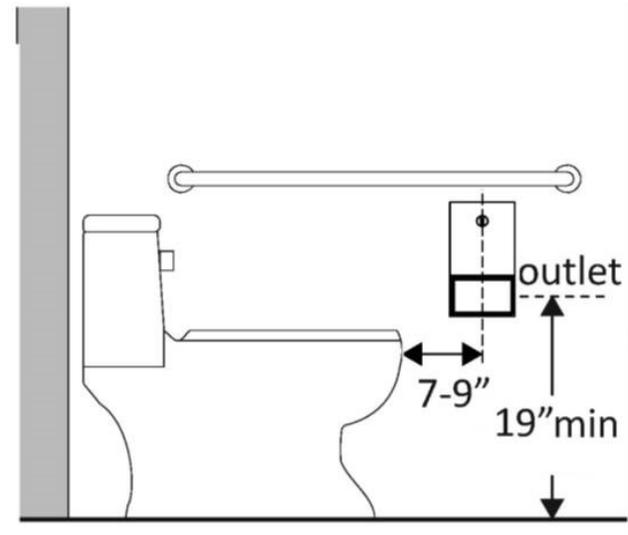
2022 CBC 11B Section:
11B-604.7.1

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Public Works : Womens Restroom

Finding: 38

The rear grab bar is missing.

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 (any obstruction) shall be 1-1/2 inches minimum.

2010 ADAS Section 609.4

Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.

2022 CBC 11B Section 11B-609.4

Grab bars shall be installed in a horizontal position, 33 inches (838 mm) minimum and 36 inches (914 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with Section 11B-604.9, grab bars shall be installed in a horizontal position 18 inches (457 mm) minimum and 27 inches (686 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with Section 11B-601.4.1.1 or 11B-607.4.2.1.

Citation:

As Built:

2010 ADAS Section: 609.4

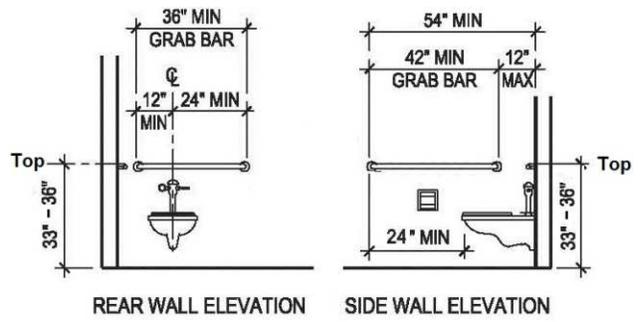
N/A

2022 CBC 11B Section:
11B-609.4

Recommendation:

N/A - Refer to Finding

Finding: 38 (Continued)



Public Works : Womens Restroom

Finding: 39

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:

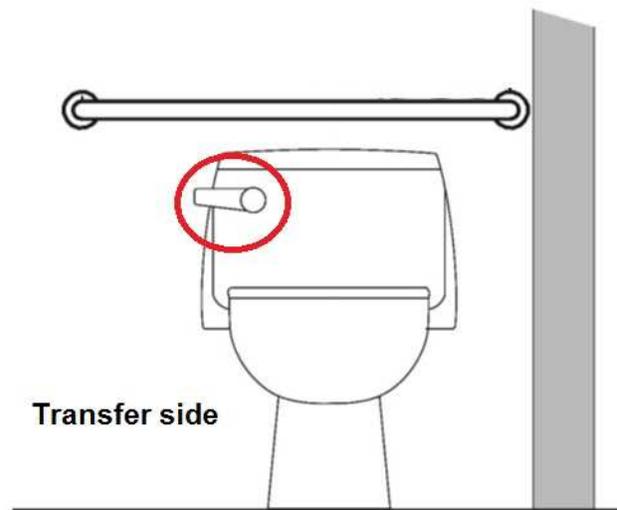
2022 CBC 11B Section:
11B-604.6

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Public Works : Womens Restroom

Finding: 40

Accessible lockers are not provided.

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

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

2010 ADAS Section 225.2.1

Where lockers are provided, at least 5 percent, but no fewer than one of each type, shall comply with 811.

2022 CBC 11B Section 11B-225.2.1

Where lockers are provided, at least 5 percent, but no fewer than one of each type, shall comply with Section 11B-811.

Citation:

As Built:

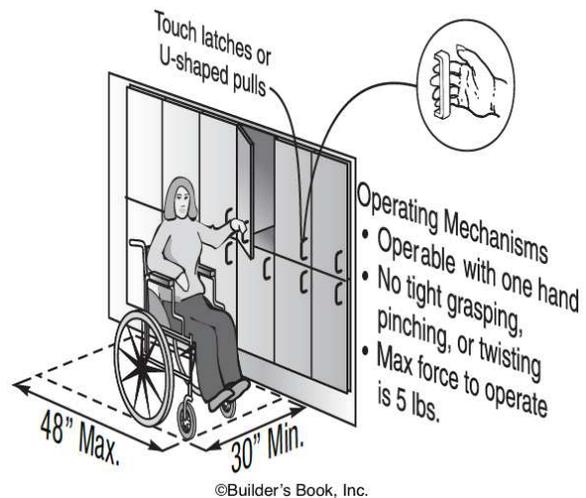
2010 ADAS Section: 225.2.1

N/A

2022 CBC 11B Section:
11B-225.2.1

Recommendation:

N/A - Refer to Finding



Public Works : Womens Restroom

Finding: 41

Clear floor space adjacent to the bench has not been provided.

Clear floor or ground space shall be provided and be positioned at the end of the bench seat parallel to the short axis of the bench. The space must be 30 inches minimum by 48 inches minimum.

2010 ADAS Section 903.2

Clear floor or ground space complying with 305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench.

2022 CBC 11B Section 11B-903.2

Clear floor or ground space complying with Section 11B-305 shall be provided and shall be positioned at the end of the bench seat and parallel to the short axis of the bench.

Citation:

2010 ADAS Section: 903.2

2022 CBC 11B Section:
11B-903.2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Public Works : Womens Restroom

Finding: 42

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward 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.

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:

2010 ADAS Section: 308.2.1

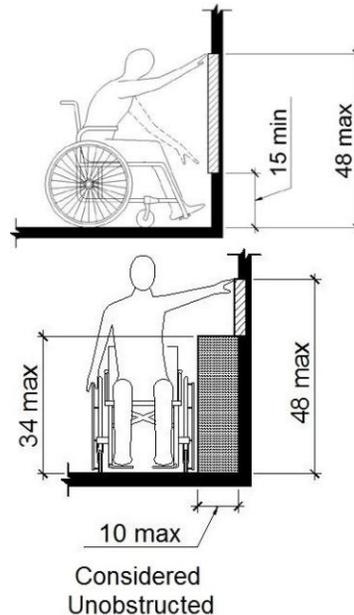
As Built:

N/A

2022 CBC 11B Section:
11B-308.2.1

Recommendation:

N/A - Refer to Finding



Public Works : Womens Restroom

Finding: 43

The 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:

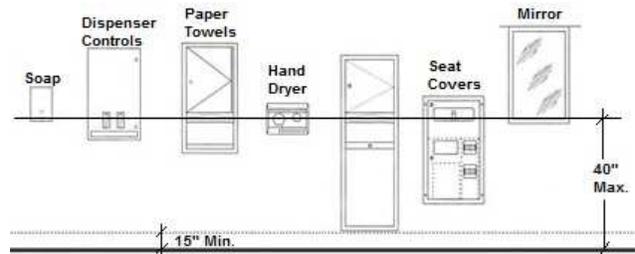
As Built:

2022 CBC 11B Section:
11B-603.5

N/A

Recommendation:

Also required tight pinching and twisting to operate



Public Works : Mens Restroom

Finding: 44

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:

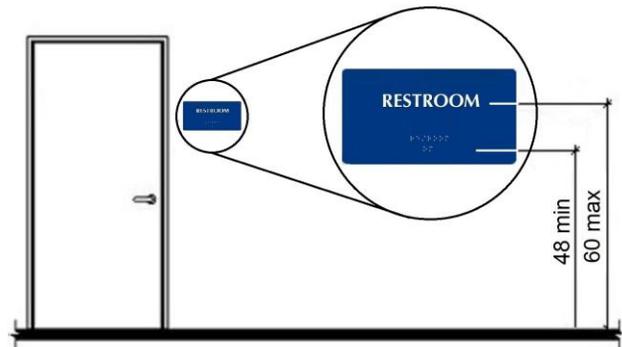
2022 CBC 11B Section:
11B-216.2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Public Works : Mens Restroom

Finding: 45

The geometric symbol for the men's 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:

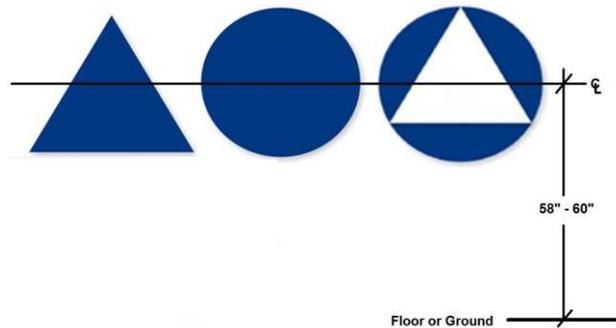
2022 CBC 11B Section:
11B-703.7.2.6

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Public Works : Mens Restroom

Finding: 46

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:

2010 ADAS Section: 404.2.4.1

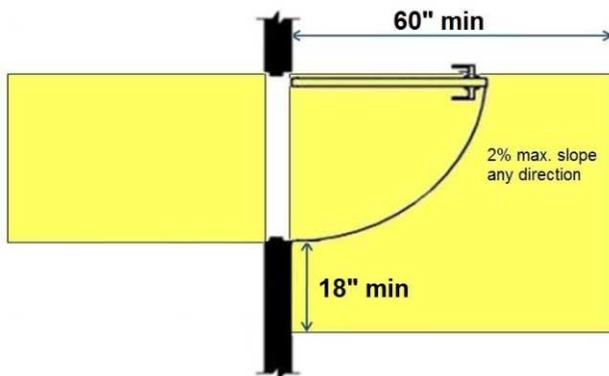
As Built:

N/A

2022 CBC 11B Section:
11B-404.2.4.1

Recommendation:

N/A - Refer to Finding



Public Works : Mens Restroom

Finding: 47

The restrooms is not nearly compliant.

- The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet.
- The entry door does not contain the required minimum 60 inches maneuvering space on the pull side no Accessible urinal
- Grab bars are 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

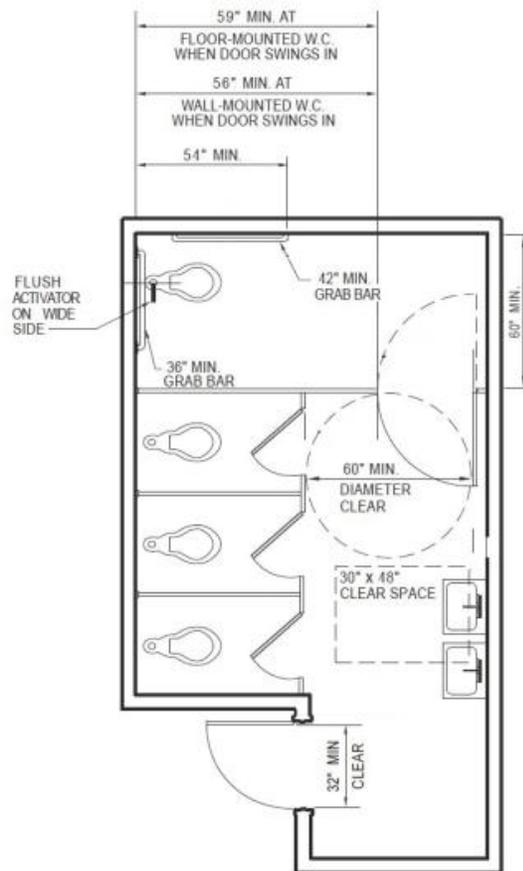
N/A

2022 CBC 11B Section:
11B-213.2

Recommendation:

see additional findings

Finding: 47 (Continued)



Finding: 47 Additional Finding Photos



Public Works : Mens 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:

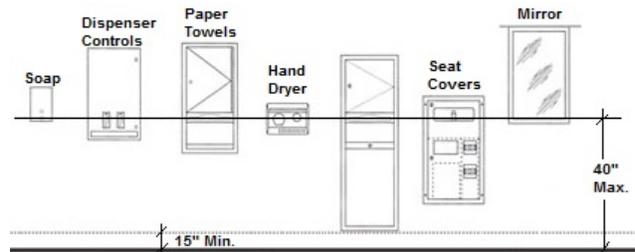
As Built:

2022 CBC 11B Section:
11B-603.5

N/A

Recommendation:

N/A - Refer to Finding



Finding: 48 Additional Finding Photos



Public Works : Mens Restroom

Finding: 49

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:

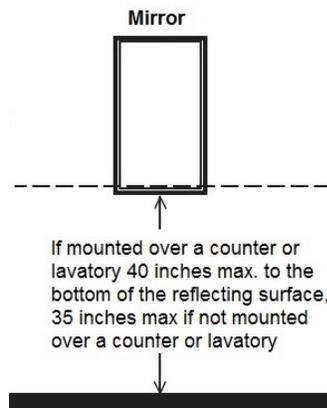
2010 ADAS Section: 603.3

N/A

2022 CBC 11B Section:
11B-603.3

Recommendation:

N/A - Refer to Finding



Public Works : Mens Restroom

Finding: 50

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

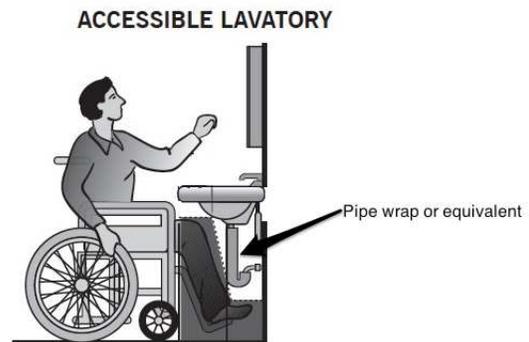
As Built:

N/A

2022 CBC 11B Section:
11B-606.5

Recommendation:

N/A - Refer to Finding



Public Works : Mens Restroom

Finding: 51

An accessible urinal is not provided.

Where more than one urinal is provided, at least one shall be accessible.

2010 ADAS Section 213.3.3

Where more than one urinal is provided, at least one shall comply with 605.

Citation:

2010 ADAS Section: 213.3.3

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Finding: 51 Additional Finding Photos



Public Works : Mens Restroom

Finding: 52

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

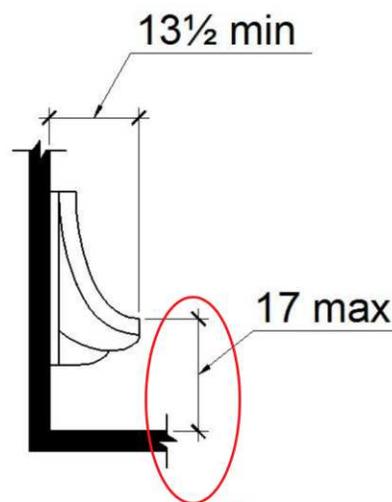
2022 CBC 11B Section:
11B-605.2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Public Works : Mens Restroom

Finding: 53

An accessible toilet compartment is not provided.

Where toilet compartments are provided, at least one toilet compartment shall comply. In addition at least one compartment shall be designed for ambulatory use where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures.

2010 ADAS Section 213.3.1

Where toilet compartments are provided, at least one toilet compartment shall comply with 604.8.1. In addition to the compartment required to comply with 604.8.1, at least one compartment shall comply with 604.8.2 where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures.

2022 CBC 11B Section 11B-213.3.1

Where toilet compartments are provided, at least five percent of the toilet compartments, or five percent of the combination of toilet compartments and urinals, but no fewer than one toilet compartment shall comply with Section 11B-604.8.1. In addition to the compartments required to comply with Section 11B-604.8.1, where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures, toilet compartments complying with Section 11B-604.8.2 shall be provided in the same quantity as the toilet compartments required to comply with Section 11B-604.8.1.

Citation:

As Built:

2010 ADAS Section: 213.3.1

N/A

2022 CBC 11B Section:
11B-213.3.1

Recommendation:

N/A - Refer to Finding

Finding: 53 (Continued)



Public Works : Mens Restroom

Finding: 54

The compartment stall is not nearly compliant.

The stall does not have the required minimum clear floor space or maneuvering clearances for the toilet, Grab bars are missing and/or incorrectly installed, accessories, such as toilet seat covers, toilet paper holders, and garbage cans are either too high, without clear floor space or both,

2010 ADAS Section 603.1

Toilet and bathing rooms shall comply with 603.

2022 CBC 11B Section 11B-603.1

Toilet and bathing rooms shall comply with Section 11B-603.

Citation:

As Built:

2010 ADAS Section: 603.1

N/A

2022 CBC 11B Section:
11B-603.1

Recommendation:

No accessible stall.

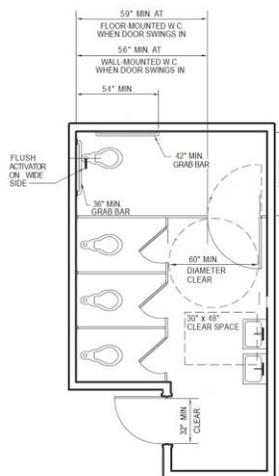
Seat cover location,

flush valve

toilet paper dispenser location,

grab bars

clear floor space



Public Works : Engineering Conference Room

Finding: 55

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 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. Dots shall be 1/10 inch on center in each cell with 2/10-inch space between cells, measured from the second column of dots in the first cell to the first column of dots in the second cell. Dots shall be raised a minimum of 1/40 inch above the background. Braille dots shall be domed or rounded. 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:

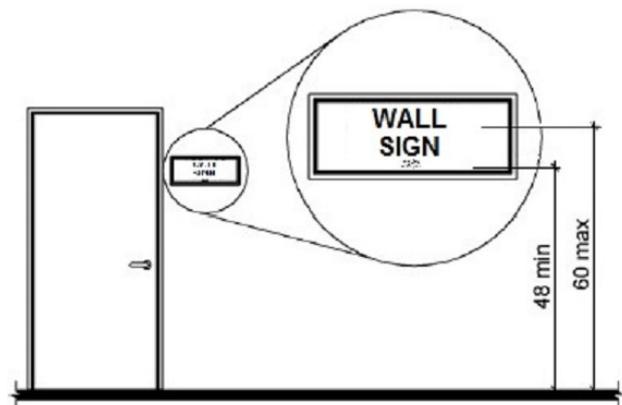
As Built:

2022 CBC 11B Section:
11B-216.2

N/A

Recommendation:

Install compliant room ID signage



Public Works : Engineering Conference Room

Finding: 56

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:

2010 ADAS Section: 404.2.4.1

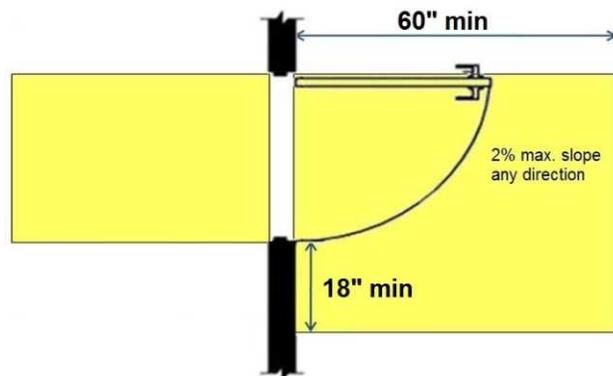
As Built:

N/A

2022 CBC 11B Section:
11B-404.2.4.1

Recommendation:

obstructed



Public Works : Engineering Conference Room

Finding: 57

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

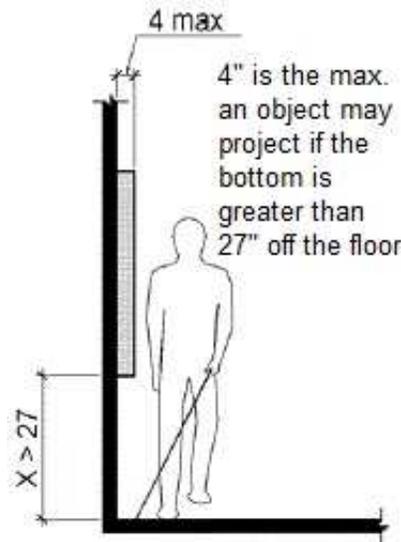
2022 CBC 11B Section:
11B-307.2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Finding: 57 Additional Finding Photos



Public Works : Engineering Conference Room

Finding: 58

The required clear floor space is not deep enough.

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

2010 ADAS Section 305.3

The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum

2022 CBC 11B Section 11B-305.3

The clear floor or ground space shall be 30 inches (762 mm) minimum by 48 inches (1219 mm) minimum.

Citation:

2010 ADAS Section: 305.3

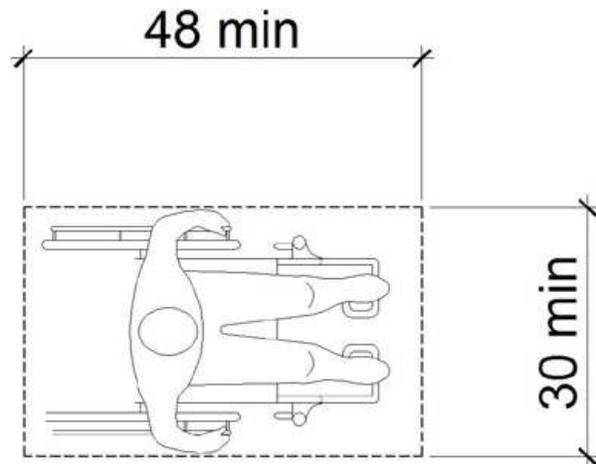
2022 CBC 11B Section:
11B-305.3

As Built:

how much room do you need to
swing into table?

Recommendation:

N/A - Refer to Finding



Finding: 58 Additional Finding Photos



Public Works : Engineering Conference Room

Finding: 59

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:

2010 ADAS Section: 404.2.4.1

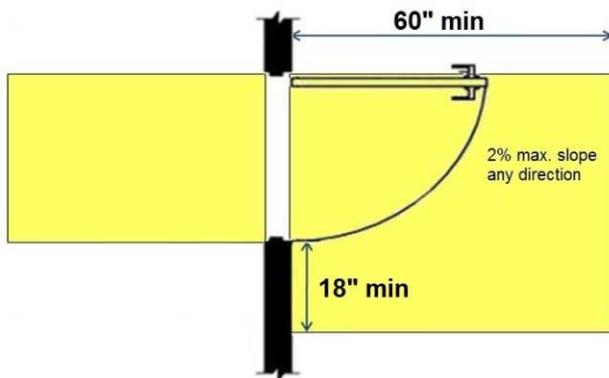
As Built:

N/A

2022 CBC 11B Section:
11B-404.2.4.1

Recommendation:

obstructed



Public Works : Public Works Conference Room

Finding: 60

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:

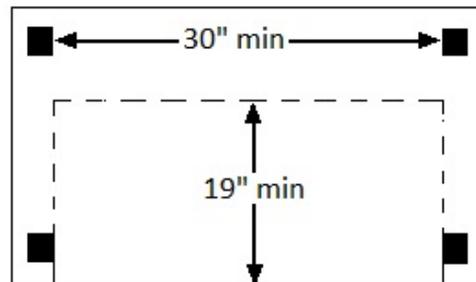
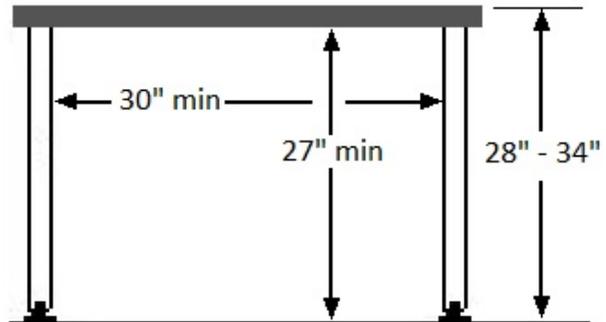
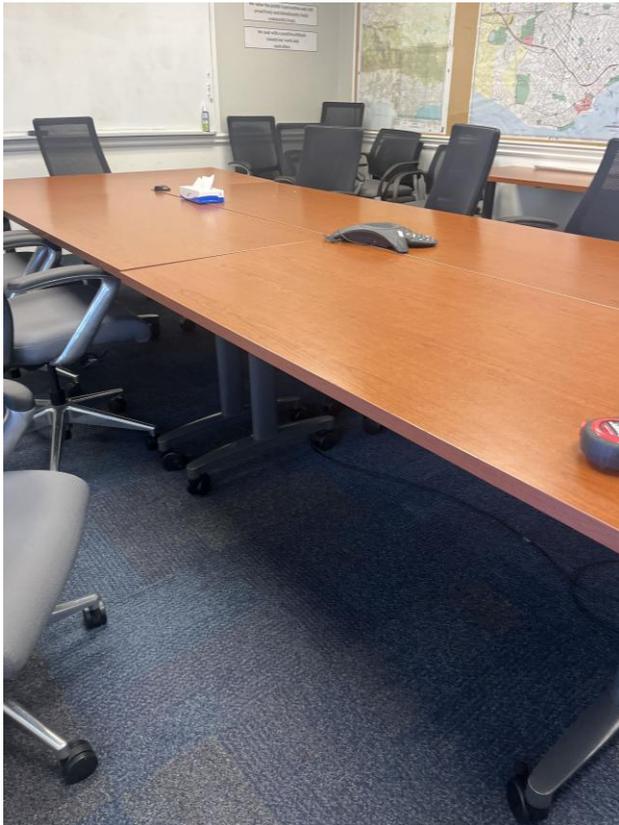
2022 CBC 11B Section:
11B-902.2

As Built:

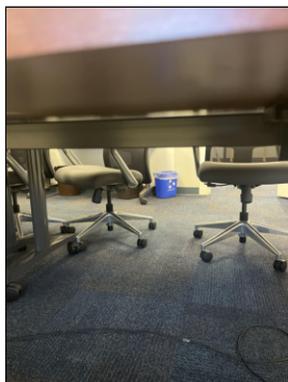
N/A

Recommendation:

N/A - Refer to Finding



Finding: 60 Additional Finding Photos



Public Works : Public Works Conference Room

Finding: 61

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

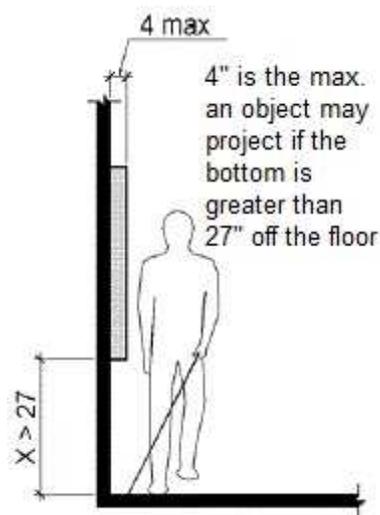
2022 CBC 11B Section:
11B-307.2

As Built:

at the time, there are items limiting access row wards the projects, but if they were taken away, then the project would be an issue

Recommendation:

N/A - Refer to Finding



Public Works : Public Works Area

Finding: 62

All service counters must be a maximum 34" A.F.F.

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum above the finish floor shall be provided. A clear floor or ground space complying shall be positioned for a parallel approach adjacent to the 36 inch minimum length of counter.

2022 CBC 11B Section 11B-904.4.1

A portion of the counter surface that is 36 inches (914 mm) long minimum and 34 inches (864 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with Section 11B-305 shall be positioned for a parallel approach adjacent to the 36 inch (914 mm) minimum length of counter.

Citation:

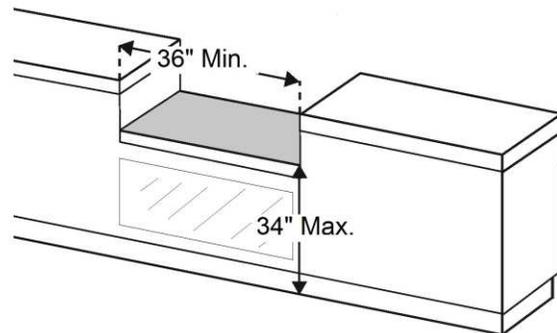
2022 CBC 11B Section:
11B-904.4.1

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Public Works : Public Works Area

Finding: 63

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:

As Built:

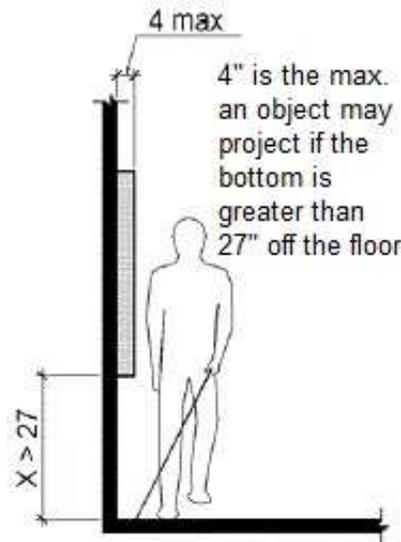
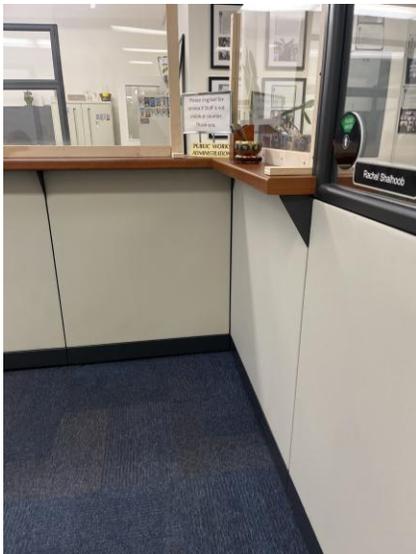
2010 ADAS Section: 307.2

N/A

2022 CBC 11B Section:
11B-307.2

Recommendation:

N/A - Refer to Finding



Finding: 63 Additional Finding Photos



Public Works : Public Works Area

Finding: 64

The vision light panels (glazing/window) exceed height requirements.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches maximum above the finish floor.

2010 ADAS Section 404.2.11

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

2022 CBC 11B Section 11B-404.2.11

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1092 mm) maximum above the finish floor.

Citation:

2010 ADAS Section: 404.2.11

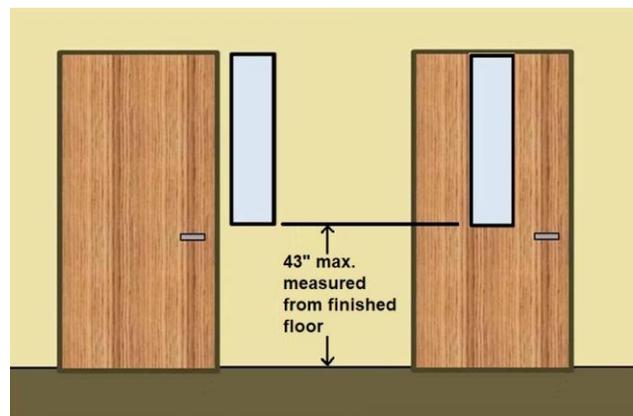
As Built:

N/A

2022 CBC 11B Section:
11B-404.2.11

Recommendation:

N/A - Refer to Finding



Finding: 64 Additional Finding Photos



Public Works : Public Works Area

Finding: 65

A tactile EXIT ROUTE sign is missing on the strike side of the door.

Each exit access door from an interior room or area (with an exit sign) shall be identified by a tactile exit sign with the words, "EXIT ROUTE."

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 Braille characters 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-216.4.1

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: As Built:

2022 CBC 11B Section: N/A
11B-216.4.1

Recommendation:

N/A - Refer to Finding



Public Works : Public Works Area

Finding: 66

The elevator door jambs are not correctly marked.

Floor designations shall be provided on both jambs of elevator hoistway entrances. Floor designations shall be provided in both raised characters and braille. Raised characters shall be 2 inches high minimum. A raised star, placed to the left of the floor designation, shall be provided on both jambs at the main entry level. The outside diameter of the star shall be 2 inches and all points shall be of equal length. Raised characters, including the star, shall be white on a black background. Braille shall be placed below the corresponding raised characters and the star. The Braille translation for the star shall be "MAIN". Applied plates are acceptable if they are permanently fixed to the jamb.

2022 CBC 11B Section 11B-407.2.3.1

Floor designations complying with Sections 11B-703.2 and 11B-703.4.1 shall be provided on both jambs of elevator hoistway entrances. Floor designations shall be provided in both raised characters and Braille. Raised characters shall be 2 inches (51 mm) high. A raised star, placed to the left of the floor designation, shall be provided on both jambs at the main entry level. The outside diameter of the star shall be 2 inches (51 mm) and all points shall be of equal length. Raised characters, including the star, shall be white on a black background. Braille complying with Section 11B-703.3 shall be placed below the corresponding raised characters and the star. The Braille translation for the star shall be "MAIN". Applied plates are acceptable if they are permanently fixed to the jamb.

Citation:

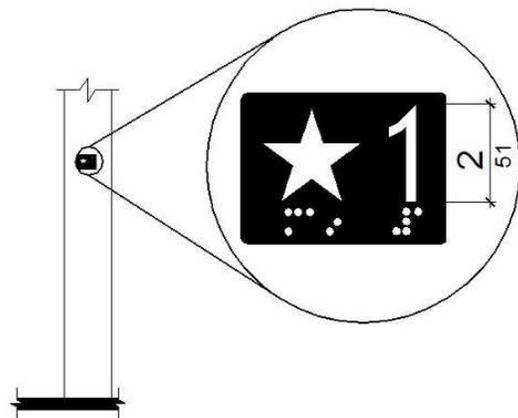
2022 CBC 11B Section:
11B-407.2.3.1

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Finding: 66 Additional Finding Photos



Public Works : Main Public Area: First Floor

Finding: 67

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:

exit

Recommendation:

N/A - Refer to Finding



Public Works : Main Public Area: First Floor

Finding: 68

All service counters must be a maximum 34" A.F.F.

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum above the finish floor shall be provided. A clear floor or ground space complying shall be positioned for a parallel approach adjacent to the 36 inch minimum length of counter.

2022 CBC 11B Section 11B-904.4.1

A portion of the counter surface that is 36 inches (914 mm) long minimum and 34 inches (864 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with Section 11B-305 shall be positioned for a parallel approach adjacent to the 36 inch (914 mm) minimum length of counter.

Citation:

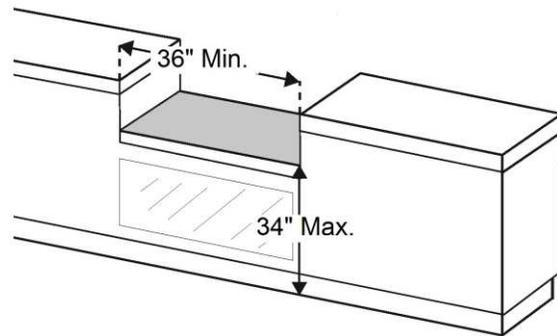
2022 CBC 11B Section:
11B-904.4.1

As Built:

low area but does not appear to
be set up to help the public , no
computer

Recommendation:

Install a low counter that is set up for all departments



Finding: 68 Additional Finding Photos



Public Works : Main Public Area: First Floor

Finding: 69

All service counters must be a maximum 34" A.F.F.

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum above the finish floor shall be provided. A clear floor or ground space complying shall be positioned for a parallel approach adjacent to the 36 inch minimum length of counter.

2022 CBC 11B Section 11B-904.4.1

A portion of the counter surface that is 36 inches (914 mm) long minimum and 34 inches (864 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with Section 11B-305 shall be positioned for a parallel approach adjacent to the 36 inch (914 mm) minimum length of counter.

Citation:

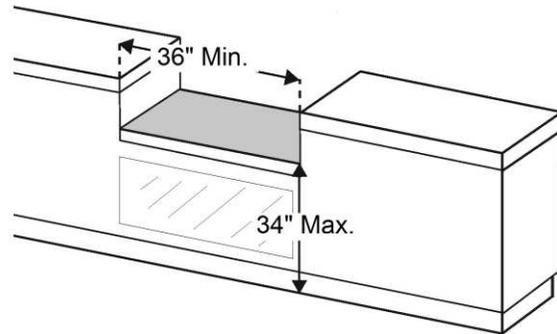
2022 CBC 11B Section:
11B-904.4.1

As Built:

special use computer

Recommendation:

N/A - Refer to Finding



Finding: 69 Additional Finding Photos



Public Works : Main Public Area: First Floor

Finding: 70

All service counters must be a maximum 34" A.F.F.

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum above the finish floor shall be provided. A clear floor or ground space complying shall be positioned for a parallel approach adjacent to the 36 inch minimum length of counter.

2022 CBC 11B Section 11B-904.4.1

A portion of the counter surface that is 36 inches (914 mm) long minimum and 34 inches (864 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with Section 11B-305 shall be positioned for a parallel approach adjacent to the 36 inch (914 mm) minimum length of counter.

Citation:

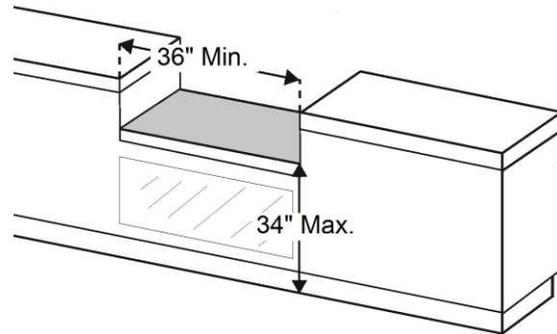
2022 CBC 11B Section:
11B-904.4.1

As Built:

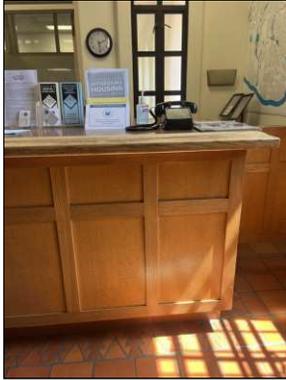
special use counter and phone.
phone may need to be TTY

Recommendation:

N/A - Refer to Finding



Finding: 70 Additional Finding Photos



Public Works : Main Public Area: First Floor

Finding: 71

The element is out of the maximum allowable reach range for a side 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 to the finished floor.

2010 ADAS Section 308.3.1

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 (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.

2022 CBC 11B Section 11B-308.3.1

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 (1219 mm) maximum and the low side reach shall be 15 inches (381 mm) minimum above the finish floor or ground.

Citation:

2010 ADAS Section: 308.3.1

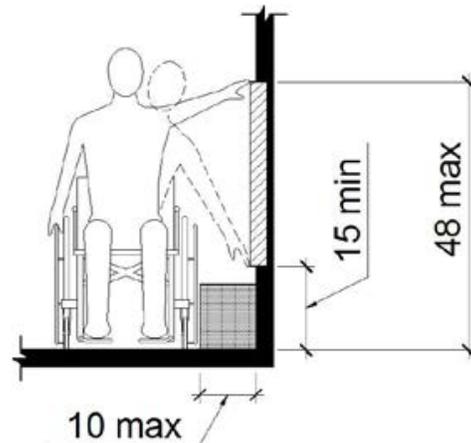
2022 CBC 11B Section:
11B-308.3.1

As Built:

special use counter and phone.
phone may need to be TTY

Recommendation:

N/A - Refer to Finding



Finding: 71 Additional Finding Photos



Public Works : Main Public Area: First Floor

Finding: 72

All service counters must be a maximum 34" A.F.F.

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum above the finish floor shall be provided. A clear floor or ground space complying shall be positioned for a parallel approach adjacent to the 36 inch minimum length of counter.

2022 CBC 11B Section 11B-904.4.1

A portion of the counter surface that is 36 inches (914 mm) long minimum and 34 inches (864 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with Section 11B-305 shall be positioned for a parallel approach adjacent to the 36 inch (914 mm) minimum length of counter.

Citation:

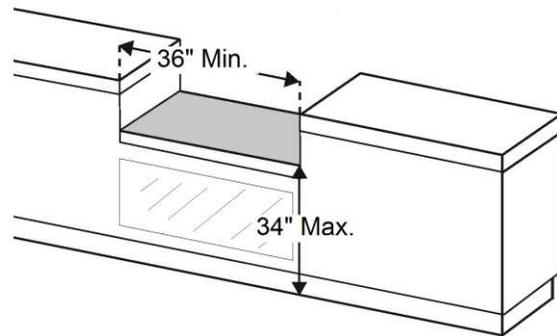
2022 CBC 11B Section:
11B-904.4.1

As Built:

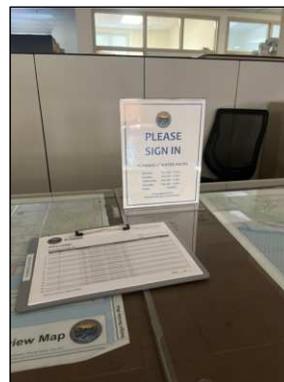
low area but does not appear to be set up to help the public , no computer

Recommendation:

N/A - Refer to Finding



Finding: 72 Additional Finding Photos



Public Works : Main Public Area: First Floor

Finding: 73

All service counters must be a maximum 34" A.F.F.

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum above the finish floor shall be provided. A clear floor or ground space complying shall be positioned for a parallel approach adjacent to the 36 inch minimum length of counter.

2022 CBC 11B Section 11B-904.4.1

A portion of the counter surface that is 36 inches (914 mm) long minimum and 34 inches (864 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with Section 11B-305 shall be positioned for a parallel approach adjacent to the 36 inch (914 mm) minimum length of counter.

Citation:

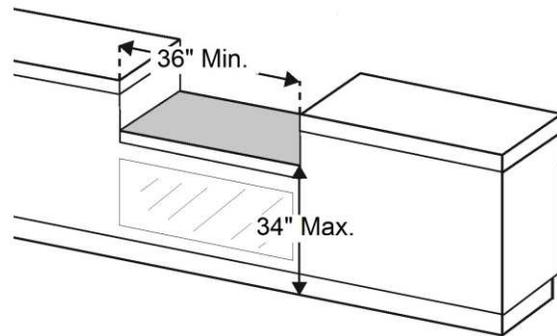
2022 CBC 11B Section:
11B-904.4.1

As Built:

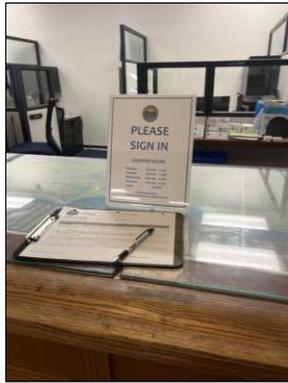
low area but does not appear to be set up to help the public , no computer

Recommendation:

N/A - Refer to Finding



Finding: 73 Additional Finding Photos



Public Works : Main Public Area: First Floor

Finding: 74

All service counters must be a maximum 34" A.F.F.

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum above the finish floor shall be provided. A clear floor or ground space complying shall be positioned for a parallel approach adjacent to the 36 inch minimum length of counter.

2022 CBC 11B Section 11B-904.4.1

A portion of the counter surface that is 36 inches (914 mm) long minimum and 34 inches (864 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with Section 11B-305 shall be positioned for a parallel approach adjacent to the 36 inch (914 mm) minimum length of counter.

Citation:

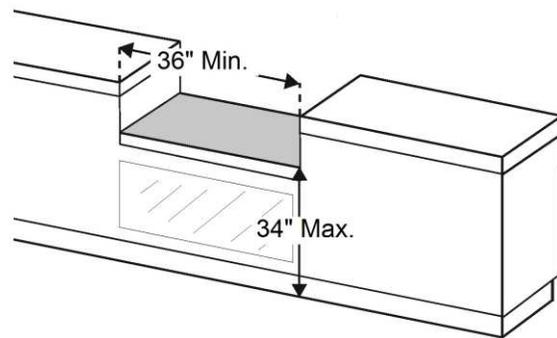
2022 CBC 11B Section:
11B-904.4.1

As Built:

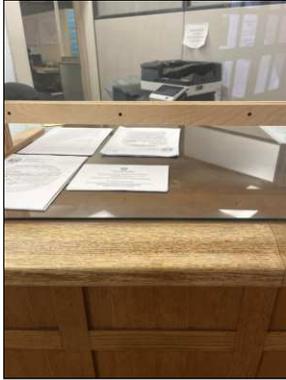
low area but does not appear to be set up to help the public , no computer

Recommendation:

N/A - Refer to Finding



Finding: 74 Additional Finding Photos



Public Works : Main Public Area: First Floor

Finding: 75

All service counters must be a maximum 34" A.F.F.

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum above the finish floor shall be provided. A clear floor or ground space complying shall be positioned for a parallel approach adjacent to the 36 inch minimum length of counter.

2022 CBC 11B Section 11B-904.4.1

A portion of the counter surface that is 36 inches (914 mm) long minimum and 34 inches (864 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with Section 11B-305 shall be positioned for a parallel approach adjacent to the 36 inch (914 mm) minimum length of counter.

Citation:

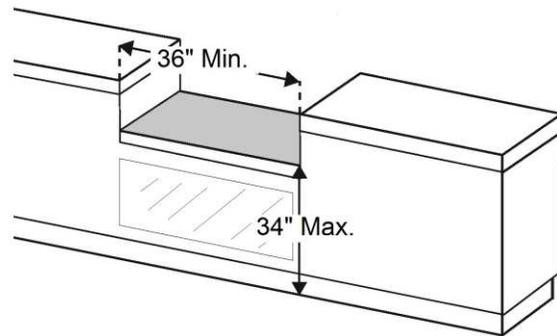
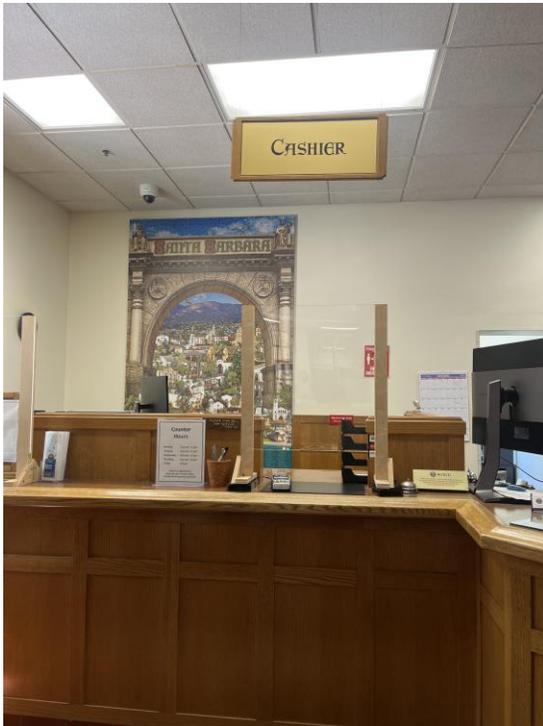
2022 CBC 11B Section:
11B-904.4.1

As Built:

low area but does not appear to be set up to help the public , no computer

Recommendation:

N/A - Refer to Finding



Finding: 75 Additional Finding Photos



Public Works : Main Public Area: First Floor

Finding: 76

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

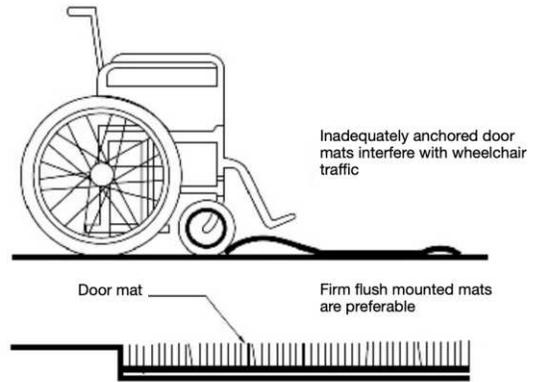
N/A

2022 CBC 11B Section:
11B-302.2

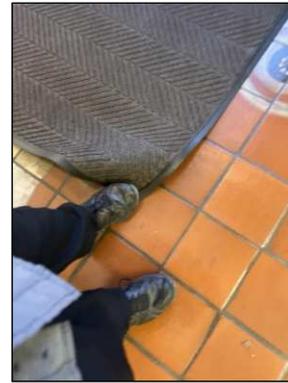
Recommendation:

N/A - Refer to Finding

Finding: 76 (Continued)



Finding: 76 Additional Finding Photos



Public Works : Main Public Area: First Floor

Finding: 77

The sign providing directional and information is noncompliant.

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. Characters shall be uppercase or lowercase or a combination of both, conventional in form and shall not be italic, oblique, script, highly decorative, or of other unusual forms.

2022 CBC 11B Section 11B-703.2.4

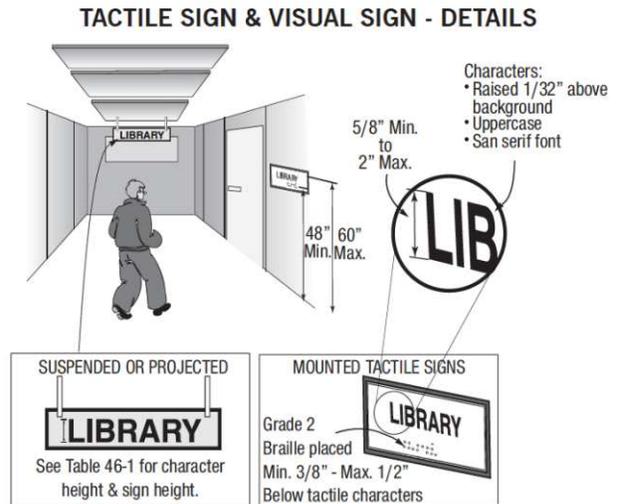
Characters shall be selected from fonts where the width of the uppercase letter "O" is 60 percent minimum and 110 percent maximum of the height of the uppercase letter "I".

Citation: As Built:

2022 CBC 11B Section: N/A
11B-703.2.4

Recommendation:

N/A - Refer to Finding



Finding: 77 Additional Finding Photos



Public Works : Main Public Area: First Floor

Finding: 78

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

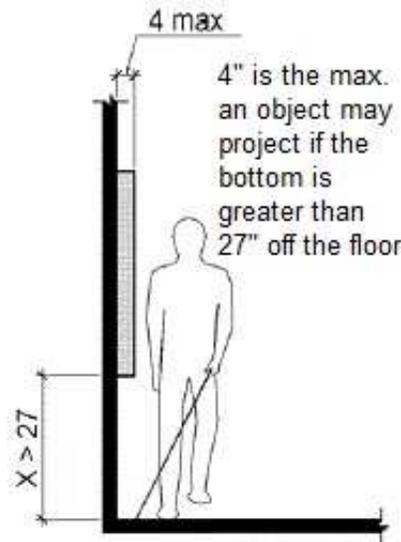
2022 CBC 11B Section:
11B-307.2

As Built:

special use counter and phone.
phone may need to be TTY

Recommendation:

N/A - Refer to Finding



Public Works : Main Public Area: First Floor

Finding: 79

Compliant knee and/or toe clearance is not provided.

When seating for persons in wheelchairs is provided at fixed tables or counters, knee spaces at least 27 inches high, 30 inches wide and 19 inches deep shall be provided.

2022 CBC 11B Section 11B-306.1

Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with Section 11 B-306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

Citation:

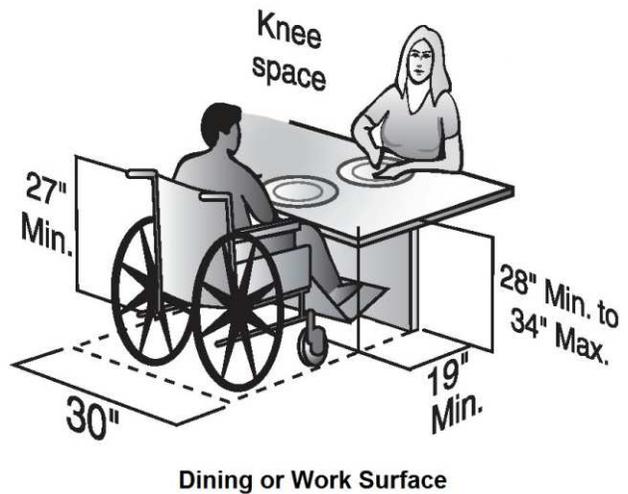
2022 CBC 11B Section:
11B-306.1

As Built:

this table appear to have a
specific use and does not
provide knee space

Recommendation:

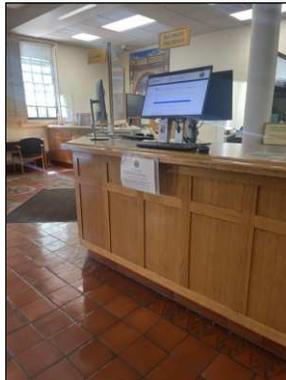
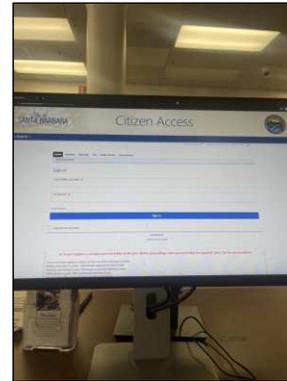
N/A - Refer to Finding



Finding: 79 Additional Finding Photos



Finding: 80 Additional Finding Photos



David Gebhard Public Meeting Room: Hallway

Finding: 81

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:

2010 ADAS Section: 404.2.4.1

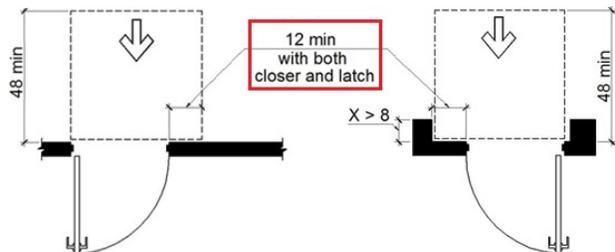
2022 CBC 11B Section:
11B-404.2.4.1

As Built:

This door leads to the public restrooms serving the first floor counters

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Hallway

Finding: 82

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

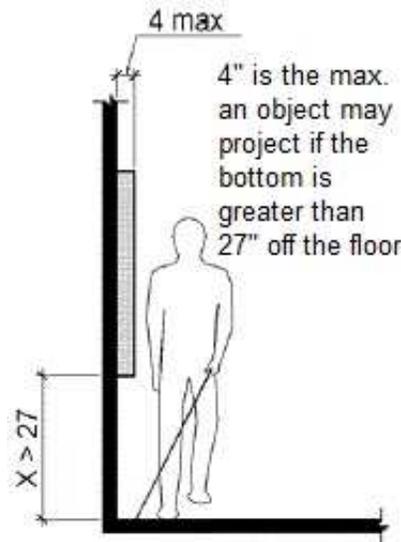
2022 CBC 11B Section:
11B-307.2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Hallway

Finding: 83

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:

2010 ADAS Section: 404.2.4.1

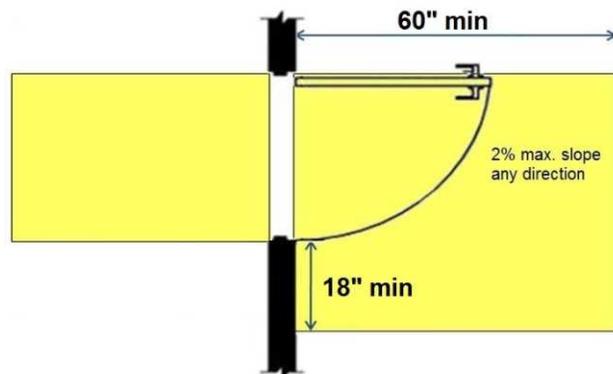
As Built:

obstructed

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 maneuvering space clear



David Gebhard Public Meeting Room: Hallway

Finding: 84

The vision light panels (glazing/window) exceed height requirements.

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches maximum above the finish floor.

2010 ADAS Section 404.2.11

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor.

2022 CBC 11B Section 11B-404.2.11

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1092 mm) maximum above the finish floor.

Citation:

2010 ADAS Section: 404.2.11

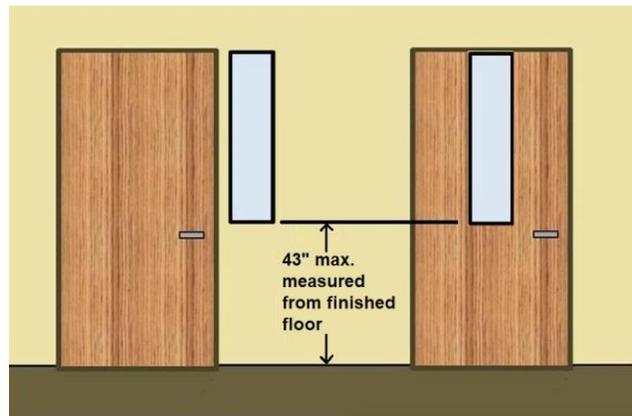
2022 CBC 11B Section:
11B-404.2.11

As Built:

N/A

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Hallway

Finding: 85

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 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. Dots shall be 1/10 inch on center in each cell with 2/10-inch space between cells, measured from the second column of dots in the first cell to the first column of dots in the second cell. Dots shall be raised a minimum of 1/40 inch above the background. Braille dots shall be domed or rounded. 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:

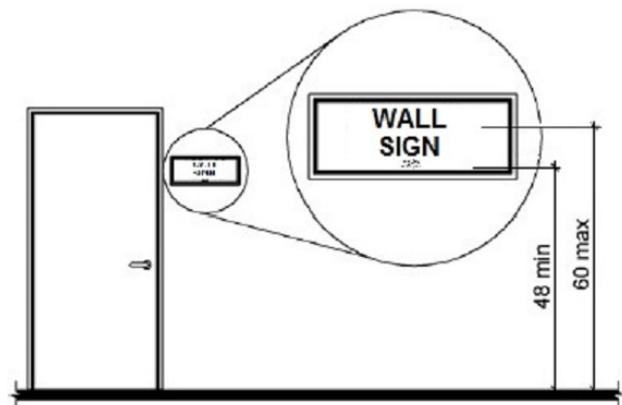
As Built:

2022 CBC 11B Section:
11B-216.2

N/A

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Hallway

Finding: 86

There is no drinking fountain for standing persons.

No fewer than two drinking fountains shall be provided. One drinking fountain shall meet requirements for wheelchair accessibility and one drinking fountain shall meet requirements for standing persons.

Where a single drinking fountain complies with both wheelchair accessibility and requirements for standing persons, it shall be permitted to be substituted for two separate drinking fountains.

Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.

2010 ADAS Section 602.7

Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.

2010 ADAS Section 211.2

No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with 602.1 through 602.6 and one drinking fountain shall comply with 602.7.

2022 CBC 11B Section 11B-211.2

No fewer than two drinking fountains shall be provided. When provided, one drinking fountain shall comply with Sections 11B-602.1 through 11 B- 602.6, 11B-602.8 and 11 B-602.9 and one drinking fountain shall comply with Section 11B-602.7 and 11B-602.9.

2022 CBC 11B Section 11B-602.7

Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1092 mm) maximum above the finish floor or ground.

Citation:

As Built:

2010 ADAS Section: 602.7, 211.2

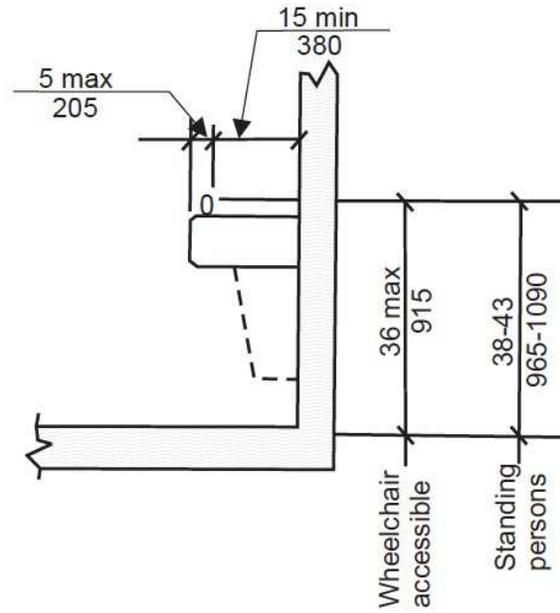
N/A

2022 CBC 11B Section:
11B-211.2, 11B-602.7

Recommendation:

N/A - Refer to Finding

Finding: 86 (Continued)



David Gebhard Public Meeting Room: Hallway

Finding: 87

The clear floor space required at accessible drinking fountains is not centered on the low fountain.

At wheelchair accessible drinking fountains, the 30 inch by 48 inch clear floor space must be centered on the fountain.

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

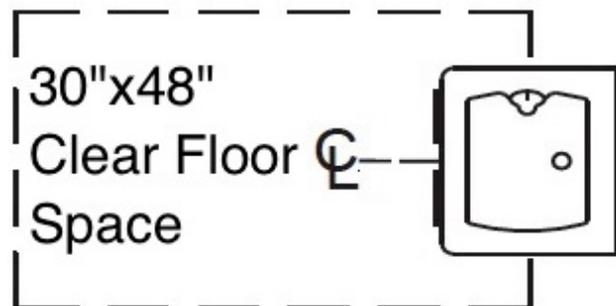
As Built:

N/A

2022 CBC 11B Section:
11B-602.2

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Hallway

Finding: 88

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

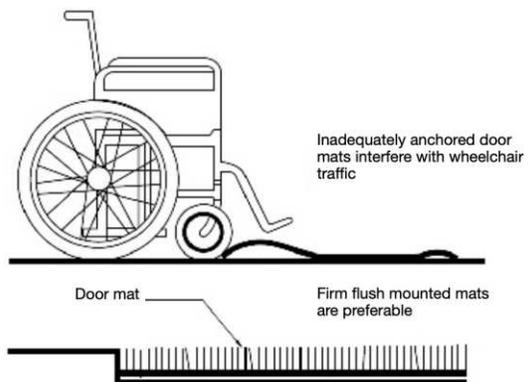
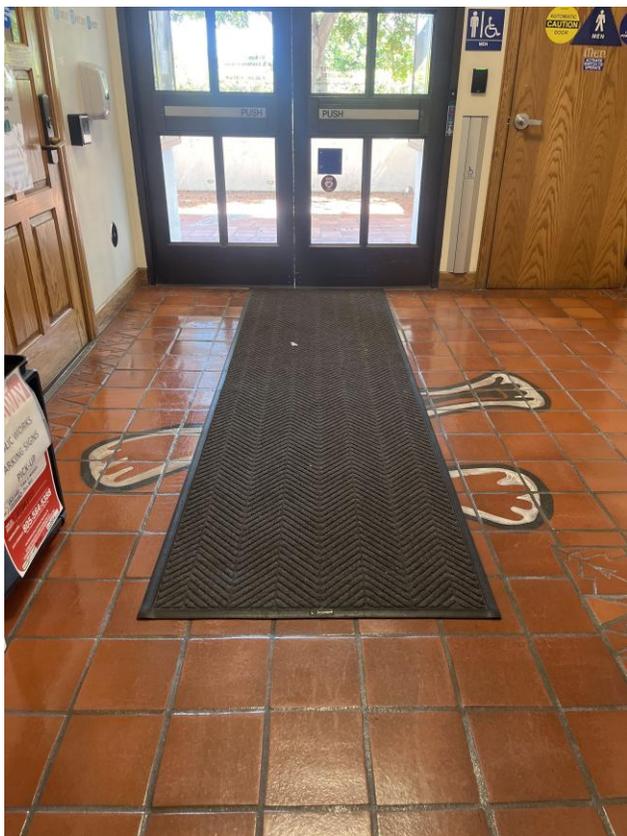
N/A

2022 CBC 11B Section:
11B-302.2

Recommendation:

N/A - Refer to Finding

Finding: 88 (Continued)



Finding: 88 Additional Finding Photos



David Gebhard Public Meeting Room: Meeting Room

Finding: 89

The door exceeds the maximum allowable opening force.

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

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

2010 ADAS Section 404.2.9

Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

2022 CBC 11B Section 11B-404.2.9

The force for pushing or pulling open a door or gate shall be as follows:

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Citation:

2010 ADAS Section: 404.2.9

2022 CBC 11B Section:
11B-404.2.9

As Built:

possible fire door. glazing too high

Recommendation:

This is a possible fire door, but no markings were on the door or frame.
If it is a fire door, the pressure force is allowed to be up to 15 lbs

Finding: 89 (Continued)



David Gebhard Public Meeting Room: Meeting Room

Finding: 90

The required number of receivers that are hearing aid compatible is not provided.

Twenty-five percent minimum of receivers provided, but no fewer than two, shall be hearing-aid compatible.

2010 ADAS Section 219.2

In each assembly area where audible communication is integral to the use of the space, an assistive listening system shall be provided.

2010 ADAS Section 219.3

Receivers complying with 706.2 shall be provided for assistive listening systems in each assembly area in accordance with Table 219.3. Twenty-five percent minimum of receivers provided, but no fewer than two, shall be hearing-aid compatible in accordance with 706.3.

Citation:

As Built:

2010 ADAS Section: 219.2, 219.3 64 fixed seats

Recommendation:

Make sure there are enough hearing loop listening devices for people that do not have hearing aids. Provide signage stating that these are available



Capacity of Seating in Assembly Area	Minimum Number of Required Receivers	Minimum Number of Required Receivers Required to be Hearing-aid Compatible
50 or less	2	2
51 to 200	2, plus 1 per 25 seats over 50 seats ¹	2
201 to 500	2, plus 1 per 25 seats over 50 seats ¹	1 per 4 receivers ¹
501 to 1000	20, plus 1 per 33 seats over 500 seats ¹	1 per 4 receivers ¹
1001 to 2000	35, plus 1 per 50 seats over 1000 seats ¹	1 per 4 receivers ¹
2001 and over	55 plus 1 per 100 seats over 2000 seats ¹	1 per 4 receivers ¹

Finding: 90 Additional Finding Photos



David Gebhard Public Meeting Room: Meeting Room

Finding: 91

The required clear floor space is not wide enough.

Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided.

Where a forward approach is provided at an alcoves the clear floor space shall be 36 inches wide minimum where the depth exceeds 24 inches.

2010 ADAS Section 305.7.1

Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

2022 CBC 11B Section 11B-305.7.1

Alcoves shall be 36 inches (914 mm) wide minimum where the depth exceeds 24 inches (610 mm).

Citation:

2010 ADAS Section: 305.7.1

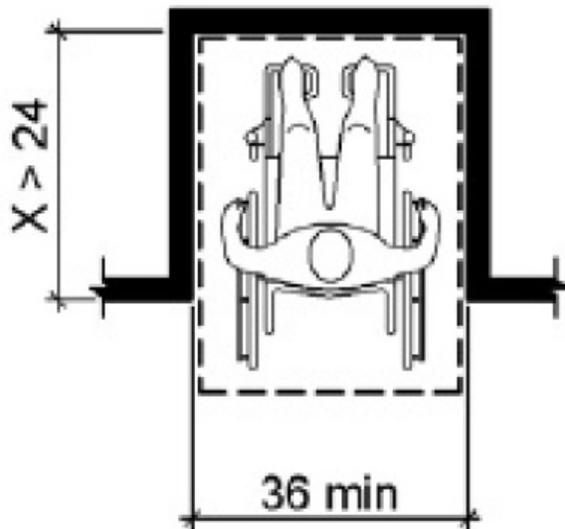
As Built:

N/A

2022 CBC 11B Section:
11B-305.7.1

Recommendation:

Provide clear floor space for public speaking podium



Finding: 92 Additional Finding Photos



David Gebhard Public Meeting Room: Meeting Room

Finding: 93

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

The minimum clear width for interior accessible routes serving an occupant load greater than 10 is 44 inches.

2022 CBC 11B Section 11B-403.5.1 Exceptions: 2

The clear width for walking surfaces in corridors serving an occupant load of 10 or more shall be 44 inches (1118 mm) minimum.

Citation:

2022 CBC 11B Section:
11B-403.5.1 Exceptions: 2

As Built:

N/A

Recommendation:

obstructed

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



David Gebhard Public Meeting Room: Meeting Room

Finding: 94

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

The minimum clear width for interior accessible routes serving an occupant load greater than 10 is 44 inches.

2022 CBC 11B Section 11B-403.5.1 Exceptions: 2

The clear width for walking surfaces in corridors serving an occupant load of 10 or more shall be 44 inches (1118 mm) minimum.

Citation:

2022 CBC 11B Section:
11B-403.5.1 Exceptions: 2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Finding: 94 Additional Finding Photos



David Gebhard Public Meeting Room: Meeting Room

Finding: 95

The door exceeds the maximum allowable opening force.

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

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

2010 ADAS Section 404.2.9

Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

2022 CBC 11B Section 11B-404.2.9

The force for pushing or pulling open a door or gate shall be as follows:

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Citation:

2010 ADAS Section: 404.2.9

2022 CBC 11B Section:
11B-404.2.9

As Built:

possible fire door. glazing too high. dogging of door may be required . may not be a fire hazard

Recommendation:

This door has an electric door opener, but it does not work unless the panic hardware is dogged in the open position. This appears to be a fire door.

It is not allowed to dog open panic hardware that is associated with a fire door.

Also, door glazing no longer meets the min height requirement.

The door operating hardware was not functioning correctly when inspected

Finding: 95 (Continued)



David Gebhard Public Meeting Room: Meeting Room

Finding: 96

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

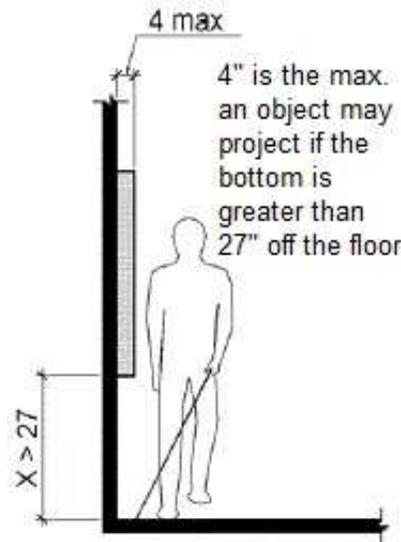
2022 CBC 11B Section:
11B-307.2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Womens Restroom

Finding: 97

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:

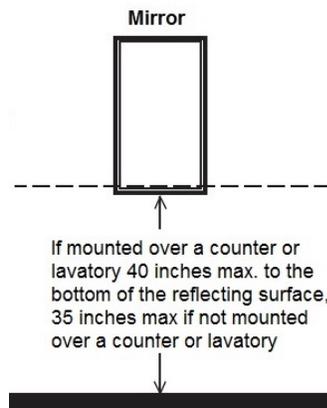
2010 ADAS Section: 603.3

N/A

2022 CBC 11B Section:
11B-603.3

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Womens Restroom

Finding: 98

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

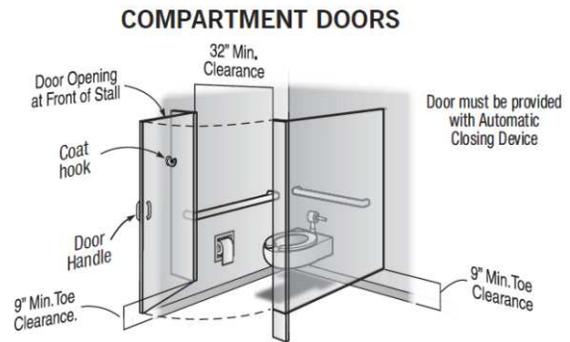
N/A

2022 CBC 11B Section:
11B-604.8.1.2

Recommendation:

maintenance is required to get the door to self close again

Finding: 98 (Continued)



David Gebhard Public Meeting Room: Womens Restroom

Finding: 99

The water closet compartment is missing a loop handle on the one side 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 near 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:

2010 ADAS Section: 604.8.1.2

As Built:

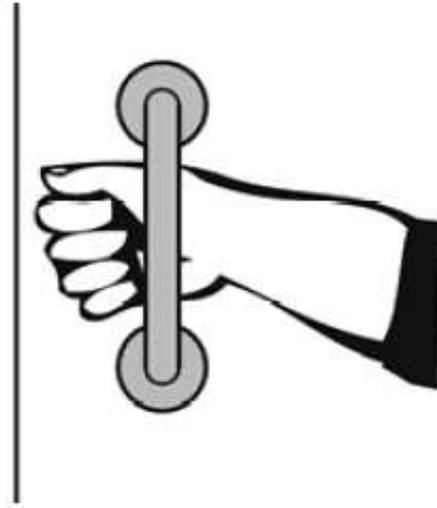
N/A

2022 CBC 11B Section:
11B-604.8.1.2

Recommendation:

N/A - Refer to Finding

Finding: 99 (Continued)



David Gebhard Public Meeting Room: Womens Restroom

Finding: 100

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward 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.

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:

2010 ADAS Section: 308.2.1

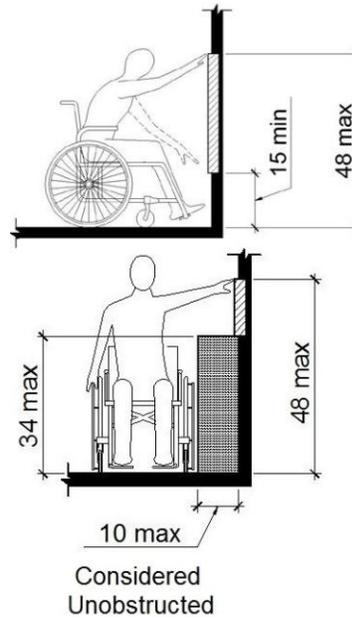
As Built:

N/A

2022 CBC 11B Section:
11B-308.2.1

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Womens Restroom

Finding: 101

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



David Gebhard Public Meeting Room: Womens Restroom

Finding: 102

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

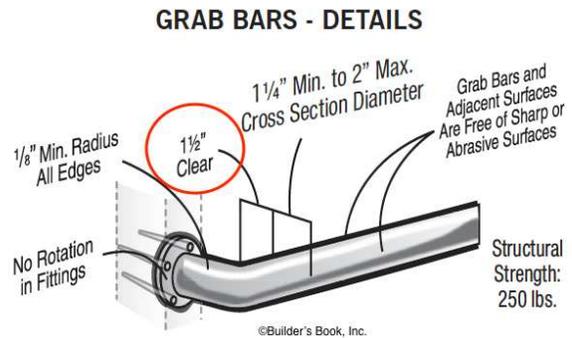
As Built:

N/A

2022 CBC 11B Section:
11B-609.3

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Womens Restroom

Finding: 103

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:

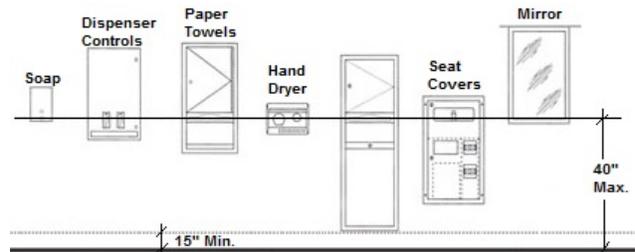
As Built:

2022 CBC 11B Section:
11B-603.5

N/A

Recommendation:

new code change, lower when alterations are made



David Gebhard Public Meeting Room: Womens Restroom

Finding: 104

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:

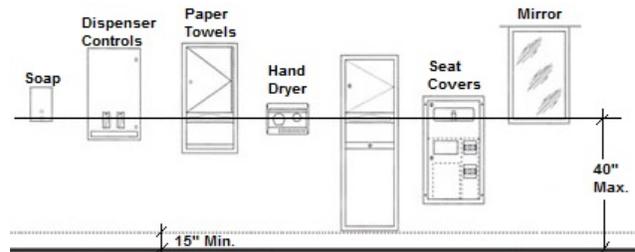
As Built:

2022 CBC 11B Section:
11B-603.5

N/A

Recommendation:

lower to new code height when alterations are made



David Gebhard Public Meeting Room: Womens Restroom

Finding: 105

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

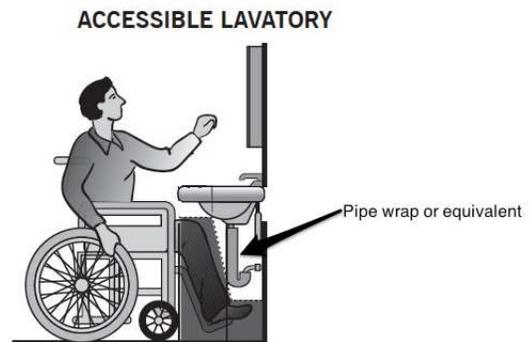
As Built:

N/A

2022 CBC 11B Section:
11B-606.5

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Womens Restroom

Finding: 106

The apron at the sink projects too low to the floor.

The vertical clearance measured from the bottom of the apron or the outside bottom edge of the lavatory must be 29 inches reducing to 27 inches at a point located 8 inches back from the front edge.

2022 CBC 11B Section 11B-306.3.1

Space under an element between 9 inches (229 mm) and 27 inches (686 mm) above the finish floor or ground shall be considered knee clearance and shall comply with Section 11B-306.3.

2022 CBC 11B Section 11B-306.3.1 Exception:

At lavatories required to be accessible by Section 11B-213.3.4, space between 9 inches (229 mm) and 29 inches (737 mm) above the finish floor or ground, shall be considered knee clearance.

Citation:

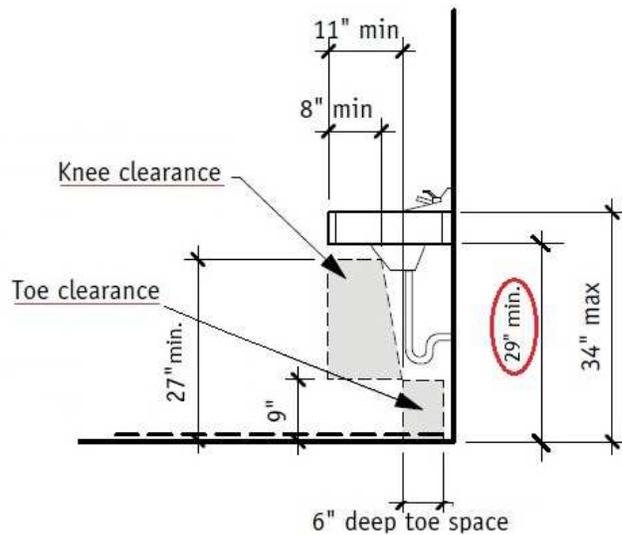
As Built:

2022 CBC 11B Section:
11B-306.3.1, 11B-306.3.1
Exception:

N/A

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Womens Restroom

Finding: 107

The 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:

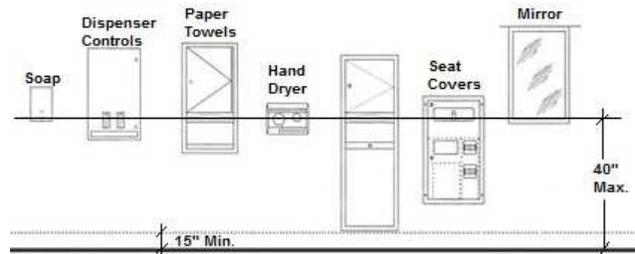
As Built:

2022 CBC 11B Section:
11B-603.5

N/A

Recommendation:

also requires tight pinking and twisting to operate



David Gebhard Public Meeting Room: Womens Restroom

Finding: 108

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

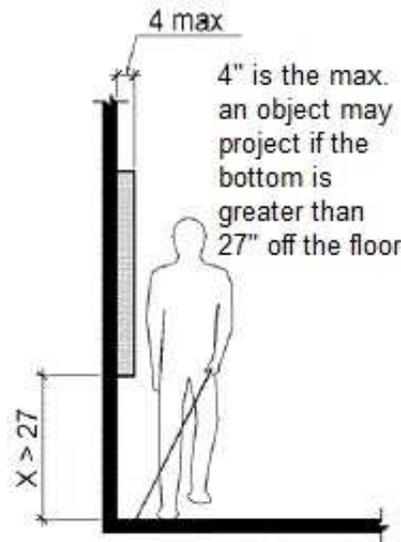
2022 CBC 11B Section:
11B-307.2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Mens Restroom

Finding: 109

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:

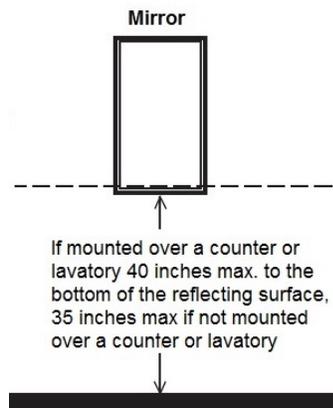
2010 ADAS Section: 603.3

N/A

2022 CBC 11B Section:
11B-603.3

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Mens Restroom

Finding: 110

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:

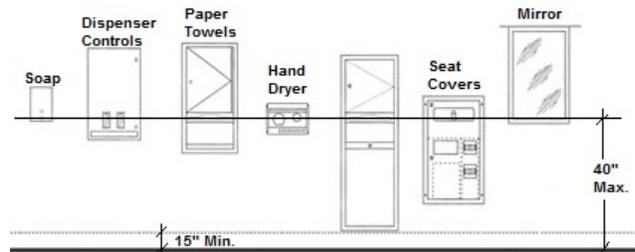
As Built:

2022 CBC 11B Section:
11B-603.5

N/A

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Mens Restroom

Finding: 111

The apron at the sink projects too low to the floor.

The vertical clearance measured from the bottom of the apron or the outside bottom edge of the lavatory must be 29 inches reducing to 27 inches at a point located 8 inches back from the front edge.

2022 CBC 11B Section 11B-306.3.1

Space under an element between 9 inches (229 mm) and 27 inches (686 mm) above the finish floor or ground shall be considered knee clearance and shall comply with Section 11B-306.3.

2022 CBC 11B Section 11B-306.3.1 Exception:

At lavatories required to be accessible by Section 11B-213.3.4, space between 9 inches (229 mm) and 29 inches (737 mm) above the finish floor or ground, shall be considered knee clearance.

Citation:

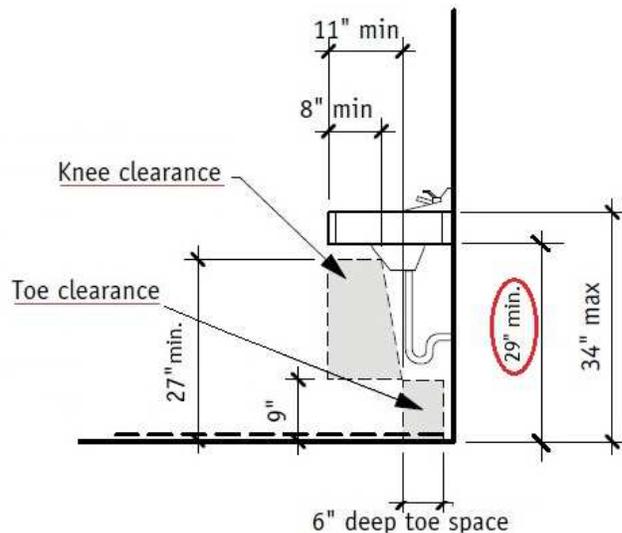
As Built:

2022 CBC 11B Section:
11B-306.3.1, 11B-306.3.1
Exception:

N/A

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Mens Restroom

Finding: 112

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

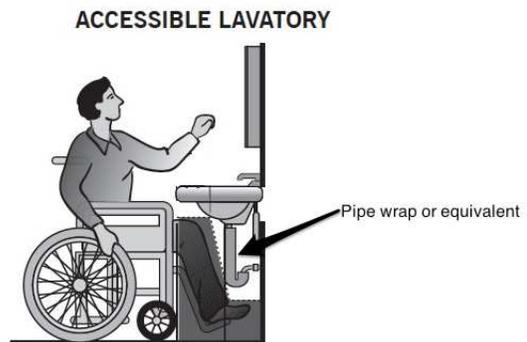
As Built:

N/A

2022 CBC 11B Section:
11B-606.5

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Mens Restroom

Finding: 113

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

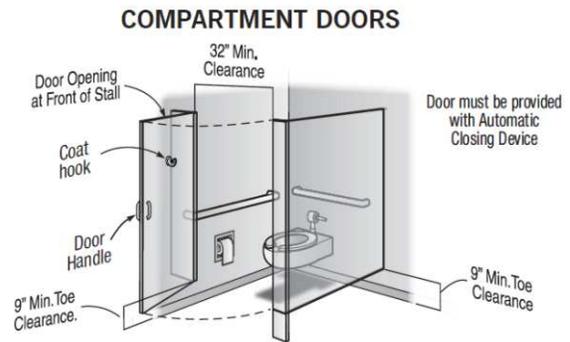
N/A

2022 CBC 11B Section:
11B-604.8.1.2

Recommendation:

maintenance is required to get the door to self close again

Finding: 113 (Continued)



David Gebhard Public Meeting Room: Mens Restroom

Finding: 114

The water closet compartment is missing a loop handle on the one side 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 near 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

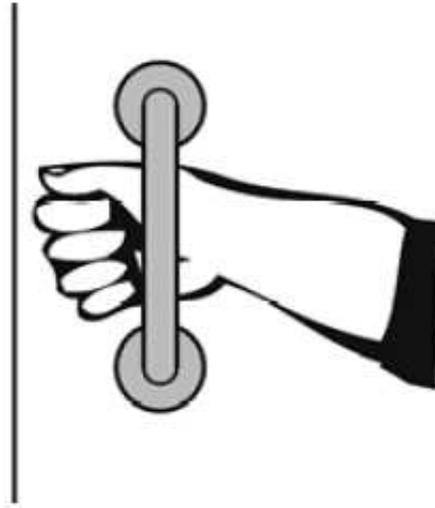
N/A

2022 CBC 11B Section:
11B-604.8.1.2

Recommendation:

N/A - Refer to Finding

Finding: 114 (Continued)



David Gebhard Public Meeting Room: Mens Restroom

Finding: 115

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward 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.

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:

2010 ADAS Section: 308.2.1

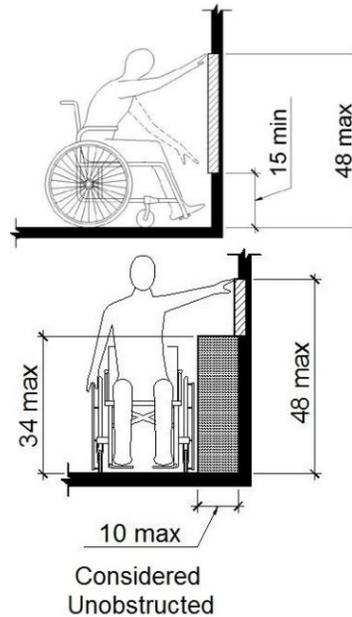
As Built:

N/A

2022 CBC 11B Section:
11B-308.2.1

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Mens Restroom

Finding: 116

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

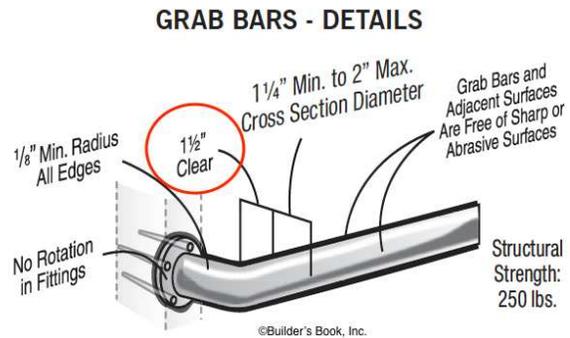
2022 CBC 11B Section:
11B-609.3

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Finding: 116 Additional Finding Photos



David Gebhard Public Meeting Room: Mens Restroom

Finding: 117

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:

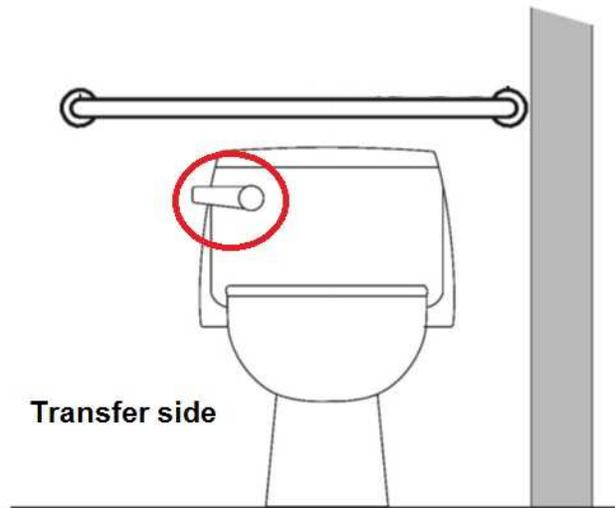
2022 CBC 11B Section:
11B-604.6

As Built:

N/A

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Mens Restroom

Finding: 118

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



David Gebhard Public Meeting Room: Mens Restroom

Finding: 119

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:

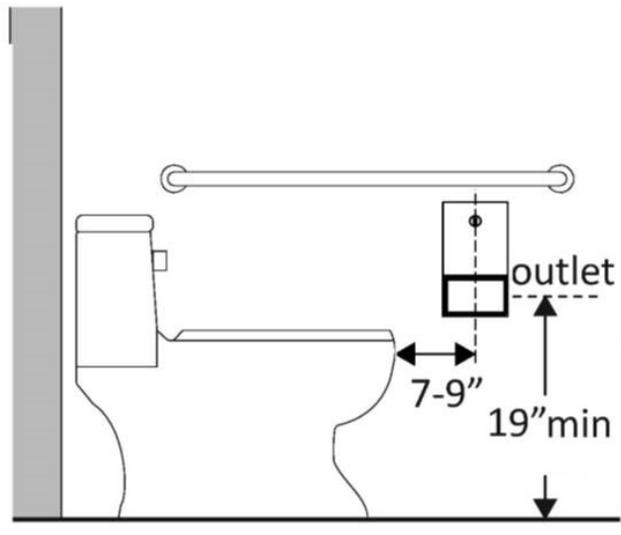
As Built:

2022 CBC 11B Section:
11B-604.7.1

N/A

Recommendation:

N/A - Refer to Finding



David Gebhard Public Meeting Room: Mens Restroom

Finding: 120

The floor drain is set too low in the floor which causes a slope over 2 percent.

Changes in level are not permitted in clear floor or ground spaces or surfaces of a turning spaces and shall not slope greater than 1:48.

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 304.2

Floor or ground surfaces of a turning space shall comply with 302. Changes in level are not permitted.

2010 ADAS Section 304.2 Exception

Slopes not steeper than 1:48 shall be permitted.

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.

2022 CBC 11B Section 11B-304.2

Floor or ground surfaces of a turning space shall comply with Section 11B-302. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted.

2022 CBC 11B Section 11B-304.2 Exception:

Slopes not steeper than 1:48 shall be permitted.

Citation:

As Built:

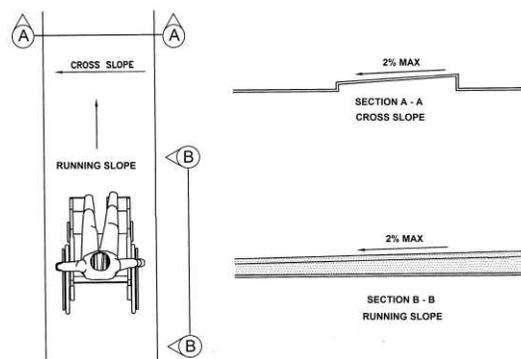
2010 ADAS Section: 303.3, 304.2, 304.2 Exception N/A

2022 CBC 11B Section: 11B-303.3, 11B-304.2, 11B-304.2 Exception:

Recommendation:

This is in the clear floor space required for the urinal

Finding: 120 (Continued)



Finding: 120 Additional Finding Photos



David Gebhard Public Meeting Room: Mens Restroom

Finding: 121

The urinal is confined on three sides (alcove).

Urinals installed in alcoves or with wing walls or partitions that extend greater than 24 inches must provide a clear space in front of the urinal that is a minimum of 36 inches wide.

2010 ADAS Section 305.7.1

Alcoves shall be 36 inches (915 mm) wide minimum where the depth exceeds 24 inches (610 mm).

2022 CBC 11B Section 11B-305.7.1

Alcoves shall be 36 inches (914 mm) wide minimum where the depth exceeds 24 inches (610 mm).

Citation:

As Built:

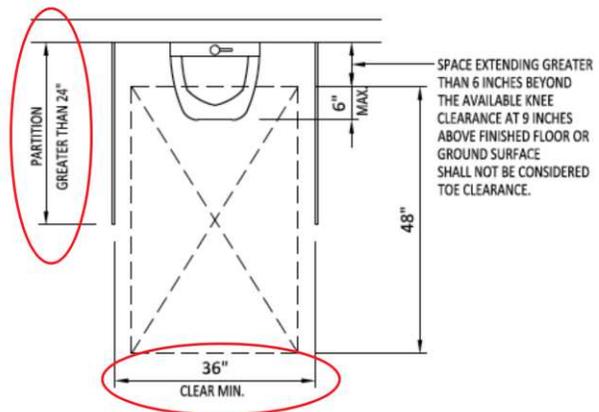
2010 ADAS Section: 305.7.1

N/A

2022 CBC 11B Section:
11B-305.7.1

Recommendation:

center the floor space on the urinal



Second Floor: Conference Room

Finding: 122

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 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. Dots shall be 1/10 inch on center in each cell with 2/10-inch space between cells, measured from the second column of dots in the first cell to the first column of dots in the second cell. Dots shall be raised a minimum of 1/40 inch above the background. Braille dots shall be domed or rounded. 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:

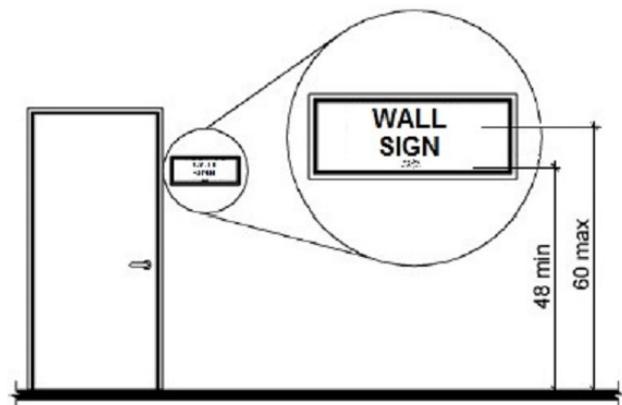
As Built:

2022 CBC 11B Section:
11B-216.2

N/A

Recommendation:

N/A - Refer to Finding



Second Floor: Conference Room

Finding: 123

Compliant knee and/or toe clearance is not provided.

When seating for persons in wheelchairs is provided at fixed tables or counters, knee spaces at least 27 inches high, 30 inches wide and 19 inches deep shall be provided.

2022 CBC 11B Section 11B-306.1

Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with Section 11 B-306. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

Citation:

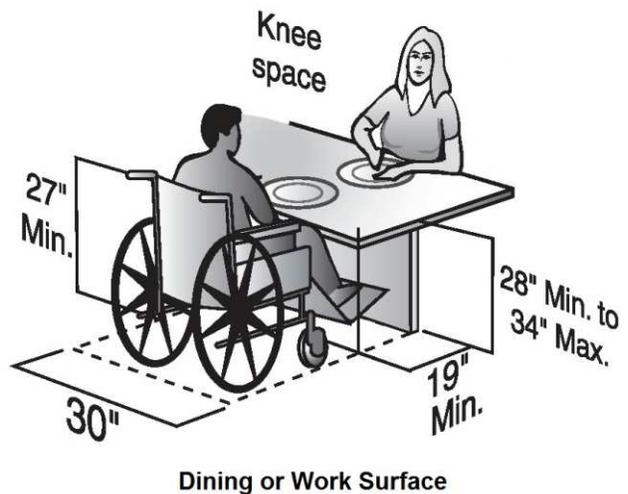
2022 CBC 11B Section:
11B-306.1

As Built:

depth

Recommendation:

N/A - Refer to Finding



Finding: 123 Additional Finding Photos



Second Floor: Service Counter

Finding: 124

All service counters must be a maximum 34" A.F.F.

A portion of the counter surface that is 36 inches long minimum and 34 inches high maximum above the finish floor shall be provided. A clear floor or ground space complying shall be positioned for a parallel approach adjacent to the 36 inch minimum length of counter.

2022 CBC 11B Section 11B-904.4.1

A portion of the counter surface that is 36 inches (914 mm) long minimum and 34 inches (864 mm) high maximum above the finish floor shall be provided. A clear floor or ground space complying with Section 11B-305 shall be positioned for a parallel approach adjacent to the 36 inch (914 mm) minimum length of counter.

Citation:

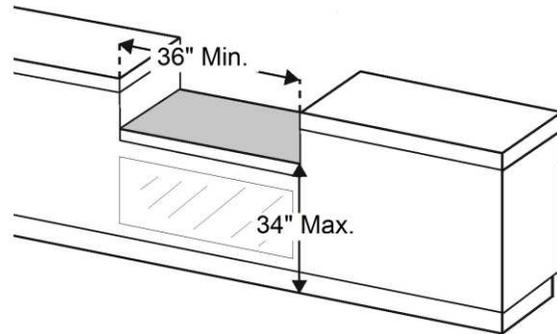
2022 CBC 11B Section:
11B-904.4.1

As Built:

currently not being used for
public

Recommendation:

If used for public use



Second Floor: Mens Restroom

Finding: 125

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:

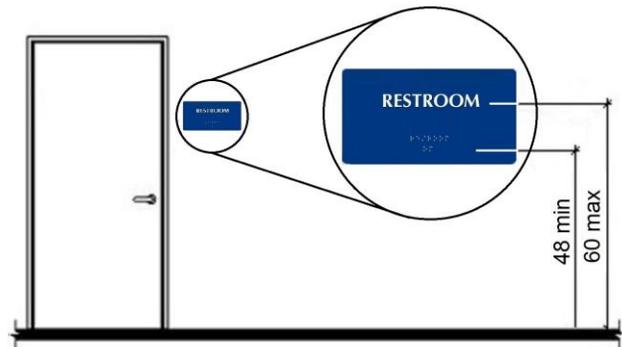
2022 CBC 11B Section:
11B-216.2

As Built:

protruding object

Recommendation:

N/A - Refer to Finding



Second Floor: Mens Restroom

Finding: 126

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:

protruding object

Recommendation:

N/A - Refer to Finding



Second Floor: Mens Restroom

Finding: 127

The apron at the sink projects too low to the floor.

The vertical clearance measured from the bottom of the apron or the outside bottom edge of the lavatory must be 29 inches reducing to 27 inches at a point located 8 inches back from the front edge.

2022 CBC 11B Section 11B-306.3.1

Space under an element between 9 inches (229 mm) and 27 inches (686 mm) above the finish floor or ground shall be considered knee clearance and shall comply with Section 11B-306.3.

2022 CBC 11B Section 11B-306.3.1 Exception:

At lavatories required to be accessible by Section 11B-213.3.4, space between 9 inches (229 mm) and 29 inches (737 mm) above the finish floor or ground, shall be considered knee clearance.

Citation:

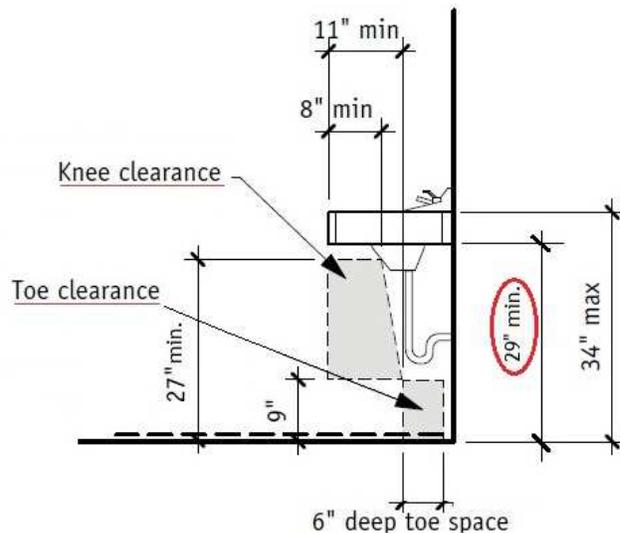
2022 CBC 11B Section:
11B-306.3.1, 11B-306.3.1
Exception:

As Built:

protruding object

Recommendation:

N/A - Refer to Finding



Second Floor: Mens Restroom

Finding: 128

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

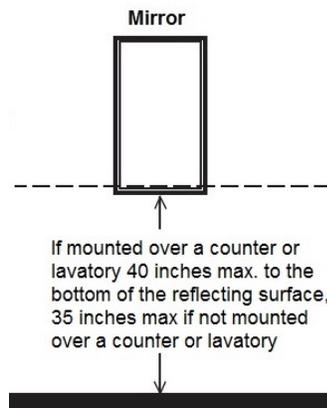
2022 CBC 11B Section:
11B-603.3

As Built:

protruding object

Recommendation:

N/A - Refer to Finding



Second Floor: Mens Restroom

Finding: 129

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

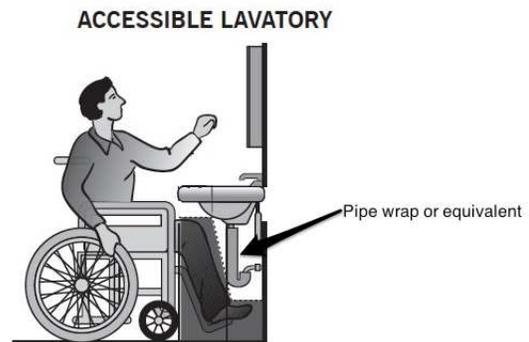
As Built:

protruding object

2022 CBC 11B Section:
11B-606.5

Recommendation:

N/A - Refer to Finding



Second Floor: Mens Restroom

Finding: 130

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

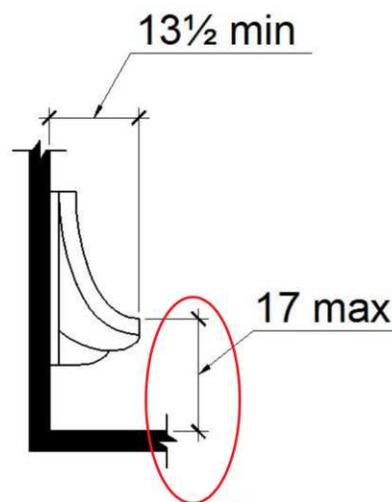
2022 CBC 11B Section:
11B-605.2

As Built:

protruding object

Recommendation:

N/A - Refer to Finding



Second Floor: Mens Restroom

Finding: 131

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

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

2010 ADAS Section 605.3

A clear floor or ground space complying with 305 positioned for forward approach shall be provided.

2022 CBC 11B Section 11B-605.3

A clear floor or ground space complying with Section 11B-305 positioned for forward approach shall be provided.

Citation:

2010 ADAS Section: 605.3

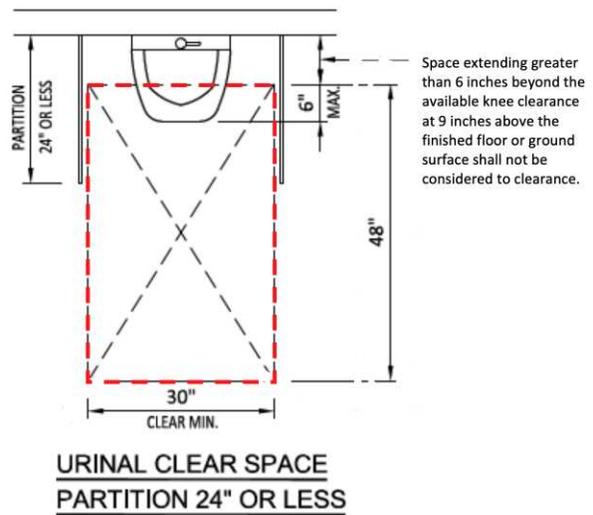
As Built:

protruding object

2022 CBC 11B Section:
11B-605.3

Recommendation:

N/A - Refer to Finding



Second Floor: Mens Restroom

Finding: 132

An accessible urinal is not provided.

Where more than one urinal is provided, at least one shall be accessible.

2010 ADAS Section 213.3.3

Where more than one urinal is provided, at least one shall comply with 605.

Citation:

2010 ADAS Section: 213.3.3

As Built:

protruding object

Recommendation:

N/A - Refer to Finding



Finding: 132 Additional Finding Photos



Second Floor: Mens Restroom

Finding: 133

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:

2010 ADAS Section: 604.8.1.2

As Built:

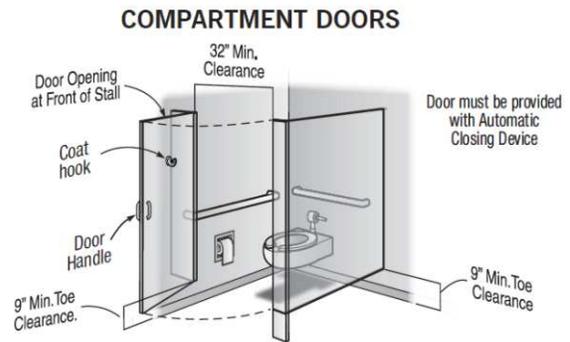
protruding object

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

Recommendation:

maintenance is required to get the door to self close again

Finding: 133 (Continued)



Second Floor: Mens Restroom

Finding: 134

The water closet compartment is missing a loop handle on the one side 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 near 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:

2010 ADAS Section: 604.8.1.2

2022 CBC 11B Section:
11B-604.8.1.2

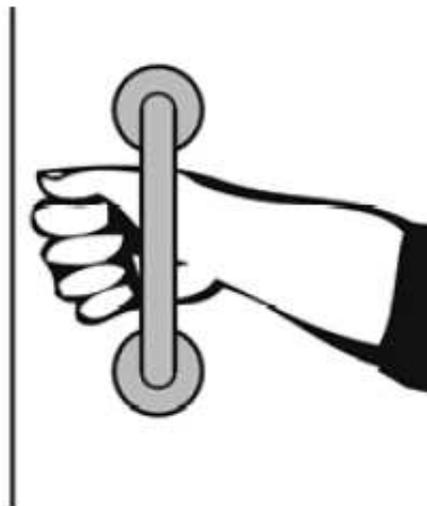
As Built:

protruding object

Recommendation:

N/A - Refer to Finding

Finding: 134 (Continued)



Second Floor: Mens Restroom

Finding: 135

The toilet compartment is not wide enough.

Wheelchair accessible compartments shall be 60 inches wide minimum measured perpendicular to the side wall, and 56 inches deep minimum for wall hung water closets and 59 inches deep minimum for floor mounted water closets measured perpendicular to the rear wall.

2010 ADAS Section 604.8.1.1

Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

2022 CBC 11B Section 11B-604.8.1.1

Wheelchair accessible compartments shall be 60 inches (1524 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1422 mm) deep minimum for wall hung water closets and 59 inches (1499 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments shall additionally provide maneuvering space complying with Section 11B-604.8.1.1.1, 11B-604.8.1.1.2, or 11B- 604.8.1.1.3, as applicable. Wheelchair accessible compartments for children's use shall be 60 inches (1524 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1499 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

Citation:

2010 ADAS Section: 604.8.1.1

2022 CBC 11B Section:
11B-604.8.1.1

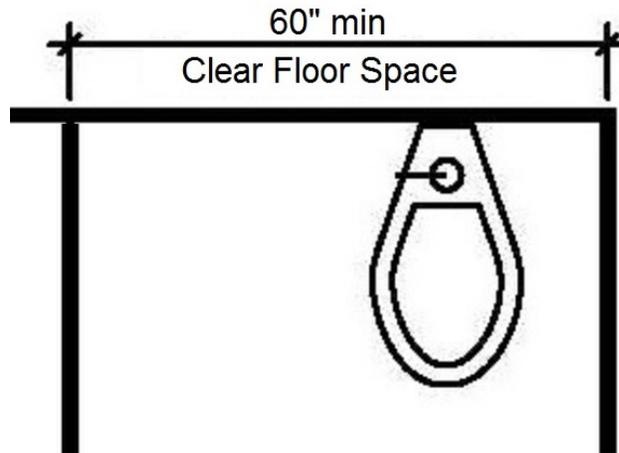
As Built:

protruding object

Recommendation:

N/A - Refer to Finding

Finding: 135 (Continued)



Second Floor: Mens Restroom

Finding: 136

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:

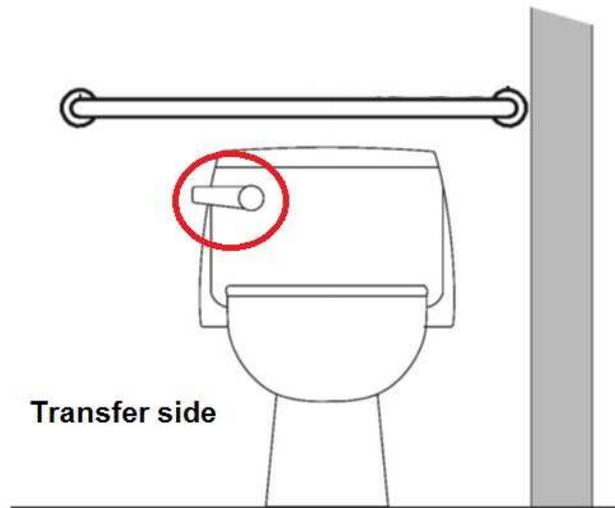
2022 CBC 11B Section:
11B-604.6

As Built:

protruding object

Recommendation:

N/A - Refer to Finding



Second Floor: Mens Restroom

Finding: 137

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:

2022 CBC 11B Section:
11B-604.5.1

As Built:

protruding object

Recommendation:

N/A - Refer to Finding



Second Floor: Mens Restroom

Finding: 138

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

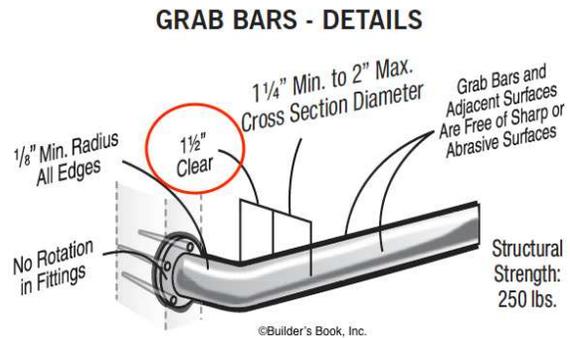
2022 CBC 11B Section:
11B-609.3

As Built:

protruding object

Recommendation:

N/A - Refer to Finding



Second Floor: Womens Restroom

Finding: 139

The 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:

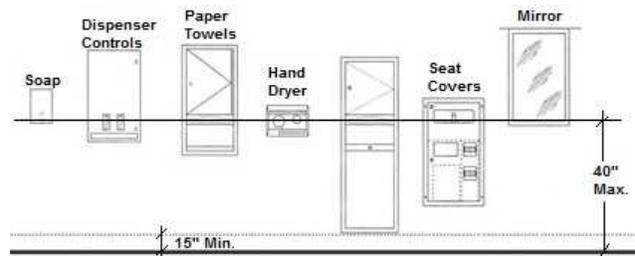
2022 CBC 11B Section:
11B-603.5

As Built:

door sign height

Recommendation:

N/A - Refer to Finding



Second Floor: Womens Restroom

Finding: 140

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:

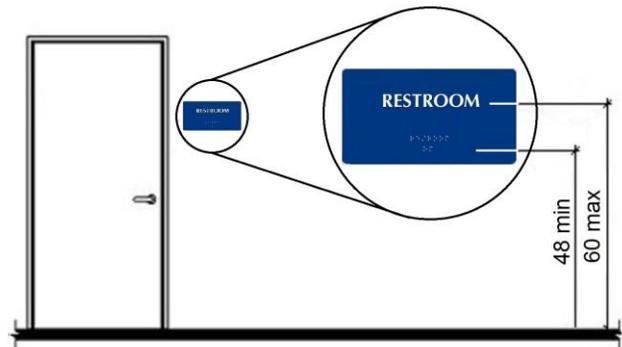
2022 CBC 11B Section:
11B-216.2

As Built:

door sign height

Recommendation:

N/A - Refer to Finding



Second Floor: Womens Restroom

Finding: 141

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

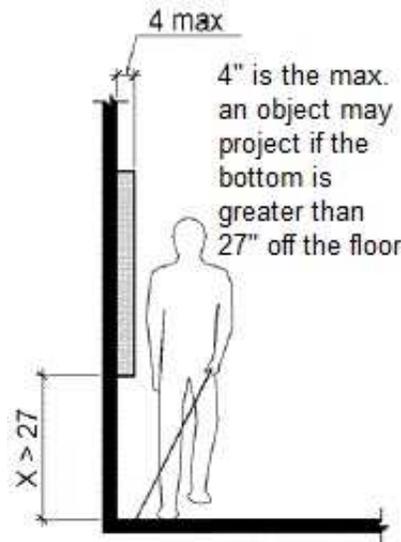
2022 CBC 11B Section:
11B-307.2

As Built:

door sign height

Recommendation:

N/A - Refer to Finding



Second Floor: Womens Restroom

Finding: 142

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

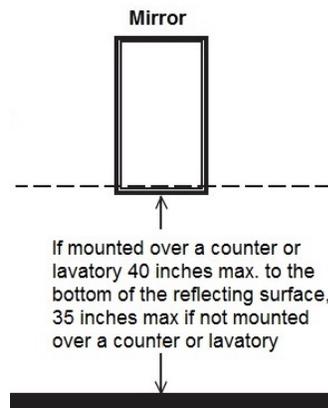
2022 CBC 11B Section:
11B-603.3

As Built:

door sign height

Recommendation:

N/A - Refer to Finding



Second Floor: Womens Restroom

Finding: 143

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

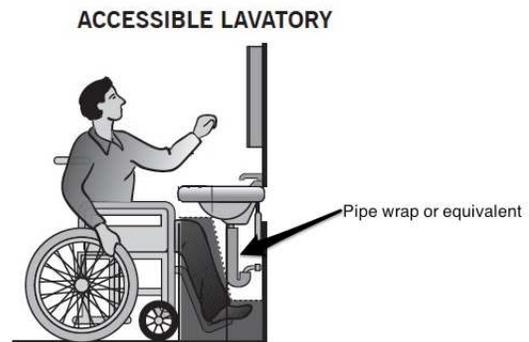
2022 CBC 11B Section:
11B-606.5

As Built:

door sign height

Recommendation:

N/A - Refer to Finding



Second Floor: Womens Restroom

Finding: 144

The apron at the sink projects too low to the floor.

The vertical clearance measured from the bottom of the apron or the outside bottom edge of the lavatory must be 29 inches reducing to 27 inches at a point located 8 inches back from the front edge.

2022 CBC 11B Section 11B-306.3.1

Space under an element between 9 inches (229 mm) and 27 inches (686 mm) above the finish floor or ground shall be considered knee clearance and shall comply with Section 11B-306.3.

2022 CBC 11B Section 11B-306.3.1 Exception:

At lavatories required to be accessible by Section 11B-213.3.4, space between 9 inches (229 mm) and 29 inches (737 mm) above the finish floor or ground, shall be considered knee clearance.

Citation:

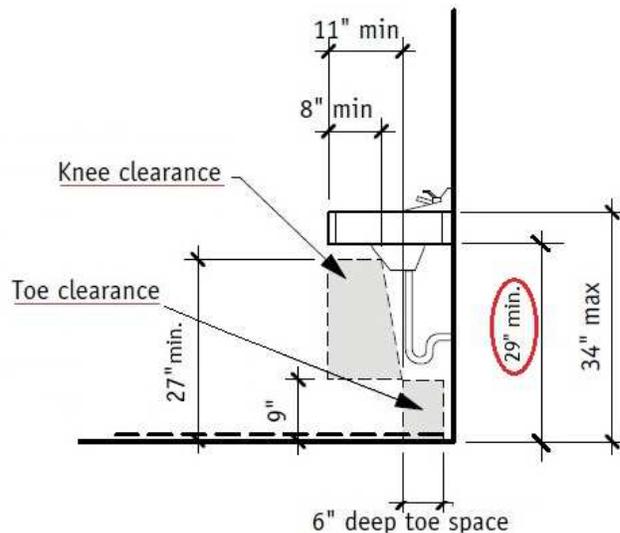
2022 CBC 11B Section:
11B-306.3.1, 11B-306.3.1
Exception:

As Built:

door sign height

Recommendation:

N/A - Refer to Finding



Second Floor: Womens Restroom

Finding: 145

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:

2010 ADAS Section: 604.8.1.2

As Built:

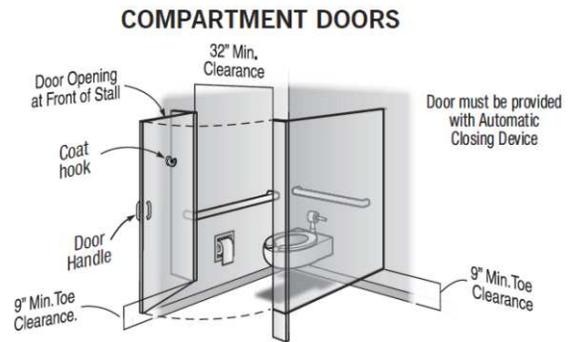
door sign height

2022 CBC 11B Section:
11B-604.8.1.2

Recommendation:

maintenance is required to get the door to self close again

Finding: 145 (Continued)



Second Floor: Womens Restroom

Finding: 146

The coat hook is installed greater than 48 inches above the finished floor.

Where a forward reach is unobstructed, the high forward 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.

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:

2010 ADAS Section: 308.2.1

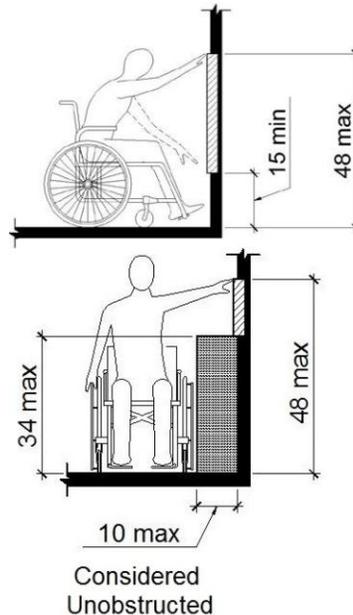
As Built:

door sign height

2022 CBC 11B Section:
11B-308.2.1

Recommendation:

N/A - Refer to Finding



Second Floor: Womens Restroom

Finding: 147

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:

2010 ADAS Section: 604.8.1.2

2022 CBC 11B Section:
11B-604.8.1.2

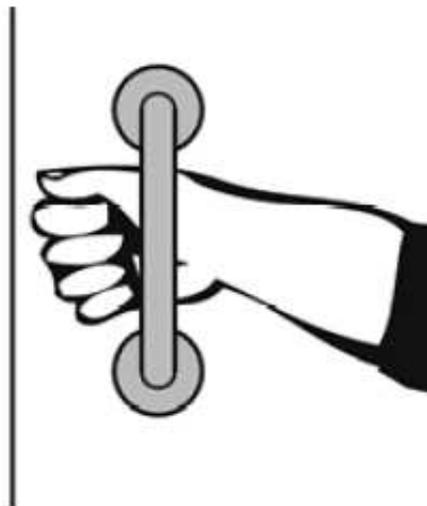
As Built:

door sign height

Recommendation:

N/A - Refer to Finding

Finding: 147 (Continued)



Finding: 147 Additional Finding Photos



Second Floor: Womens Restroom

Finding: 148

The toilet compartment is not wide enough.

Wheelchair accessible compartments shall be 60 inches wide minimum measured perpendicular to the side wall, and 56 inches deep minimum for wall hung water closets and 59 inches deep minimum for floor mounted water closets measured perpendicular to the rear wall.

2010 ADAS Section 604.8.1.1

Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1500 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

2022 CBC 11B Section 11B-604.8.1.1

Wheelchair accessible compartments shall be 60 inches (1524 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1422 mm) deep minimum for wall hung water closets and 59 inches (1499 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall. Wheelchair accessible compartments shall additionally provide maneuvering space complying with Section 11B-604.8.1.1.1, 11B-604.8.1.1.2, or 11B- 604.8.1.1.3, as applicable. Wheelchair accessible compartments for children's use shall be 60 inches (1524 mm) wide minimum measured perpendicular to the side wall, and 59 inches (1499 mm) deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall.

Citation:

2010 ADAS Section: 604.8.1.1

2022 CBC 11B Section:
11B-604.8.1.1

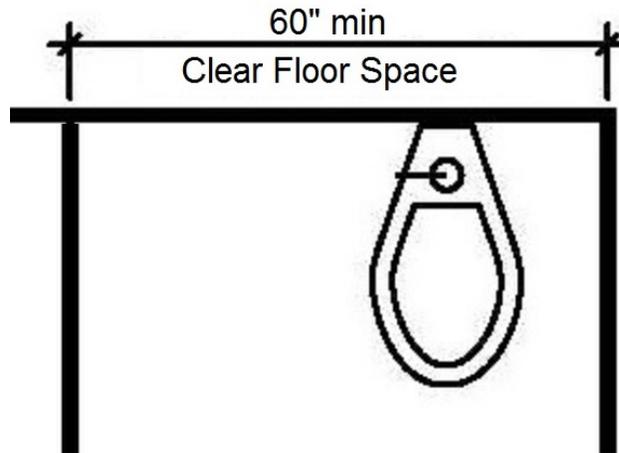
As Built:

door sign height

Recommendation:

N/A - Refer to Finding

Finding: 148 (Continued)



Second Floor: Womens Restroom

Finding: 149

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:

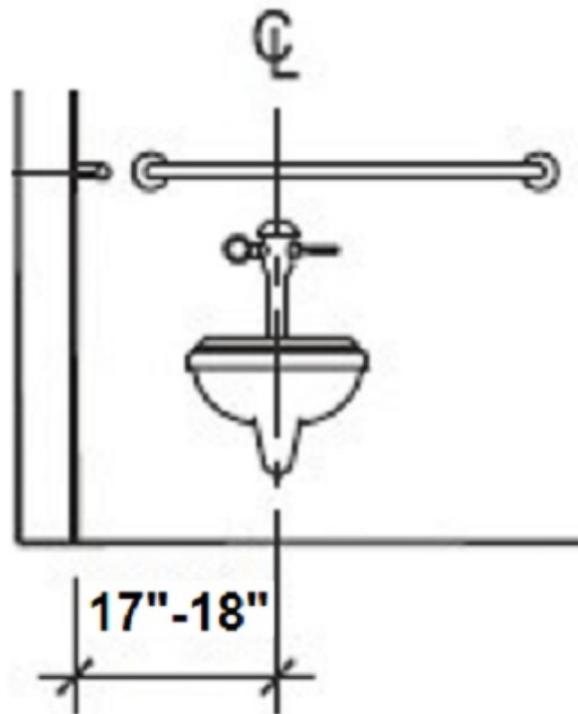
2022 CBC 11B Section:
11B-604.2

As Built:

door sign height

Recommendation:

change when alterations are made to the restroom



Second Floor: Womens Restroom

Finding: 150

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:

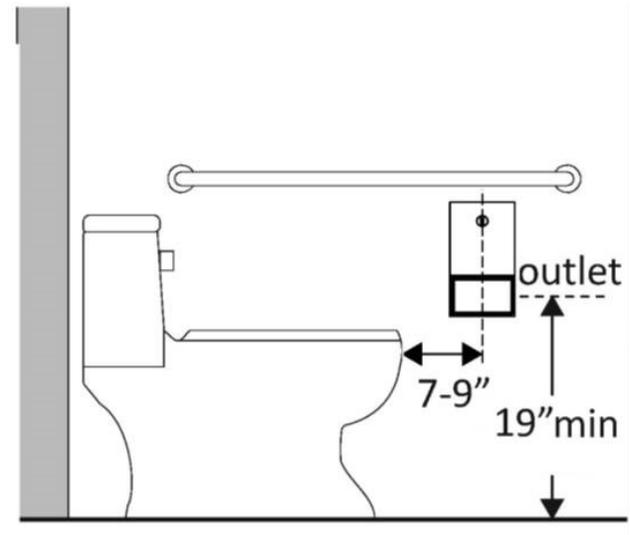
2022 CBC 11B Section:
11B-604.7.1

As Built:

door sign height

Recommendation:

N/A - Refer to Finding



Second Floor: Womens Restroom

Finding: 151

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:

2022 CBC 11B Section:
11B-604.5.1

As Built:

door sign height

Recommendation:

N/A - Refer to Finding



Second Floor: Womens Restroom

Finding: 152

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

2022 CBC 11B Section:
11B-609.3

As Built:

door sign height

Recommendation:

N/A - Refer to Finding

